



# Draft Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Report to North Hertfordshire District Council

September 2016

# North Hertfordshire District Council

## Draft Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

A report by CAG Consultants

September 2016

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## Glossary

Development Plan Document (DPD)
National Planning Policy Framework (NPPF)
North Hertfordshire District Council (NHDC)
Strategic Environmental Assessment (SEA)
Strategic Housing Land Availability Assessment (SHLAA)
Supplementary Planning Document (SPD)
Sustainability Appraisal (SA)
Sustainable Drainage Systems (SuDS)

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# Non Technical Summary

## 1. Background and approach

### 1.1 Purpose and contents of this report

This report is a sustainability appraisal (SA) and Strategic Environmental Assessment (SEA) of the North Hertfordshire Proposed Submission Local Plan. It has been prepared to accompany the public consultation on the Local Plan document. In simple terms it aims to provide information on the social, economic and environmental effects of the Local Plan.

### 1.2 About the Local Plan

#### 1.2.1 Overview

The new Local Plan will replace the 1996 Local Plan. It will cover the period 2011-2031 and will set targets for new homes, employment and retail development, and identify areas of land where these developments should be built. It will also consider what infrastructure is needed to support development.

The development of the Local Plan was restarted following changes to the planning system in March 2012.<sup>1</sup> Development of a replacement Local Plan had begun in 2005, with the publication of an Issues and Options Paper<sup>2</sup> for the Core Strategy and a Sustainability Appraisal Scoping Report<sup>3</sup>. That development work is referred to in this Sustainability Appraisal report.

#### 1.2.2 Local Plan objectives

The Plan objectives are informed by the National Planning Policy Framework (NPPF), which at paragraph 156 sets the strategic priorities that all local plans need to consider. The Plan objectives are shown in the table below.

**Table 1 Local Plan objectives**

<b><u>Environmental:</u></b>	
ENV1	Direct development towards the most sustainable locations which seek to maintain the existing settlement pattern.
ENV2	Protect and enhance the historic character of North Hertfordshire's towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.
ENV3	Protect, maintain and enhance the District's historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.
ENV4	Mitigate the effects of climate change by encouraging the use of sustainable construction techniques, the appropriate use of renewable energy technologies and reducing the risk of flooding.
ENV5	Reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by enhancing new green spaces and networks of green space for both recreation and wildlife.
<b><u>Economic:</u></b>	

<sup>1</sup> With the introduction of the National Planning Policy Framework

<sup>2</sup> September 2005

<sup>3</sup> September 2005

ECON1	Support a vibrant, diverse and competitive local economy that provides a range of job opportunities enabling new and existing businesses to grow and thrive.
ECON2	Ensure an adequate supply of employment land, office accommodation and support facilities to meet the needs of new and existing businesses within our urban and rural areas.
ECON3	Provide for a greater mix of skilled jobs as well as providing opportunities for further education and skills training to promote investor confidence in locating to, or remaining in the District.
ECON4	Maintain and enhance the vitality and viability of our town, neighbourhood and village centres, as well as strengthening the retail roles of our town centres ensuring that they remain competitive and attractive for modern-day use.
ECON5	Support and enhance local businesses, services and facilities in urban and rural areas through tourism.
ECON6	Sustain the vitality of our villages and the rural economy in supporting rural diversification whilst ensuring development is of an appropriate scale and character.
ECON7	Improve access opportunities, minimise the need to travel, and encourage journeys to be made by sustainable means of transport to ease congestion, reduce carbon emissions and the impacts on air quality management areas.
ECON8	Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities
	<b><u>Social:</u></b>
SCO1	Identify locations for a range of types and tenures of homes, including affordable homes, to meet identified needs and provide adequate housing for an increasing and ageing population.
SCO2	Encourage safe and vibrant mixed communities that provide for the needs of all North Hertfordshire's residents.
SCO3	Improve access to, maintain and make provision for new facilities including community, sports, leisure, health and cultural facilities, that meet the needs of all North Hertfordshire's communities
SCO4	Enable rural communities to plan to meet their own local needs, especially through neighbourhood planning

### 1.3 Approach used

The appraisal process is shown in the table below. It also shows how the different tasks relate to the preparation stages for a Local Plan. This report is the draft SA report, referred to as Stage C. It contains the results of Stage B of the process. Consultation on this report is part of Stage D.

**Table 2: Sustainability appraisal stages and tasks**

<b>Local Plan Stage 1: Pre-production – Evidence gathering</b>
<b>Appraisal stage A: Setting the context and objectives, establishing the baseline and deciding on the scope of the sustainability appraisal</b>
A1 Identifying other relevant policies, plans, programmes and sustainability objectives
A2 Collecting baseline information
A3 Identifying sustainability issues and problems
A4 Developing the sustainability appraisal framework
A5 Consulting on the scope of the sustainability appraisal

<b>Local Plan Stage 2: Production</b>
<b>Appraisal stage B: Developing and refining options and assessing effects</b>
B1 Testing the plan objectives against the sustainability appraisal framework
B2 Appraising the plan options
B3 Predicting the effects of the plan
B4 Evaluating the effects of the plan
B5 Considering ways of mitigating adverse effects and maximising beneficial effects
B6 Proposing measures to monitor the significant effects of implementing the plan
<b>Appraisal stage C: Preparing the Sustainability Appraisal Report</b>
C1 Preparing the SA Report
<b>Appraisal stage D: Consulting on the preferred options of the Local Plan Sustainability Appraisal report</b>
D1 Public participation on the preferred options of the Local Plan and the Sustainability Appraisal report
D2 (i) Appraising significant changes
<b>Local Plan Stage 3: Examination</b>
D2 (ii) Appraising significant changes resulting from representations
<b>Local Plan Stage 4: Adoption and monitoring</b>
D3 Making decisions and providing information
<b>Appraisal stage E: Monitoring the significant effects of implementing the Local Plan</b>
E1 Finalising aims and methods for monitoring
E2 Responding to adverse effects

#### 1.4 Comments on the process including difficulties experienced

The table below show comments on difficulties and issues which were experienced in different stages of the appraisal process, and also where information is provided on each stage of the process.

**Table 3: Comments on the process and links to information**

<b>Appraisal stage</b>	<b>Comments and difficulties and where information can be found</b>
A1 Identifying other relevant policies plans and programmes and sustainability objectives	Many policies could potentially be relevant to the plan. Those ones reviewed were judged to be the key strategic documents relevant to the plan and the appraisal. The results of this stage of the process are summarised in section 2.5 below and the detail is provided in Appendix 1.
A2 Collecting baseline information	Some difficulties were experienced in updating the original data. Most information remains available, although a number of data production agencies have changed or disbanded. Information on North Hertfordshire is included in section 2, and the detailed baseline data is provided in Appendix 2.
A3 Identifying sustainability issues and problems	Quantitative data was not always available to inform the identification of key issues. In addition some strategy documents which originally informed the review of issues were not updated. However, enough information was available to produce the 2016 SA. The issues are summarised in section

Appraisal stage	Comments and difficulties and where information can be found
	2.6 below.
A4 Developing the SA framework	The framework was reviewed as part of the 2016 SA. This resulted in a clearer statement of the assumptions behind site appraisal judgements. The framework is shown in section 3 below.
A5 Consulting on the scope of the SA	The comments from consultees and how they were taken account of are noted in Appendix 12.
B1 Testing the Local Plan Objectives against the SA Framework	The ongoing assessment of the local plan objectives was one way the SA influenced the Plan development. Results of the testing process, and changes made, are shown in Appendix 4.
B2 Developing the options	The policy context has changed significantly during the plan development process, particularly the requirement to develop a target for housing numbers, and this has required several reviews of options for housing provision. Options are discussed in section 4 below.
B3 Predicting the effects of the Local Plan B4 Evaluating the effects of the Local Plan B5 Considering ways of mitigating adverse effects and maximising beneficial effects	There were some issues in gathering data to test the effect of the Plan. These are discussed in Appendix 5. Detailed information on testing the plan policies is included in Appendices 10 and 11. Information on testing the sites is included in Appendices 6 and 7. It will not be possible to mitigate all adverse affects of the Plan. This is discussed in section 6 below and detailed information is provided in Appendices 8 and 9.
B6 Proposing measures to monitor the significant effects of the Local Plan	Monitoring is resource intensive and therefore needs to be realistic and measurable. Information on monitoring is included in section 7.2 below.

## 2. About North Hertfordshire

The following gives a brief profile of the district. More detailed information on the current state of the District has been collected to support the SA and is contained in Appendix 2.

### 2.1 Environment

North Hertfordshire comprises a broad band of 375km<sup>2</sup> of attractive undulating countryside following the chalk escarpment of the Chiltern Hills and East Anglian Heights, which are separated by the 'Hitchin Gap' through which the East Coast Main Line railway passes. Most of the rural area is farmland, although there is some woodland, especially in the west of the district. Part of the district around Lilley and Hexton is within the Chilterns Area of Outstanding Natural Beauty. The district contains a variety of habitats for wildlife and plants, including areas of high biodiversity - notably the chalk grasslands and chalky boulder clay woodlands and meadows in the east of the district, the oak and hornbeam

woodlands of the west of the district and the wet meadows and fens along the River Hiz and its tributaries.

The district has four main settlements: the historic market towns of Hitchin, Baldock and Royston and the world's first Garden City, Letchworth. It also includes most of the Great Ashby estate, which is part of the urban area of Stevenage, and numerous villages and hamlets. The district has 35 civil parishes and three unparished areas (Hitchin, Letchworth and Baldock). All the towns and many of the villages have historic areas and buildings; there are 40 conservation areas and approximately 2750 listed buildings. The district has a long history of human habitation and is crossed by the prehistoric Icknield Way. It also contains many ancient monuments, including the Iron Age Ravensburgh Castle at Hexton, the largest fort in south-east England.

In common with the rest of the world, the district needs to look at how to minimise the impacts of climate change, both by minimising the contribution human life makes to climate change and by adapting to new climate patterns. Whilst the district is highly unlikely to be directly affected by rising sea levels (although if all the world's ice sheets melted, Hitchin and Royston would likely <sup>4</sup>be submerged), the changing climate will have a profound effect on our water and food supplies and way of life in general.

## 2.2 Society

The district has a population of about 127,100<sup>5</sup> people. Just over 75% of the population live in the four towns or Great Ashby. A combination of factors, including people living longer, fewer people living in each home, proximity to London and relatively low interest rates have been causing housing costs to rise. The cost of housing relative to local incomes in the district is high and is beyond the reach of many, especially young adults. This is reflected in a skewed age profile - the district has significantly fewer people aged 18 - 30 than it does under 18s and over 30s.

All the towns have a range of sport, recreation and community facilities, schools and libraries. Knebworth, the largest village, also has a library. There are three public indoor swimming pools, two public outdoor swimming pools and three major leisure centres. There are several museums and a three screen cinema at Letchworth Garden City. There are several community and village halls across the district.

## 2.3 Economy

The district has good rail and road links. There is a range of local bus services, although services can be infrequent, particularly in the rural area. Car usage and ownership is high in the district, and traffic congestion is seen as one of the areas where residents would most like to see improvements<sup>6</sup>.

The district is also near to two international airports, London Luton Airport immediately adjoining the district boundary to the west and London Stansted Airport a further away to the east. They are a source of employment and bring economic benefits, but they also bring environmental impacts from noise, air pollution and vibrations, both from the air traffic itself and from land traffic to and from the airports.

There is no one dominant centre serving the district. Hitchin town centre is the largest retail destination, followed by Letchworth and there are large employment areas in Letchworth, Hitchin and Royston. There are traditional markets in Hitchin, Baldock and Royston and Business Improvement Districts are currently operating in Hitchin, Letchworth Garden City and Royston. The district's settlements have a complex system of interdependencies with each other and with surrounding larger towns, notably Stevenage, Luton, Cambridge, Welwyn Garden City, Milton Keynes and London. A substantial proportion of the district's population commutes to these larger centres for work and for shopping.

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<sup>4</sup> National Geographic Climate Change Map

<sup>5</sup> From 2011 Census

<sup>6</sup> Census 2011 / NHDC Local Plan Preferred Options consultation responses

There is noteworthy leakage of retail expenditure from the district's population using retail centres elsewhere<sup>7</sup>. In the rural areas, there are a number of village shops and services, although these have declined in recent years.

## 2.4 What would happen without the Plan?

Government Guidance requires the SA report to consider the likely evolution of the environment without implementation of the plan.

By not preparing a Local Plan the Council would lose control of where development occurs. This would mean that any potential development could be considered favourably depending on the merits of the application. Whilst NPPF policies and other national guidance would apply, locally set policies that could deliver local benefits and take account of local circumstances would not be implemented. It would also not be possible to plan strategically for development.

The table below outlines what could happen against each of the sustainable development objectives used in this appraisal.

**Table 4: What would happen without the Plan?**

SA objective	What could happen in the absence of a plan
1 Achieve sustainable levels of prosperity and economic growth	Economic development and redevelopment would continue within the existing designated areas and in accordance with the NPPF, however, additional land for economic development as detailed in evidence to the local plan, would not come forward as some of it is proposed in areas that are currently designated Green Belt.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	Whilst national policy encourages use of brownfield land, the potential for development to occur anywhere means that development would not prioritise the use of brownfield sites and land of low environmental and amenity value.
2(b) Provide access to green spaces	Whilst national policy would apply, locally defined policies providing guidance on improving access for all residents of the District to green spaces would not necessarily occur.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	Unplanned development wouldn't necessarily locate development so as to reduce the need to travel or reduce car reliance, encourage walking, cycle, bus, and train use. As development wouldn't be coordinated there's no guarantee that it would provide affordable and accessible public transport in towns and in rural areas.
3(a) Protect and enhance biodiversity	Whilst national policies and guidance to protect biodiversity will still apply; protection of locally identified habitats and creation of links between habitats may not be taken into account.
3(b) Protect and enhance landscapes	Whilst national policies and guidance to protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB will apply the unplanned development may have a cumulative impact.
3(c) Conserve and where appropriate, enhance the historic environment	Whilst national policies and guidance to conserve and enhance the historic built character of the District's towns and villages may apply locally designated assets may not be adequately protected.

<sup>7</sup> NHDC Town Centre and Retail Study (2016)

3(d) Reduce pollution from any source	National legislation would apply and so legally protected issues would be mitigated, but cumulative impacts and local issues may not be considered adequately.
4(a) Reduce greenhouse gas emissions	Locations of developments would not be planned and so opportunities for minimising energy consumption by transport and in buildings would not be realised.
4(b) Improve the District's ability to adapt to climate change	National guidance on flood risk would still apply, but sequential testing of sites would not occur in advance of application process and so areas at risk of flooding may not be considered.
5(a) Share benefits of prosperity fairly	Without a plan development would still occur within settlement boundaries, which may contribute to deprived areas, however pressure for residential development may impact on employment areas and the opportunities they bring.
5(b) Provide access to services and facilities for all	Without a plan development would still occur within settlement boundaries, which may contribute to local infrastructure, however there would be no large scale residential allocations which will include opportunities for improved infrastructure on a larger scale.
5(c) Promote community cohesion	Without a plan development would still occur within settlement boundaries, which may contribute to local community infrastructure, however there would be no large scale residential allocations which will include opportunities for improved community infrastructure on a larger scale.
5(d) Increase access to decent and affordable housing	Without a plan development would still occur within settlement boundaries, however the levels of affordable housing would not reflect the levels required by the new plan and larger sites are traditionally more viable, meaning the overall quantum would be significantly reduced.
5(e) Reduce crime rates and fear of crime	Without a plan development would still occur which may or may not impact on crime and fear of crime. Large-scale development may present greater opportunities to reduce crime through design as apposed to unplanned ad-hoc locations.
5(f) Improve conditions and services that engender good health and reduce health inequalities	Unplanned development may not help promote healthy lifestyles as it wouldn't necessarily be located to deliver solutions in the right location. The ad hoc nature of development mean private cars would be the main mode of transport. That said, without a plan the level of housing would not be as high and so there wouldn't be as many additional cars and noise pollution.
5(g) Increase participation in education and life-long learning	Without a plan development could still contribute to education facilities, however large-scale development provides the opportunity for large scale, new facilities as well as an increase in employment land.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	New large scale development provides potential for additional greenspaces and facilities. Without the plan spaces within urban areas will come under increasing pressure for development. The existing facilities may also be overcrowded.
6(a) Use natural resources efficiently; reuse, use recycled where possible	National standards would ensure water consumption to levels is supportable by natural process and storage systems. However, uncoordinated development would not minimise the demand for raw materials or minimise wastage caused by

	construction methods.
6(b) Reduce waste	Whilst national policies would apply there is no guarantee that development would reduce, reuse or recycle waste generated.
7 Promote sustainable urban living	Without a plan redevelopment of town centre sites for mixed use could still occur depending on market share and increased population. However, it may not provide facilities in the locations that people want them and may mean an increase in out of town retail applications if sites in the town centre aren't deliverable.

## 2.5 Links to other policies, plans and programmes

As part of the sustainability appraisal process, research was undertaken into other relevant policies, plans and programmes which might have an influence on the Local Plan. Relevant documents at international, national, regional and local level have been reviewed and the results are included as Appendix 1 to the report. This information was used in later stages of the appraisal process. Key messages from this review are shown in the table below.

**Table 5: Key messages from review of other policies, plans and programmes**

SA Theme	Key messages from PPP Review
Economic Activity	<ul style="list-style-type: none"> <li>• Promote green growth</li> <li>• Use infrastructure levy to help fund infrastructure projects that support growth</li> <li>• Investment in infrastructure, including public transport infrastructure</li> <li>• Recognise the economic value of ecosystem services</li> <li>• Encourage and enable housing growth</li> <li>• Create local employment opportunities</li> <li>• Enhance skills to reduce unemployment and deprivation</li> <li>• Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment</li> <li>• Encourage growth in science and technology and creative industries.</li> <li>• Support small businesses</li> </ul>
Land-use and development patterns	<ul style="list-style-type: none"> <li>• Encourage the use of previously developed (brownfield) land</li> <li>• Promote the re-use of derelict land and buildings</li> <li>• Reduce amount of contaminated land</li> <li>• Avoid using best and most versatile agricultural land for development</li> <li>• Encourage land management that will protect water quality</li> <li>• Improve public transport</li> <li>• Improve cycling and walking infrastructure</li> <li>• Deliver networks of green infrastructure and open space</li> <li>• Encourage sustainable transport and reduce the need to travel</li> <li>• Promote access to the countryside and green space</li> <li>• Reduce traffic and congestion</li> </ul>
Environmental protection	<ul style="list-style-type: none"> <li>• Halt biodiversity loss, support well-functioning ecosystems, and establish coherent ecological networks</li> <li>• Protect and enhance designated sites, priority species and habitats and ecological networks</li> <li>• Combat alien species</li> <li>• Reduce / minimise water pollution</li> </ul>

	<ul style="list-style-type: none"> <li>• Protect surface and groundwater quality</li> <li>• Prevent further deterioration of aquatic ecosystems in accordance with the Water Framework Directive</li> <li>• Protect and enhance natural landscapes and townscapes</li> <li>• Promote high quality design that protects the natural and historic environment</li> <li>• Respect cultural heritage assets and their settings</li> <li>• Improve the quality of the built environment</li> </ul>
Climate change	<ul style="list-style-type: none"> <li>• Reduce greenhouse gas emissions</li> <li>• Move towards a low carbon economy</li> <li>• Build resilience to climate change, and in particular flood risk</li> <li>• Support renewable energy</li> <li>• Avoid development in areas of flood risk</li> <li>• Reduce the risk of flooding arising from new development</li> <li>• Promote the use of Sustainable Drainage Systems (SuDS)</li> </ul>
A just society	<ul style="list-style-type: none"> <li>• Reduce fuel poverty</li> <li>• Promote improvements in health and wellbeing</li> <li>• Connect people with nature to deliver health and well-being improvements</li> <li>• Ensure social equality and prosperity for all</li> <li>• Promote integrated communities and foster social capital</li> <li>• Make appropriate provision for travellers</li> <li>• Encourage and enable housing growth and deliver an appropriate mix of housing to meet local needs, built to high design quality and environmental standards</li> <li>• Improve road safety</li> <li>• Promote walking and cycling as a healthy lifestyle choice</li> <li>• Ensure that air quality is maintained or improved and that air pollutants are minimised</li> </ul>
Resource use and waste	<ul style="list-style-type: none"> <li>• Improve water efficiency</li> <li>• Ensure sustainable water catchment management</li> <li>• Ensure appropriate investment in water and waste management infrastructure to accommodate new development</li> <li>• Work towards a more sustainable and efficient approach to resource use and waste management</li> <li>• Drive waste management up the waste hierarchy</li> </ul>
Town centres	<ul style="list-style-type: none"> <li>• Reinvigorate Hertfordshire's places</li> <li>• Address localised disadvantage in the New Towns</li> <li>• Improve vitality of town centres</li> </ul>

## 2.6 Key sustainability issues

A review of key problems facing the District was undertaken. This drew on the collection of data about the District and the review of plans, programmes and policies, both described above. The issues identified are summarised in the table below.

**Table 6: Key sustainability issues**

Economic activity
Need to provide more highly-skilled employment opportunities in the District. There is a significant net daily outflow of commuters, with the average out commuter being more highly skilled than the average in-commuter.

Difficulties in competing with large urban centres for the provision of employment and facilities.
Promotion of rural tourism. Visitors can be important to rural areas, but the District is not seen as a prime tourist location.
<b>Land use and development patterns</b>
Significant and increasing pressure on greenfield sites in order to meet the needs for housing and economic growth.
The development of greenfield sites on the edges of existing settlements may reduce access to open countryside for existing residents.
Population and mobility factors have changed the function of villages from employment service centres to dormitory/residential functions reducing their social and physical diversity.
The density of traffic on the principal road network is high and increasing but the rural nature of the District makes the provision of sustainable travel modes more challenging.
<b>Environmental protection</b>
Pressures on locally significant habitats and species in the District. These include fragmentation of habitats, loss of corridors and the direct impacts of agriculture and new development, including waste water treatment and water extraction.
Landscape and townscape character likely to be impacted by the significant level of new development needed in the District.
The District's rich heritage of market towns and the Garden City suggest that there are localised heritage issues which will arise over more detailed site selection.
Quality of surface and ground water could be threatened by the water supply needs and drainage from future developments. North Hertfordshire is in an area of groundwater sensitivity and there are constraints on sewage infrastructure around Royston and Stevenage.
Although data is limited, air quality issues could become more significant with continued growth in development and traffic.
<b>Climate change</b>
Emissions of greenhouse gases in the District could rise with further development in the District and associated growth in transport.
A significant number of existing homes and potential new development sites face surface water flood risks.
<b>A just society</b>
Whilst the District is relatively prosperous there are pockets of income and/ or multiple deprivation in relation to national standards. In the towns these occur in parts of Hitchin and Letchworth. In the rural areas specific issues are isolation and lack of access to services.
There has been a reduction in village services and employment over the last 20 years. This particularly affects the elderly and young people.
Although lower than the County average, high and increasing property prices mean home ownership is out of the reach of many households.
Noise from air and road transport has a significant effect on quality of life in the District. Proposed developments will have significant additional impacts.
<b>Resource use and waste</b>
Although not yet a barrier to new development, water supply in the District could become constrained in future decades.
The costs of and constraints on landfilling waste and the need to reduce emissions mean there is a need for ongoing improvements to waste reduction, reuse and recycling.

### 3. Appraisal objectives

In the sustainability appraisal process, the potential effects of a plan are tested against a series of objectives for sustainable development. For example, for an objective *to use resources efficiently*, the appraisal asks whether the plan will have a positive or negative effect on this objective.

The objectives are combined into an appraisal framework. The framework used for testing the Plan is shown in the table below, along with the questions used in the testing process. It was used for testing **objectives, strategic alternatives and policies**. A slightly modified version was used for testing **proposed sites**. The objectives which address the issues which are required to be covered by the SEA Regulations<sup>8</sup> are shown underlined. The SA objectives were drawn up using the themes from the review of other Policies, Plans and Programmes, and drawing on the baseline review, and specifically the key sustainability issues listed above.

**Table 7: Appraisal framework**

SA Objective <sup>9</sup>	SA Sub Objective: <i>will the policy or proposal help to...</i>
<b>ECONOMIC ACTIVITY</b>	
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> <li>• maintain a diversified economy, with increased resilience to external shocks?</li> <li>• encourage new business to start-up and thrive in the District?</li> <li>• support and encourage the rural economy and diversification?</li> <li>• support and promote sustainable tourism in towns and rural areas?</li> <li>• improve the quality of local jobs available to people in the District?</li> <li>• increase the skills base?</li> <li>• make the cost of housing more affordable to those employed in the District?</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>	
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	<ul style="list-style-type: none"> <li>• promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?</li> <li>• maximise reuse of vacant buildings and derelict land?</li> <li>• minimise the loss of the best and most versatile agricultural land?</li> <li>• reduce quantity of unremediated contaminated land?</li> </ul>
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> <li>• provide/improve access for all residents of the District to green spaces?</li> <li>• provide opportunities for people to come into contact with and appreciate wildlife and wild places?</li> <li>• maintain/improve the public right of way network?</li> </ul>
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	<ul style="list-style-type: none"> <li>• locate development so as to reduce the need to travel?</li> <li>• reduce car reliance, encourage walking, cycle, bus, and train use?</li> <li>• reduce road freight movements?</li> <li>• avoid exacerbating local traffic congestion?</li> <li>• provide affordable, accessible public transport in towns and in rural areas?</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>	
<u>3(a) Protect and</u>	<ul style="list-style-type: none"> <li>• protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new</li> </ul>

<sup>8</sup> Listed in Schedule 2

<sup>9</sup> Those relevant to the SEA Regulations are shown underlined

<b>SA Objective<sup>9</sup></b>	<b>SA Sub Objective: <i>will the policy or proposal help to...</i></b>
<u>enhance biodiversity</u>	habitats? <ul style="list-style-type: none"> <li>• support and maintain extent of wetland habitat and river habitats?</li> </ul>
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> <li>• protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?</li> </ul>
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> <li>• conserve and enhance the historic built character of the District's town's and villages?</li> <li>• protect sites of archaeological and historic importance, whether designated or not?</li> </ul>
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> <li>• improve the water quality of rivers and groundwater supplies?</li> <li>• achieve good air quality?</li> <li>• reduce ambient noise, especially from traffic?</li> <li>• reduce light pollution in the District?</li> <li>• protect soil quality?</li> </ul>
<b>CLIMATE CHANGE</b>	
<u>4(a) Reduce greenhouse gas emissions</u>	<ul style="list-style-type: none"> <li>• minimise energy consumption by transport and in buildings?</li> <li>• increase proportion of energy generated by renewable sources?</li> <li>• encourage use of local suppliers and the consumption of local produce?</li> </ul>
<u>4(b) Improve the District's ability to adapt to climate change</u>	<ul style="list-style-type: none"> <li>• reduce vulnerability to climate change, exploit any benefits?</li> <li>• avoid development in areas at risk from flooding?</li> </ul>
<b>A JUST SOCIETY</b>	
<u>5(a) Share benefits of prosperity fairly</u>	<ul style="list-style-type: none"> <li>• reduce disparities in income levels?</li> <li>• contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?</li> <li>• provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?</li> <li>• encourage entrepreneurial activity in deprived areas?</li> </ul>
<u>5(b) Provide access to services and facilities for all</u>	<ul style="list-style-type: none"> <li>• provide access to services and facilities without need to use a car?</li> <li>• retain rural services, especially shops, post offices, schools, health centres and bus services?</li> <li>• recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?</li> </ul>
<u>5(c) Promote community cohesion</u>	<ul style="list-style-type: none"> <li>• support development of voluntary sector?</li> <li>• encourage development of community run business?</li> <li>• encourage people's feelings of belonging, for example by providing community meeting places?</li> <li>• recognise and value cultural and ethnic diversity?</li> </ul>
<u>5(d) Increase access to decent and affordable housing</u>	<ul style="list-style-type: none"> <li>• help improve the quality of the housing stock and reduce the number of unfit homes?</li> <li>• increase access to affordable housing, particularly for the young, the disabled and key workers?</li> </ul>
<u>5(e) Reduce crime rates and fear of crime</u>	<ul style="list-style-type: none"> <li>• encourage crime reduction, particularly through the appropriate design of new development?</li> <li>• help reduce the fear of crime?</li> </ul>
<u>5(f) Improve conditions</u>	<ul style="list-style-type: none"> <li>• help promote healthy lifestyles?</li> </ul>

<b>SA Objective<sup>9</sup></b>	<b>SA Sub Objective:</b> <i>will the policy or proposal help to...</i>
<u>and services that engender good health and reduce health inequalities</u>	<ul style="list-style-type: none"> <li>• improve access to health services by means other than private cars?</li> <li>• reduce ambient noise near residential and amenity areas?</li> <li>• reduce road accidents?</li> <li>• reduce accidents and damage from fires?</li> </ul>
5(g) Increase participation in education and life-long learning	<ul style="list-style-type: none"> <li>• improve access to skills learning by young people?</li> <li>• improve access to skills learning by adults?</li> </ul>
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	<ul style="list-style-type: none"> <li>• increase access to culture, leisure and recreational activities?</li> </ul>
<b>RESOURCE USE AND WASTE</b>	
<u>6(a) Use natural resources efficiently; reuse, use recycled where possible</u>	<ul style="list-style-type: none"> <li>• minimise the demand for raw materials?</li> <li>• encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?</li> <li>• limit water consumption to levels supportable by natural process and storage systems?</li> <li>• protect groundwater resources?</li> <li>• promote sustainable drainage systems?</li> <li>• reduce minerals extracted and imported?</li> </ul>
<u>6(b) Reduce waste</u>	<ul style="list-style-type: none"> <li>• reduce, reuse or recycle waste generated?</li> </ul>
<b>TOWN CENTRES</b>	
7 Promote sustainable urban living	<ul style="list-style-type: none"> <li>• encourage wider range of shops and services in town centres?</li> <li>• encourage more people to live in town centres?</li> <li>• encourage mixed use developments in town centres?</li> <li>• improve transport connections in, and to, town centres?</li> <li>• encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?</li> <li>• protect or improve the quality of the public realm in towns?</li> </ul>

## 4. Options development and testing

### 4.1 Overview

A key part of the process of producing the Local Plan has been to identify different approaches to how the District should develop and in particular where development should happen, and how much development there should be. These different approaches are called options. The following sections describe the most important options which were considered by the Council, and the reasons for choosing them. Other more detailed options about the types of policies to include in the Plan were also considered. These are described in Appendix 3, along with the reasons for choosing the options preferred by the Council.

## 4.2 Housing numbers

Options for the amount of housing have been considered throughout the Local Plan development process. A new appraisal of housing options was undertaken in 2016 to assess the likely significant effect of the amount of housing proposed. Three options have been considered for provision of additional housing over the Local Plan period:

- a. 17,000 houses (the total provision included for consideration in the Draft Local Plan)
- b. 11,000 houses (an intermediate figure between a and c)
- c. 6,500 houses (this is the “business as usual option, which assumes there is no Local Plan produced, and excludes the use of Green Belt sites).

The numbers for each option include 2,500 new houses which have already been completed, or have planning permission. The Council has chosen option a), as this is the only option which meets the objectively assessed need for North Hertfordshire and contributes to the unmet need for Luton. Full details of how each option was tested against the sustainability objectives can be found in Appendix 4.

## 4.3 Other options for housing and employment sites

Other issues considered by the Council about the location of housing and employment sites are discussed below. Full details of how each option was tested against the sustainability objectives can be found in Appendix 3.

### 4.3.1 Housing location

The following options for housing delivery were identified:

- a. Continue current policy of focusing development on the four towns and fourteen villages, which may include limited development of greenfield sites;
- b. Focus development on previously developed land (PDL) within existing urban areas;
- c. Urban extensions on greenfield land adjoining existing towns;
- d. Build a new settlement; and
- e. Use smaller greenfield sites in the villages.

In summary the Council has chosen a combination of options a), b) and c) and e) as part of the solution to providing additional housing to meet the District’s need. The development is spread across the district combining a number of the spatial options. Sites have been assessed against planning issues and those performing well in terms of constraints as well as being located closer to services and facilities have been chosen.

The option to build a new settlement has not been pursued. This is because no options for new settlements have been put to the Council and with the amount of deliverable land submitted as part the local plan process by developers and landowners, compulsory purchase would not be considered in the public interest.

### 4.3.2 How to identify which villages within the rural area might be able to accommodate development

The Council has chosen to identify villages which may take further development based on the level of facilities in the village. The Housing and Green Belt Background Paper and Policy SP2 define a list of villages based on those which have schools and appropriate services. New development is fairly substantial in certain locations. Villages will have a boundary drawn around their existing built up areas within which additional infill development is acceptable.

The reasons for choosing this option are that the North Hertfordshire villages tend to be more expensive than the towns and are therefore finding it harder to retain young families, which is leading to a skewed age population. Allowing additional development in these villages will help safeguard existing facilities in the villages. Using village schools as an example, they act as a focus point for the villages and ensure that villages continue to attract and retain young families, which prevents them stagnating as dormitories for older families and retirees. Schools also provide local employment.

### 4.3.3 Location of additional employment land

The Council has chosen these options for employment land:

- Completely new Employment Areas should be designated within or adjoining existing settlements
- There should be extensions to existing Employment Areas, but only within existing settlements.

For Baldock, the reason is to allow the provision of a significant new employment site to be developed at the east of Baldock, supporting the proposed increase in residential development in the town. The allocation benefits from proximity to existing employment uses as well as existing and planned residential development. It has access to the strategic road network via the A505 Baldock Bypass, which is important as economic activity is not contained by the District boundary

Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, as this relates to some modest releases of sustainable, brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes and is reflected in a new planning designation.

For Royston, the economy is influenced by both Hertfordshire and Cambridgeshire economies. Consequently, the employment area has a low vacancy rate. The allocation of further land here as a planned extension to the York Way employment area is a sustainable approach that will enable flexibility in the long term, especially in conjunction with the additional residential growth allocated to this area.

## 5. Site appraisals

### 5.1 Overview

All of the sites included in the Proposed Submission Local Plan have been tested against the sustainability objectives listed above in Section 3<sup>10</sup>. This includes some sites which were appraised in earlier versions of the sustainability appraisal. Full details of how each site was tested against the sustainability objectives can be found in Appendices 6 and 7.

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<sup>10</sup> Slightly modified to reflect issues relating to land use. The full framework used can be seen in Appendix 5.

## 5.2 Reasons for selecting sites

### 5.2.1 Housing sites

The SHLAA process helped identify sites which were deliverable. It considered sites which may be available for residential development over the period between 1 April 2011 and 31 March 2031. It assessed sites against three tests:

- Is the site suitable for development? This question is about the physical ability of the site to accommodate development and identification of (potential) policy constraints which might influence how desirable it is to develop it.
- Is the site available for development? This is about landowner intentions.
- Would development here be achievable? This question is about whether development would be financially viable or whether there might be any other reasons why it may not be delivered.

Sites which met all three tests in the SHLAA were then reviewed by the Council and a final decision made on which sites to include based on a number of key planning considerations. This information is reported in the evidence base and included in the Housing and Green Belt Background Paper. A summary showing the reasons for selecting each preferred site is included in Appendix 13 to this SA report.

### 5.2.2 Other sites

The process for selecting employment sites and retail sites largely took into account of the same considerations as those for residential. Again the information is reported in evidence base documents and concluded in the Employment and Retail Background Papers. A summary showing the reasons for selecting each preferred site is included in Appendix 13 to this SA report.

## 6. Reducing the negative effects of the Plan

Many of the significant negative effects and uncertainties identified in the appraisal of the Plan can be reduced, or avoided altogether. This is called mitigation. When the appraisal testing the effects of the plan policies, and provisions of sites, it identified ways in which the negative effects could be mitigated. Much of this mitigation is delivered by policies in the Plan itself. The table below gives an overview of mitigation measures identified for specific negative effects and uncertainties. More detail on mitigation measures for specific sites is included in Appendices 8 and 9 and for policies in Appendices 10 and 11.

**Table 8: Mitigation measures identified for significant negative effects and uncertainties**

<b>Significant negative effects and uncertainties (by SA Objective)</b>	<b>Policies which mitigate these effects and any remaining significant effects</b>	<b>Additional mitigation measures</b>
1 - Site poorly located with respect to services, facilities and accessibility of labour or customers	Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy T2 requires satisfactory Transport Statements, Transport Assessments and / or Travel Plans to be provided	None necessary
1 - Loss of employment land in active use	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out the amount of employment land lost and how it is being replaced.	None necessary
2(a) - Greenfield site which impacts on AONB	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE3 requires developments in the AONB to conserve and enhance the AONB's qualities and character.	Require a site-specific landscape assessment to ensure compliance with policy NE3
2(a) - Greenfield site which impacts on SSSI or Wildlife Sites	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	None necessary

<b>Significant negative effects and uncertainties (by SA Objective)</b>	<b>Policies which mitigate these effects and any remaining significant effects</b>	<b>Additional mitigation measures</b>
2(b) - Increases distance or reduces accessibility to green space from existing residential properties	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary
2(b) - Housing further than 800 metres from green space	Policy SP10 requires the application of open space standards in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. Nevertheless, the distance from this site to designated open space will mean that local provision is somewhat limited.	None necessary
2(c) - In a village without a regular bus service	Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary
2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary
3(a) Potential impact on sites designated for their ecological value or features of ecological interest	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	None necessary
3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	For sites of <100 homes - Require a site-specific landscape assessment. For sites >100 homes - Ensure landscape issues are addressed in the Design & Access Statement.

Significant negative effects and uncertainties (by SA Objective)	Policies which mitigate these effects and any remaining significant effects	Additional mitigation measures
3(c) - Potential direct or indirect impact on heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, and includes a number of related requirements, including production of a heritage assessment.	None necessary.
3(d) - Pollution risk - site located in source protection zone 1	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10
3(d) - Pollution risk - site located in source protection zone 2 or bordering a watercourse	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary
3(d) - Pollution risk - site with known or potential land contamination issues	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary
4(a) - Site in flood zone 2 or 3	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction.	None
4(a) - Surface water flood risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None

<b>Significant negative effects and uncertainties (by SA Objective)</b>	<b>Policies which mitigate these effects and any remaining significant effects</b>	<b>Additional mitigation measures</b>
5(c) - Housing site within or impacting on a AQMA	Policy D4 requires appropriate levels of mitigation to negate emissions to the atmosphere and their potential effects upon health and the local environment	None necessary
5(c) - Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours) or within 400m of Sewage Treatment Works (STW)	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	Require an odour assessment and appropriate mitigation for STW
5(c) - Major development located near existing residential area - noise/amenity impacts	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.
6 - In an area with significant constraints on water resources	Policy SP9 includes requiring the Government's technical standards for water efficiency. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards

<b>Significant negative effects and uncertainties (by SA Objective)</b>	<b>Policies which mitigate these effects and any remaining significant effects</b>	<b>Additional mitigation measures</b>
6 - In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary
7 - Out of town development of shops or services which is likely to compete with shops and services in town centres	Policy ETC4 requires the application of the sequential test and for proposals to demonstrate that there is no unacceptable harm to the vitality or viability of a designated centre	None necessary

## 7. Effects of the Plan and monitoring

### 7.1 Identifying the effects of the Plan after mitigation

As the Plan objectives make clear, the role of the Local Plan is to provide for homes and jobs and associated services, development and infrastructure, while minimising environmental impacts and identifying opportunities for environmental improvement.

When testing the effects of site allocations, and of the policies, we have identified ways of mitigating these effects and noted any remaining effects which cannot be mitigated.

The appraisal also identified cumulative effects. This means where several individual insignificant effects have a combined significant effect, or where individual effects interact to produce a total effect greater than the sum of the individual effects. Mitigation measures were identified for these cumulative effects, and any remaining effects of the plan were noted.

The table below summarises the combined remaining effects of the sites and policies and cumulative effects, called residual effects, after all the identified mitigation measures have been applied.

**Table 9: Residual significant sustainability effects of the Plan**

Residual effect	Cause	Nature of the effect
Significant loss of agricultural land and land of high environmental and amenity value	Large developments on the edge of towns	The loss of agricultural land is cumulative across the Plan area, of high probability, permanent and irreversible. Individual sites affected are listed in Appendices 8 and 9
Reduced access to open countryside	New development on greenfield land on the edge of existing settlements, particularly Royston, Baldock, Great Ashby and Knebworth	The reduction in access is cumulative across the Plan area, and in the clusters of Royston, Baldock, Great Ashby and Knebworth. It is of high probability, permanent and irreversible. Individual sites affected are listed in Appendices 8 and 9.
Provision of new housing without access to greenspace	Housing further than 800 metres from green space in Hitchin Knebworth and Royston (HT10, KB1 and RY8)	The effect is of medium probability (depending on the development of the specific sites) and could be reversed or reduced if new local greenspace was provided.
Traffic congestion and associated pollution	Combined effects of planned development in Central Bedfordshire, St Albans and North Hertfordshire	The effect is trans-boundary, (which means it impacts on neighbouring areas as well), and is a cumulative effect of Plans in Central Bedfordshire, St Albans and North Hertfordshire. It is of medium probability as it depends on a number of factors including the actual amount of development and the effectiveness of mitigation, e.g. improvements in public transport.
Reduction in quality of landscape and townscape character	Development of greenfield sites for housing at edge of towns and villages, and particularly on the edges of Royston, Baldock, north Stevenage, Knebworth and Codicote	The reduction in access is cumulative across the Plan area, and in the clusters of Royston, Baldock, north Stevenage, Knebworth and Codicote. It is of high probability, permanent and irreversible. Individual sites affected are listed in Appendices 8 and 9.

<b>Residual effect</b>	<b>Cause</b>	<b>Nature of the effect</b>
Impact on setting of heritage assets	Development affecting the setting of conservation areas, listed buildings and Scheduled Ancient Monuments	The effect is of medium probability (depending on the design and layout of the development) and some of the affects are cumulative within a local area, as detailed in section 7.2. Mitigation is provided for in Local Plan policy but some effects cannot be fully mitigated, e.g. impacts on the setting of Scheduled Ancient Monuments relating to sites AS1 and RY1.
Surface water flooding	Development across the District and particularly in the north and east of Baldock (BA1, BA10, BA4, BA3) – all sites lie within a linked area of high surface water flood risk	The effect is of medium probability (depending on the development of the specific sites) and could be reduced depending on the effectiveness of mitigation. Individual sites affected are listed in Appendices 8 and 9.
Climate change	Greenhouse gas emissions from increases in traffic from current and new housing and from energy use in new housing	The effect is the cumulative effect of the Plan, of high probability and of course is worldwide in its impact.
Reduction in water quality	Development within Groundwater Source Protection Zones Expansion of sewerage capacity at Rye Meads STW due to growth in this part of the region Increased water abstraction due to increased growth Possible pressures on sewerage infrastructure at Royston STW	This is an uncertain cumulative effect across the Plan area, which could impact on: Groundwater Source Protection Zones; rivers included in Rye Meads Study catchment and their habitats- the Lee, Mimram, Beane, Rib, Ash; and Stort; and Whaddon Brook (in the case of Royston STW). The likelihood and magnitude of the effect depends on the extent to which the necessary mitigation measures are enforced.
Increased pressure on water resources	Large quantity of new housing In an area with significant constraints on water , particularly around Stevenage and Royston	The effect is of high probability and irreversible once new housing has been built. It is also trans-boundary as it will affect neighbouring authorities.
Noise pollution	Development north of Letchworth Garden City (LG1, LG3, LG4, LG10) – all lie close together and adjacent to residential properties in the northern part of the town. Development of other individual sites particularly in Hitchin, Knebworth and Royston	There is a cumulative effect to the north of Letchworth, as well as effects on individual sites, particularly in Hitchin, Knebworth and Royston. The magnitude of the effect is likely to be greater in the short term, during the construction phase. Individual sites affected are listed in Appendices 8 and 9.
Impacts on amenity and reduction in tranquility for existing residents	Development of large strategic housing sites, specifically BA1, LG1, GA2 and EL1,2,3	The impacts on amenity and tranquility are permanent and irreversible. As noted above the magnitude of the noise pollution element is likely to be greater in the short term, during the construction phase. Effects on individual sites are described in Appendix 8.

Residual effect	Cause	Nature of the effect
Potential negative effects on Letchworth town centre	Development of strategic site LG1	The effect is uncertain; it depends on whether access is through the Grange which would ensure that the development relates to Letchworth. An additional access (onto Stotfold Road) would reduce traffic congestion in the Grange, but would mean the development faces away from the existing town, and could result in negative effects on this objective.

## 8. Monitoring the effects of the Plan

It is important to check whether these predicted negative effects actually happen. To do this we have identified indicators (information to be collected) for each negative effect. The Council will include these indicators in future Annual Monitoring Reports. The indicators are shown in the table below.

**Table 10: Indicators of residual significant effects**

Residual significant effect	Suggested indicator
Loss of land with high agricultural value	High grade (1-3) agricultural land lost to new development
Loss of greenfield land and reduction in access to open countryside	Greenfield land (ha.) lost to new development
Provision of new housing without access to greenspace	Number of dwellings granted permission on sites without access to greenspace within 800m.
Traffic congestion and associated pollution	Average annual vehicle speeds (flow-weighted) during the weekday morning peak on locally managed 'A' roads
	Local air quality monitoring data
Landscape and townscape impacts	Number of planning applications granted on sites of moderate or high landscape sensitivity
Impacts on heritage assets	Number of planning applications granted contrary to the advice of Historic England
Reduction in water quality	The number of applications granted contrary to the advice of the EA on water quality grounds.
Development in flood risk areas	Number of planning applications granted contrary to the advice of the Environment Agency on flood defence grounds
Surface water flooding	Percentage of new developments with adopted SUDS schemes
Climate change	Local authority carbon dioxide emissions estimates for domestic and transport
Amenity impacts on existing residents	Number of noise complaints divided by type
Water usage	Percentage of new dwellings achieving the optional Building Regulations requirement of 110 litres per person per day
Potential negative effects on Letchworth town centre	Vacancy rates in Letchworth

# 1 Background and methodology

## 1.1 Purpose and contents of this report

This report is a sustainability appraisal (SA) and Strategic Environmental Assessment (SEA) of the North Hertfordshire Proposed Submission Local Plan. It has been prepared to accompany the public consultation on the Local Plan. In simple terms it aims to provide information on the social, economic and environmental effects of the Proposed Submission Local Plan.

This report draws together and updates the previous appraisals undertaken in the Local Plan development process. It describes how the appraisal has been undertaken throughout the different stages of the Local Plan development, starting with the original work on developing the Core Strategy in 2005. It describes how it meets legal and regulatory requirements, gives information on the results of each stage of the appraisal process, and outlines the likely effects of the Plan.

## 1.2 Strategic Environmental Assessment and Sustainability Appraisal

As noted in Planning Practice Guidance<sup>11</sup> “*sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.*”

An SA of a Local Plan also must meet the requirements of Statutory Instrument 2004 No. 1633 the Environmental Assessment of Plans and Programmes Regulations 2004 (known as “the SEA Regulations”), which implement the European Directive on Strategic Environmental Assessment (European Union Directive 2001/42/EC), into English law.<sup>12</sup> SEA is similar to SA; the most substantial difference is that it focuses on environmental objectives.

The SEA Regulations require the preparation of an Environmental Report, which: “*shall identify, describe and evaluate the likely significant effects on the environment of— (a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*”<sup>13</sup>.

The United Kingdom Government has included guidance on SA and SEA in the National Planning Policy Guidance quoted above<sup>14</sup> (referred to as ‘The Guidance in this report’). This appraisal, which incorporates a full SA and SEA, has been carried out in accordance with that guidance. Throughout the document reference to sustainability appraisal also incorporates a SEA meeting the requirements of the SEA Regulations. Where necessary, the appraisal draws on the additional guidance outlined in *A Practical Guide on the Strategic Environmental Assessment Directive*<sup>15</sup>, published in 2005 (referred to as “the Practical Guide” in this report).

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<sup>11</sup> Paragraph: 001 Reference ID: 11-001-20140306

<sup>12</sup> As outlined in the National Planning Policy Framework Para 165

<sup>13</sup> Para 12(2)

<sup>14</sup> See <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>; last accessed 22/08/2016. ID 11

<sup>15</sup> See <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>; last accessed 22/08/2016. ISBN 1851127887.

The table below sets out the information required to be given in an Environmental Report<sup>16</sup> and where it can be found in this report.

**Table 11: Information required in the Environmental Report**

<b>The information required to be in the Environmental Report</b>	<b>Where covered in this SA report</b>
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	1.4 , 2.2 and Appendix 1
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	2.1,2.3 , 2.5 and Appendix 2
c) The environmental characteristics of areas likely to be significantly affected;	Appendix 2
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	2.4 and Appendix 2
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	2.2 and Appendix 1
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, & fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Sections 3-8 and Appendices 3-11
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Appendices 3-11
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 4 and 5.2 and Appendix 13 and 1.6
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Section 9
j) a non-technical summary of the information provided under the above headings.	Front of document and also published separately

### 1.3 Habitats Regulation Assessment

The Council is also required to undertake a screening determination on the need for Appropriate Assessment of the Local Plan under the Conservation of Habitats and Species Regulations 2010. The [screening determination](#) was initially undertaken in February 2013<sup>17</sup> and was updated in August 2016. The determination reviewed the likely effects on European sites within 15km of North Hertfordshire. In doing so, it screened the following sites:

<sup>16</sup> As set out in Schedule 2 of the SEA Regulations

<sup>17</sup> See [http://www.north-herts.gov.uk/sites/northherts-cms/files/hra\\_screening\\_determination\\_final\\_february\\_2013\\_0.pdf](http://www.north-herts.gov.uk/sites/northherts-cms/files/hra_screening_determination_final_february_2013_0.pdf); last accessed 22/08/2016.

- Eversden and Wimpole Woods Special Area of Conservation;
- Wormley-Hoddesdonpark Woods Special Area of Conservation; and
- Lee Valley Special Protection Area.

The determination found that the Local Plan is not likely to have significant effects on any of these sites. The determination made some recommendations for the Local Plan, which have been taken account of in this SA report.

## 1.4 Development of the Local Plan

### 1.4.1 Overview

The new Local Plan will replace the 1996 Local Plan. It will cover the period 2011-2031 and will set targets for new homes, employment and retail development, and identify areas of land where these developments should be built. It will also consider what infrastructure is needed to support development.

The development of the Local Plan was restarted following changes to the planning system in March 2012.<sup>18</sup> Development of a replacement Local Plan had begun in 2005, with the publication of an Issues and Options Paper<sup>19</sup> for the Core Strategy and a Sustainability Appraisal Scoping Report<sup>20</sup>. That development work is referred to in this Sustainability Appraisal report.

The Local Plan contains five main sections, not including the appendices. A separate Local Plan Proposals Map is published alongside the Local Plan to show the spatial implications of policies.

- **Section One: Introduction and Context** – This section explains the planning system and provides an overview of North Hertfordshire and the wider area.
- **Section Two: Spatial Strategy and Strategic Policies** – This section sets out the spatial strategy and vision for the future of the District and links this to the strategic policies which provide the guidance on the main issues that the plan seeks to address. It sets out the overall approach to topics such as housing, employment, Green Belt and countryside. It also contains a separate policy for each of the Strategic Housing Sites (defined as sites of 500 or more homes) which will make a substantial contribution towards housing requirements over the plan period.
- **Section Three: Detailed Development Management Policies** – This section sets out the detailed requirements that new development must meet to be granted planning permission. It addresses issues such as open space, design and car parking.
- **Section Four: Communities** – This section sets out the site allocations for each community on a parish or settlement basis. It identifies the detailed site-specific criteria for each local housing allocation. Retail and employment allocations are also identified.
- **Section Five: Implementation, Monitoring and Review** – This section sets out how the proposals in the plan will be delivered. It identifies key supporting infrastructure and the partners that will help

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<sup>18</sup> With the introduction of the National Planning Policy Framework

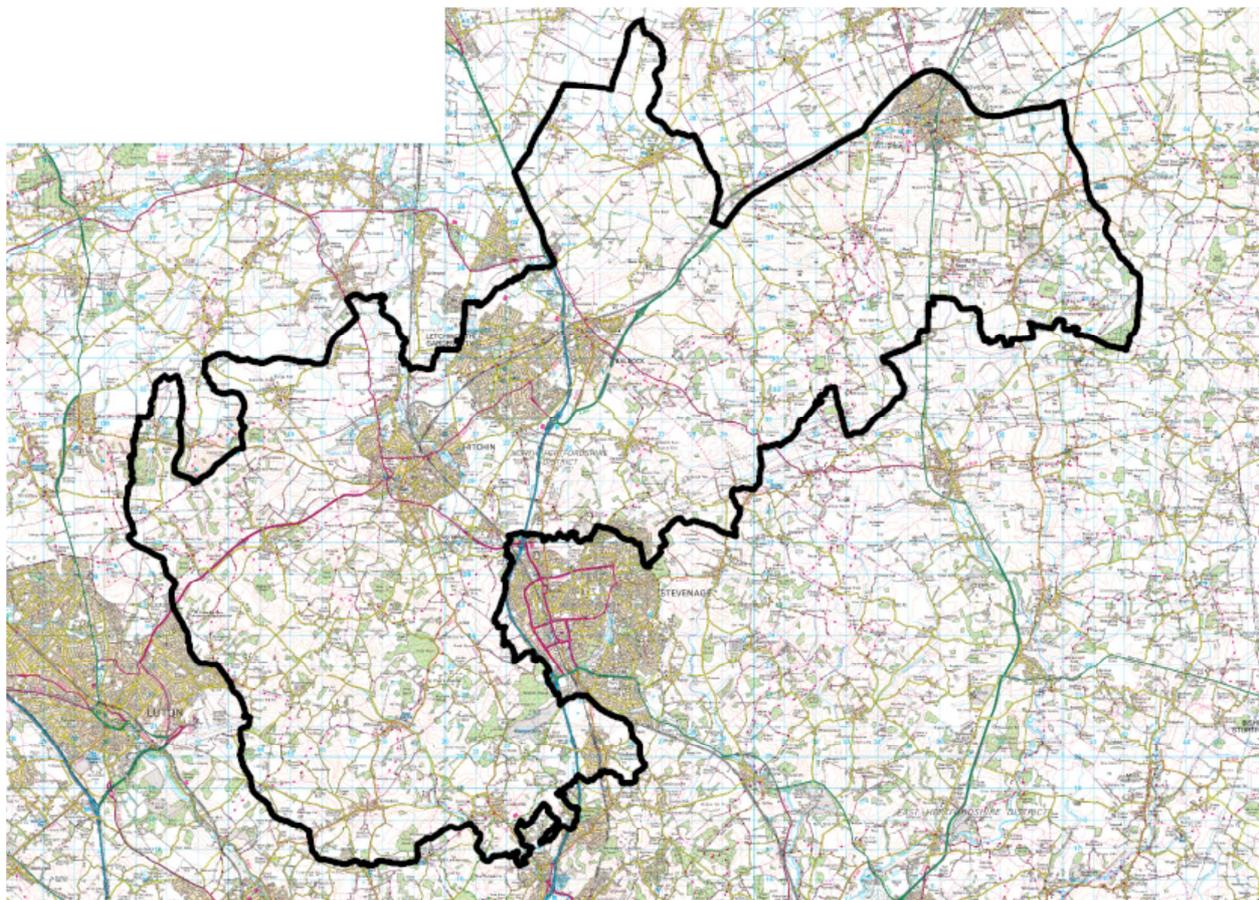
<sup>19</sup> September 2005

<sup>20</sup> September 2005

to deliver this. It sets out a monitoring framework that will be used to ensure that the vision and strategic policies are being met and sets out an approach to a future review of the plan.

The area covered by the Local Plan is shown in the map below.

Figure 1.1: North Hertfordshire District Council area



Source: NHDC 2016

### 1.4.2 Objectives of the Local Plan

The Plan objectives are informed by the National Planning Policy Framework (NPPF), which at paragraph 156 sets the strategic priorities that all local plans need to consider. The Plan objectives are shown in the table below.

Table 12 Local Plan objectives

<b><u>Environmental:</u></b>	
ENV1	Direct development towards the most sustainable locations which seek to maintain the existing settlement pattern.
ENV2	Protect and enhance the historic character of North Hertfordshire's towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.
ENV3	Protect, maintain and enhance the District's historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.
ENV4	Mitigate the effects of climate change by encouraging the use of sustainable construction techniques, the appropriate use of renewable energy technologies and reducing the risk of flooding.

ENV5	Reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by enhancing new green spaces and networks of green space for both recreation and wildlife.
<b><u>Economic:</u></b>	
ECON1	Support a vibrant, diverse and competitive local economy that provides a range of job opportunities enabling new and existing businesses to grow and thrive.
ECON2	Ensure an adequate supply of employment land, office accommodation and support facilities to meet the needs of new and existing businesses within our urban and rural areas.
ECON3	Provide for a greater mix of skilled jobs as well as providing opportunities for further education and skills training to promote investor confidence in locating to, or remaining in the District.
ECON4	Maintain and enhance the vitality and viability of our town, neighbourhood and village centres, as well as strengthening the retail roles of our town centres ensuring that they remain competitive and attractive for modern-day use.
ECON5	Support and enhance local businesses, services and facilities in urban and rural areas through tourism.
ECON6	Sustain the vitality of our villages and the rural economy in supporting rural diversification whilst ensuring development is of an appropriate scale and character.
ECON7	Improve access opportunities, minimise the need to travel, and encourage journeys to be made by sustainable means of transport to ease congestion, reduce carbon emissions and the impacts on air quality management areas.
ECON8	Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities
<b><u>Social:</u></b>	
SCO1	Identify locations for a range of types and tenures of homes, including affordable homes, to meet identified needs and provide adequate housing for an increasing and ageing population.
SCO2	Encourage safe and vibrant mixed communities that provide for the needs of all North Hertfordshire's residents.
SCO3	Improve access to, maintain and make provision for new facilities including community, sports, leisure, health and cultural facilities, that meet the needs of all North Hertfordshire's communities
SCO4	Enable rural communities to plan to meet their own local needs, especially through neighbourhood planning

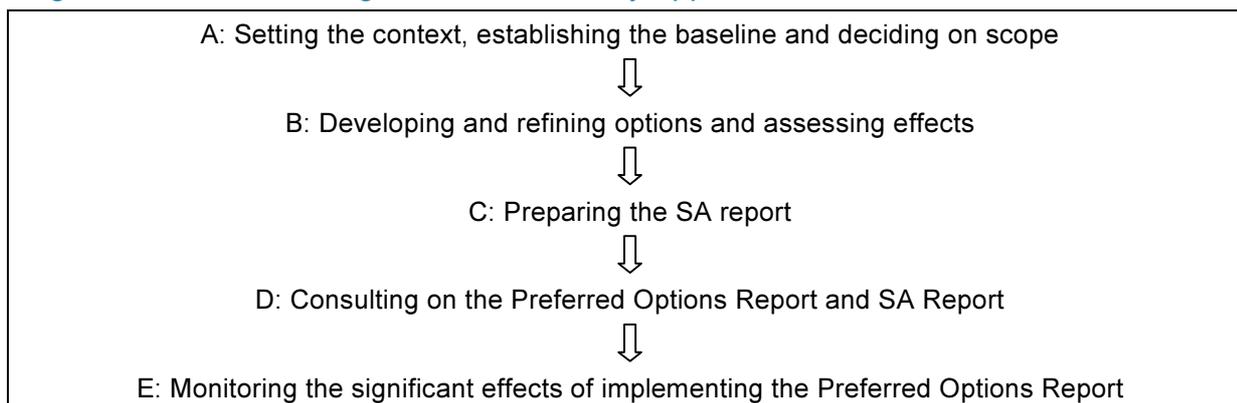
### 1.4.3 Options development

The development of strategic, policy and site options for the Plan is described in detail in section 4.

## 1.5 The five stages of Sustainability Appraisal

There are five stages (A to E) to the Appraisal, shown in Figure 1 below. The stages follow those indicated in the Practical Guide.

Figure 1.2: The five stages of sustainability appraisal



The table below provides further detail regarding the tasks included within the five stages and how they relate to the preparation stages for a Local Plan. This report is the draft SA report, referred to as Stage C. It contains the results of Stage B of the process. Consultation on this report is part of Stage D.

Table 13: Sustainability appraisal stages and tasks

<b>Local Plan Stage 1: Pre-production – Evidence gathering</b>
<b>Appraisal stage A: Setting the context and objectives, establishing the baseline and deciding on the scope of the sustainability appraisal</b>
A1 Identifying other relevant policies, plans, programmes and sustainability objectives
A2 Collecting baseline information
A3 Identifying sustainability issues and problems
A4 Developing the sustainability appraisal framework
A5 Consulting on the scope of the sustainability appraisal
<b>Local Plan Stage 2: Production</b>
<b>Appraisal stage B: Developing and refining options and assessing effects</b>
B1 Testing the plan objectives against the sustainability appraisal framework
B2 Appraising the plan options
B3 Predicting the effects of the plan
B4 Evaluating the effects of the plan
B5 Considering ways of mitigating adverse effects and maximising beneficial effects
B6 Proposing measures to monitor the significant effects of implementing the plan
<b>Appraisal stage C: Preparing the Sustainability Appraisal Report</b>
C1 Preparing the SA Report
<b>Appraisal stage D: Consulting on the preferred options of the Local Plan Sustainability Appraisal report</b>
D1 Public participation on the preferred options of the Local Plan and the Sustainability Appraisal report
D2 (i) Appraising significant changes
<b>Local Plan Stage 3: Examination</b>
D2 (ii) Appraising significant changes resulting from representations
<b>Local Plan Stage 4: Adoption and monitoring</b>
D3 Making decisions and providing information

<b>Appraisal stage E: Monitoring the significant effects of implementing the Local Plan</b>
E1 Finalising aims and methods for monitoring
E2 Responding to adverse effects

## 1.6 How the appraisal was carried out

### 1.6.1 Overview

As noted above, the development of the Local Plan started in 2005. The Council commissioned CAG Consultants to undertake most elements of the sustainability appraisal of earlier documents that have comprised the Local Plan process. Development of policy options was undertaken by the Council at all stages.

The long timescale over which the Plan has been developed, the number of different iterations, and the changes in planning policy over that time has been a key procedural challenge in undertaking this SA. However, with Proposed Submission Local Plan, all previous SA stages and outputs have been thoroughly reviewed to ensure they are relevant, up-to-date and address current planning policy and SA practice. This review has been undertaken by a consultancy independent of CAG Consultants.

The table below summarises the stages of the appraisal of the Local Plan. It shows the tasks that have been carried out to date, when they were carried out, any difficulties encountered, assumptions and uncertainties. It does not record SA work on earlier stages of the Local Plan which have since been discarded.

**Table 14: How the appraisal was carried out**

<b>Appraisal stage</b>	<b>When</b>	<b>Comments or Difficulties</b>
A1 Identifying other relevant policies plans and programmes and sustainability objectives	This stage has taken place during all stages of the documents' production. It was first undertaken as part of the Core Strategy Scoping Report in 2005. It was completely reviewed and updated in June 2012 to reflect changes in national planning policy and the introduction of the NPPF, and again in July 2016.	Many policies could potentially be relevant to the plan. Those ones reviewed were judged to be the key strategic documents relevant to the plan and the appraisal.
A2 Collecting baseline information	This stage was first undertaken as part of the production of the Scoping Report in 2005. The information was subsequently updated in November/December 2012 and July 2016.	Some difficulties were experienced in updating the original data. Most information remains available, although a number of data production agencies have changed or disbanded. At a regional level, with the demise of the East of England Development Agency and East of England Regional Assembly and the revocation of East of England Plan the regional data is becoming much more difficult to find and update.  The regional assessment has been

Appraisal stage	When	Comments or Difficulties
		updated as far as possible and the lack of data is not considered to influence the outcome of the assessment.
A3 Identifying sustainability issues and problems	This stage was also first completed with the production of the Scoping Report in 2005. It was then updated by the Council as part of the SA/SEA of the Housing Targets Consultation in March 2012. This was then further updated in June 2012, again in August 2014 and completely reviewed and updated in July 2016.	Quantitative data was not always available to inform the identification of key issues. In addition some strategy documents which originally informed the review of issues were not updated. However, the review of the baseline data in 2016 provided sufficient information to inform the 2016 update of issues.
A4 Developing the SA framework	<p>The initial framework was included in the 2005 Scoping Report for the Core Strategy and Development Policies and updated October 2006 and October 2007 in response to consultation comments.</p> <p>A revised version of the framework (to reflect how the objectives relate to site provision) was included in the 2007 Land Allocations Scoping Report, and updated in response to consultation comments.</p> <p>Both frameworks were reviewed in June 2012 to check whether any changes were needed as a result of the review of policy, plans and programmes and sustainability issues. They were reviewed again in August 2014 and July 2016, and have been used to undertake the assessments in the current report.</p>	<p>June 2012 and August 2014 reviews concluded no changes were needed to the framework.</p> <p>The July 2016 review included a detailed review and update of the significance criteria for site appraisals, which resulted in a clearer statement of the assumptions behind site appraisal judgements.</p>
A5 Consulting on the scope of the SA	<p>June –July 2005 (Core Strategy/Development Control Policies)</p> <p>Oct – Nov 2007 Land Allocations Development Plan Document (DPD)</p>	<p>The comments from statutory consultees and how they were taken account of are noted in Appendix 12. No topics were eliminated from the assessment as a result of the scoping process.</p> <p>As noted above, the frameworks included in these Scoping Reports have been used to undertake the assessments in the current report. There have been no changes to the appraisal framework,</p> <p>There have been a number of SA Reports produced since the scoping report accompanying consultations</p>

Appraisal stage	When	Comments or Difficulties
		on the emerging local plan, which have been sent to the 3 statutory consultees and been made available for public comment. No comments have been raised in relation to the scope of the SA.
B1 Testing the Local Plan Objectives against the SA Framework	Undertaken August 2005 as part of the appraisal of the Core Strategy and Development Policies. Local Plan objectives were reappraised in September 2014. New local plan objectives were appraised in August 2016 as outlined in this report.	The ongoing assessment of the local plan objectives was one way the SA influenced the plan development.
B2 Developing the options	The process of developing the options is outlined in detail in section 4 and section 5. This was lengthy and entailed a number of different types and scales of options.	The policy context has changed significantly during the plan development process, particularly the requirement to develop a target for housing numbers, and this has required several reviews of options for housing provision.
B3 Predicting the effects of the Local Plan B4 Evaluating the effects of the Local Plan B5 Considering ways of mitigating adverse effects and maximising beneficial effects	Appraisal of initial strategic and policy options completed August 2005, as part of the appraisal of the Core Strategy and Development Policies. Appraisal of options for housing numbers was undertaken in July 2016 and included in this report. Site options have been appraised in various previous documents in 2007, 2009, 2013, and 2014. In July 2016 all viable site options included in the Strategic Housing Land Availability Assessment (SHLAA) have been appraised, either by updating an existing appraisal of an earlier document, or undertaking a new appraisal. A review was undertaken of all significant negative effects, and how these could be mitigated. All policies were appraised in July and August 2016.	Data issues are discussed in the significance criteria which are contained in Appendix 5.
B6 Proposing measures to monitor the significant effects of the Local Plan	Significant effects indicators are to be included in the Local Plan Annual Monitoring Report as detailed in Section 9 of this report.	Monitoring is resource intensive and therefore needs to be realistic and measurable.

### 1.6.2 The testing process

This Sustainability Appraisal is an objectives-led process. This means that the potential effects of a plan are tested against a series of objectives for sustainable development (e.g. an objective *to use resources efficiently*). The development and detail of these objectives (called the **appraisal framework**) are described in section 2.6 below.

The SEA Regulations require the appraisal to identify significant effects of the Plan. In practice this involves assessing each aspect of the Plan against each of the sustainability objectives included in the appraisal framework. This was done using a formal matrix and has occurred at different stages of policy and site appraisal.

The effect of the option or policy on the SA objective was scored as follows: Major positive  $\sqrt{\checkmark}$ ; positive  $\checkmark$ ; major negative **XX**; negative **X**; uncertain **?**; or neutral **O**. In testing the plan objectives we used the same symbols, except that no double tick or cross was used. The testing process assessed the effect in the short, medium and long term, and included an explanation of the reasons for making the judgement. At the bottom a matrix, a summary of the strength and weaknesses was provided, along with suggested mitigation measures. The next section gives more detail on the testing process. The full matrices and summary conclusions for sites are included in Appendix 6 and 7, for the objectives in Appendix 3 and for policies in Appendix 10 and 11.

In completing the appraisal matrices a range of information was used. The assessment was based on the expert opinion of consultants and relevant technical officers, drawing on the baseline data and analysis of key sustainability issues, relevant research and site specific information.

For site assessments a wide range of other information was used. In order to make the assessment process of the sites consistent, significance criteria were developed before the assessment was undertaken. These defined the criteria used for identifying significant positive and negative effects for site, and are included as Appendix 5. The criteria included reference to accepted standards and thresholds where relevant. The full list of data used in the assessment against each objective is included in the significance criteria.

### 1.6.3 Defining significant effects

The SEA Regulations require the appraisal to identify significant effects. In our appraisal, major positive, positive, major negative and negative effects can all be defined as “significant”. Significance is assessed in terms of the **size** of the effect (e.g. whether a development will use a large or small amount of greenfield space) and the **importance** (e.g. will it take place on an important biodiversity site). In addition, the **cumulative** effect of a number of small insignificant effects, when taken together can produce a significant effect (e.g. the effect on landscape of a number of small developments in the countryside).

The Regulations also require the SEA to consider different characteristics of effects. These include: probability, duration, frequency and reversibility; the cumulative nature of the effects; the trans-boundary nature of the effects; (d) the risks to human health or the environment (for example, due to accidents); (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected). These characteristics are considered through the appraisal matrices and the commentary in the matrices. For example the matrices define short, medium, term and long effects, and also include an assessment of impacts on human health. Where relevant they comment on the other characteristics. The residual effects of the plan after mitigation are also summarised in section 8, and where relevant characteristics of effects are described. Cumulative effects are discussed further in section 7.

When appraising effects, the Regulations also require that value and vulnerability of the area likely to be affected be taken into account. This could be due to: the special natural characteristics or cultural heritage; exceeded environmental quality standards or limit values; intensive land-use; and the effects on areas or landscapes which have a recognised national, community or international protection status. These factors have been included in the significance criteria, and are addressed where relevant in the commentary in individual appraisal matrices.

#### 1.6.4 Consultation

In order to meet the requirements of the SEA Regulations, the planning authority must seek the views of the three designated environmental consultation bodies on the scope of the appraisal and on the draft report. It must also consult with the public on the draft report. The tables below show the consultation process to date and planned for the future. Appendix 10 lists comments made by the consultees on the previous stages of the process, and how they have been addressed.

**Table 15: Consultation process**

<b>Planning Document</b>	<b>Stage of SA</b>	<b>Date</b>	<b>Consultation methods</b>
<b>Core Strategy and Development Control Policies</b>	Draft Scoping report: tasks A1-A4	June and July 2005	It was sent to a range of consultees, including the statutory consultees, who were given a five week period to respond with comments. It was also made available on the Council's website.
	Appraisal of Options	September and October 2005.	Issues and Options paper sent out to same consultees and made available on the Council's website. They were also directed to the Options Appraisal Report, which was available on the Council's website.
<b>Land Allocations Development Plan Document (DPD)</b>	Draft Scoping report: tasks A1-A4	October and November 2007	It was sent to the statutory consultees, who were given a five week period to respond with comments. It was also made available on the Council's website.
	Development and Appraisal of Options	January-March 2008 June-August 2009	The Land Allocations Issues and Options paper was sent out to the same consultees and made available on the Council's website. They were directed to the SA/SEA report which was available on the Council's website.  A consultation meeting for key stakeholders was held on 19 <sup>th</sup> March 2008 to comment on the appraisal of the Issues and Options.  The Additional Suggested Sites Issues and Options and the Housing Growth Targets documents were also sent out to the same consultees and made available on the Council's

			website. They were directed to the relevant SA/SEA reports which were available on the Council's website.
<b>Local Plan</b>	Housing Options	February-March 2013	The Housing Options consultation documents were sent out to statutory consultees and other key stakeholders, and made available on the Council's website. The Housing Options Appraisal Report was also made available on the Council's website.
	Housing Additional location Options	July-August 2013	The Housing Additional Location Options consultation documents were sent out to statutory consultees and other key stakeholders, and made available on the Council's website. The Housing Additional Location Options Appraisal Report was also made available on the Council's website.
	Preferred Options	December 2014 - January 2015	The Preferred Options consultation documents were sent out to statutory consultees and other key stakeholders, and made available on the Council's website. The Preferred Options Appraisal Report was also made available on the Council's website.
	Proposed Submission version	October – November 2016	The Proposed Submission Local Plan will be sent out to statutory consultees and other key stakeholders, and made available on the Council's website. This Appraisal Report will be made available on the Council's website.

## 2 Context, baseline and sustainability objectives

### 2.1 North Hertfordshire - overview

The following gives a brief profile of the district. More detailed baseline information is discussed in 2.3 below.

#### 2.1.1 Environment

North Hertfordshire comprises a broad band of 375km<sup>2</sup> of attractive undulating countryside following the chalk escarpment of the Chiltern Hills and East Anglian Heights, which are separated by the 'Hitchin Gap' through which the East Coast Main Line railway passes. This ridge forms the watershed between the river basins of the Thames and the Wash. The highest point is Telegraph Hill at Lilley, at 184m above sea level and the lowest point of 32m above sea level is where the River Rhee leaves the district north of Ashwell. Most of the rural area is farmland, although there is some woodland, especially in the west of the district. Part of the district around Lilley and Hexton is within the Chilterns Area of Outstanding Natural Beauty. The district contains a variety of habitats for wildlife and plants, including areas of high biodiversity - notably the chalk grasslands and chalky boulder clay woodlands and meadows in the east of the district, the oak and hornbeam woodlands of the west of the district and the wet meadows and fens along the River Hiz and its tributaries.

The district has four main settlements: the historic market towns of Hitchin, Baldock and Royston and the world's first Garden City, Letchworth. It also includes most of the Great Ashby estate, which is part of the urban area of Stevenage, and numerous villages and hamlets. The district has 35 civil parishes and three unparished areas (Hitchin, Letchworth and Baldock). All the towns and many of the villages have historic areas and buildings; there are 40 conservation areas and approximately 2750 listed buildings. The district has a long history of human habitation and is crossed by the prehistoric Icknield Way. It also contains many ancient monuments, including the Iron Age Ravensburgh Castle at Hexton, the largest fort in south-east England.

In common with the rest of the world, the district needs to look at how to minimise the impacts of climate change, both by minimising the contribution human life makes to climate change and by adapting to new climate patterns. Whilst the district is highly unlikely to be directly affected by rising sea levels (although if all the world's ice sheets melted, Hitchin and Royston would likely <sup>21</sup>be submerged), the changing climate will have a profound effect on our water and food supplies and way of life in general.

#### 2.1.2 Society

The district has a population of about 127,100<sup>22</sup> people. Just over 75% of the population live in the four towns or Great Ashby. A combination of factors, including people living longer, fewer people living in each home, proximity to London and relatively low interest rates have been causing housing costs to rise. The cost of housing relative to local incomes in the district is high and is beyond the reach of many, especially young adults. This is reflected in a skewed age profile - the district has significantly fewer people aged 18 - 30 than it does under 18s and over 30s.

All the towns have a range of sport, recreation and community facilities, schools and libraries. Knebworth, the largest village, also has a library. There are three public indoor swimming pools, two

<sup>21</sup> National Geographic Climate Change Map

<sup>22</sup> From 2011 Census

public outdoor swimming pools and three major leisure centres. There are several museums and a three screen cinema at Letchworth Garden City. There are several community and village halls across the district.

### 2.1.3 Economy

The district has good rail and road links. There are five stations in the district and one just 300m outside it (Ashwell & Morden). Direct services from the district's stations run north to Peterborough, north east to Cambridge and King's Lynn and south to London and Hertford. There are direct rail services between each of the stations in the district and also to Stevenage for connections to the inter-city service to the north east and Scotland. However, there are no rail links from the district's stations to the west. There is a range of local bus services, although services can be infrequent, particularly in the rural area. The A1 from London to Edinburgh passes through the district, and for most of its length in the district is a motorway. The A505 is the main east-west route, from Leighton Buzzard to the M11 near Duxford. Other main roads include the A600, A602 and A507. Car usage and ownership is high in the district, and traffic congestion is seen as one of the areas where residents would most like to see improvements<sup>23</sup>.

The district is also near to two international airports, London Luton Airport immediately adjoining the district boundary to the west and London Stansted Airport a further away to the east. They are a source of employment and bring economic benefits, but they also bring environmental impacts from noise, air pollution and vibrations, both from the air traffic itself and from land traffic to and from the airports. There is no one dominant centre serving the district. Hitchin town centre is the largest retail destination, followed by Letchworth and there are large employment areas in Letchworth, Hitchin and Royston. There are traditional markets in Hitchin, Baldock and Royston and Business Improvement Districts are currently operating in Hitchin, Letchworth Garden City and Royston. The district's settlements have a complex system of interdependencies with each other and with surrounding larger towns, notably Stevenage, Luton, Cambridge, Welwyn Garden City, Milton Keynes and London. A substantial proportion of the district's population commutes to these larger centres for work and for shopping. There is noteworthy leakage of retail expenditure from the district's population using retail centres elsewhere<sup>24</sup>. In the rural areas, there are a number of village shops and services, although these have declined in recent years.

## 2.2 Links to other policies, plans and programmes

Task A1 of the appraisal process involves identifying other relevant policies, plans, programmes and sustainability objectives.

Relevant documents at international, national, regional and local level have been reviewed. For each document the following information has been collated:

1. Key objectives relevant to the Local Plan and SA
2. Key targets and indicators relevant to the Local Plan and SA
3. Implications for the Local Plan
4. Implications for SA

Key messages from the review are shown in the table below.

<sup>23</sup> Census 2011 / NHDC Local Plan Preferred Options consultation responses

<sup>24</sup> NHDC Town Centre and Retail Study (2016)

Table 16: Key messages from review of other policies plans and programmes.

SA Theme	Key messages from PPP Review
Economic Activity	<ul style="list-style-type: none"> <li>• Promote green growth</li> <li>• Use infrastructure levy to help fund infrastructure projects that support growth</li> <li>• Investment in infrastructure, including public transport infrastructure</li> <li>• Recognise the economic value of ecosystem services</li> <li>• Encourage and enable housing growth</li> <li>• Create local employment opportunities</li> <li>• Enhance skills to reduce unemployment and deprivation</li> <li>• Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment</li> <li>• Encourage growth in science and technology and creative industries.</li> <li>• Support small businesses</li> </ul>
Land-use and development patterns	<ul style="list-style-type: none"> <li>• Encourage the use of previously developed (brownfield) land</li> <li>• Promote the re-use of derelict land and buildings</li> <li>• Reduce amount of contaminated land</li> <li>• Avoid using best and most versatile agricultural land for development</li> <li>• Encourage land management that will protect water quality</li> <li>• Improve public transport</li> <li>• Improve cycling and walking infrastructure</li> <li>• Deliver networks of green infrastructure and open space</li> <li>• Encourage sustainable transport and reduce the need to travel</li> <li>• Promote access to the countryside and green space</li> <li>• Reduce traffic and congestion</li> </ul>
Environmental protection	<ul style="list-style-type: none"> <li>• Halt biodiversity loss, support well-functioning ecosystems, and establish coherent ecological networks</li> <li>• Protect and enhance designated sites, priority species and habitats and ecological networks</li> <li>• Combat alien species</li> <li>• Reduce / minimise water pollution</li> <li>• Protect surface and groundwater quality</li> <li>• Prevent further deterioration of aquatic ecosystems in accordance with the Water Framework Directive</li> <li>• Protect and enhance natural landscapes and townscapes</li> <li>• Promote high quality design that protects the natural and historic environment</li> <li>• Respect cultural heritage assets and their settings</li> <li>• Improve the quality of the built environment</li> </ul>
Climate change	<ul style="list-style-type: none"> <li>• Reduce greenhouse gas emissions</li> <li>• Move towards a low carbon economy</li> <li>• Build resilience to climate change, and in particular flood risk</li> <li>• Support renewable energy</li> <li>• Avoid development in areas of flood risk</li> <li>• Reduce the risk of flooding arising from new development</li> <li>• Promote the use of Sustainable Drainage Systems (SuDS)</li> </ul>
A just society	<ul style="list-style-type: none"> <li>• Reduce fuel poverty</li> <li>• Promote improvements in health and wellbeing</li> </ul>

	<ul style="list-style-type: none"> <li>• Connect people with nature to deliver health and well-being improvements</li> <li>• Ensure social equality and prosperity for all</li> <li>• Promote integrated communities and foster social capital</li> <li>• Make appropriate provision for travellers</li> <li>• Encourage and enable housing growth and deliver an appropriate mix of housing to meet local needs, built to high design quality and environmental standards</li> <li>• Improve road safety</li> <li>• Promote walking and cycling as a healthy lifestyle choice</li> <li>• Ensure that air quality is maintained or improved and that air pollutants are minimised</li> </ul>
Resource use and waste	<ul style="list-style-type: none"> <li>• Improve water efficiency</li> <li>• Ensure sustainable water catchment management</li> <li>• Ensure appropriate investment in water and waste management infrastructure to accommodate new development</li> <li>• Work towards a more sustainable and efficient approach to resource use and waste management</li> <li>• Drive waste management up the waste hierarchy</li> </ul>
Town centres	<ul style="list-style-type: none"> <li>• Reinvigorate Hertfordshire's places</li> <li>• Address localised disadvantage in the New Towns</li> <li>• Improve vitality of town centres</li> </ul>

This information has been used to inform the subsequent stages of the SA and local plan process, which are covered in later sections of this document. The themes arising from the review, and the key messages were used in the following stages of the SA:

- Identification of sustainability issues (task A3);
- Development of the SA framework (task A4); and
- Baseline review (task A2).

The review was updated in July 2012 to reflect the changes in the planning system, and further updated in April 2016. The updated review is included as Appendix 1 to this report.

## 2.3 Baseline review

Task A2 of the appraisal process involves collecting relevant social, environmental and economic baseline information and producing a characterisation of North Hertfordshire.

As its name implies, the baseline review describes the current social, economic and environmental conditions in the District. The Practical Guide notes that baseline information provides the basis for predicting and monitoring effects and helps to identify problems and alternative ways of dealing with them<sup>25</sup>.

Collecting baseline information therefore contributes to the effectiveness of the appraisal. The aim is to collect information relating to each of the sustainability objectives. However, in reality there will be gaps in data availability. The Practical Guide comments that *not all information may be available immediately*.

<sup>25</sup> See page 27 of the Practical Guide.

*The SEA team may need to consider whether improvements are needed to current information collection to fill existing gaps.*<sup>26</sup>

The baseline review meets the requirements of the SEA Regulations to provide information on *the environmental characteristics of the area likely to be affected*<sup>27</sup>.

The baseline review for North Hertfordshire was first undertaken in 2005, fully updated in January 2009, reviewed and partly updated in December 2012, and completely updated in August 2016. It is included as Appendix 2. It also summarises data for a series of indicators associated with each of the sustainability appraisal objectives. Where it is available, the review gives comparable data for Hertfordshire, the East of England region, and the UK.

The information from the baseline review was used to identify key sustainability issues, and identify the objectives to be used in the appraisal framework. Both of these are discussed in the following sections.

## 2.4 Sustainability Issues

Task A3 of the appraisal process involves identifying key sustainability issues for the SA to address.

The identification of sustainability issues helps to define key issues for the Local Plan and develop sustainable plan objectives and options and also provides useful information for the sustainability appraisal process itself. It informed stage B of the process where options and policies were tested against the appraisal objectives. For example, when testing options for development in villages, information that *access to services for those in villages without a car* is a sustainability problem informed the judgements made in the testing process and influenced the choice of options.

The identification of sustainability issues meets the requirements of the SEA Regulations to identify *any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance*<sup>28</sup>.

The key sustainability issues were developed from the review of plans, programmes and policies and the baseline review, both discussed above.

The list was then refined, based on discussions with the Officer Steering Group at a meeting on May 18<sup>th</sup> 2005, which included other sources of information. It was then updated in January 2009 along with the baseline review. It was also updated by the Council as part of the SA/SEA of the Core Strategy in May 2011. This was then further updated in June 2012 and reviewed with a minor update in September 2014, with a full update in August 2016. The revised list is shown in Appendix 2 and is summarised in the table below, under the themes identified through the review of other Plans, Policies and Programmes.

**Table 17: Key sustainability issues**

<b>Economic activity</b>
Need to provide more highly-skilled employment opportunities in the District. There is a significant net daily outflow of commuters, with the average out commuter being more highly skilled than the average in-commuter.

<sup>26</sup> See page 50 of the Practical Guide

<sup>27</sup> Schedule 2

<sup>28</sup> Ibid

Difficulties in competing with large urban centres for the provision of employment and facilities.
Promotion of rural tourism. Visitors can be important to rural areas, but the District is not seen as a prime tourist location.
<b>Land use and development patterns</b>
Significant and increasing pressure on greenfield sites in order to meet the needs for housing and economic growth.
The development of greenfield sites on the edges of existing settlements may reduce access to open countryside for existing residents.
Population and mobility factors have changed the function of villages from employment service centres to dormitory/residential functions reducing their social and physical diversity.
The density of traffic on the principal road network is high and increasing but the rural nature of the District makes the provision of sustainable travel modes more challenging.
<b>Environmental protection</b>
Pressures on locally significant habitats and species in the District. These include fragmentation of habitats, loss of corridors and the direct impacts of agriculture and new development, including waste water treatment and water extraction.
Landscape and townscape character likely to be impacted by the significant level of new development needed in the District.
The District's rich heritage of market towns and the Garden City suggest that there are localised heritage issues which will arise over more detailed site selection.
Quality of surface and ground water could be threatened by the water supply needs and drainage from future developments. North Hertfordshire is in an area of groundwater sensitivity and there are constraints on sewage infrastructure around Royston and Stevenage.
Although data is limited, air quality issues could become more significant with continued growth in development and traffic.
<b>Climate change</b>
Emissions of greenhouse gases in the District could rise with further development in the District and associated growth in transport.
A significant number of existing homes and potential new development sites face surface water flood risks.
<b>A just society</b>
Whilst the District is relatively prosperous there are pockets of income and/ or multiple deprivation in relation to national standards. In the towns these occur in parts of Hitchin and Letchworth. In the rural areas specific issues are isolation and lack of access to services.
There has been a reduction in village services and employment over the last 20 years. This particularly affects the elderly and young people.
Although lower than the County average, high and increasing property prices mean home ownership is out of the reach of many households.
Noise from air and road transport has a significant effect on quality of life in the District. Proposed developments will have significant additional impacts.
<b>Resource use and waste</b>
Although not yet a barrier to new development, water supply in the District could become constrained in future decades.
The costs of and constraints on landfilling waste and the need to reduce emissions mean there is a need for ongoing improvements to waste reduction, reuse and recycling.

## 2.5 What would happen without the Plan?

The Guidance requires the SA report to consider the likely evolution of the environment without implementation of the plan.

By not preparing a Local Plan the Council would lose control of where development occurs. This would mean that any potential development could be considered favourably depending on the merits of the application. Whilst NPPF policies and other national guidance would apply, locally set policies that could deliver local benefits and take account of local circumstances would not be implemented. It would also not be possible to plan strategically for development.

This could mean that the need for delivering housing in an area of high demand might be considered through the planning process to outweigh any potential environmental impacts and so impacts could be substantial and potentially not mitigated.

There would be no cumulative assessment of the sites; on a case by case basis a site may be considered acceptable but in combination with another it may not. By not preparing a local plan this assessment will not happen and small impacts of sites may combine to create more significant impacts.

The table below outlines what could happen against each of the sustainability objectives developed for the Plan (as discussed in the next section).

**Table 18: What could happen in the absence of a plan?**

SA objective	What could happen in the absence of a plan
1 Achieve sustainable levels of prosperity and economic growth	<p>Economic development and redevelopment would continue within the existing designated areas and in accordance with the NPPF, however, additional land for economic development as detailed in evidence to the local plan, would not come forward as some of it is proposed in areas that are currently designated Green Belt.</p> <p>As a result economic activity would be stifled and pressure for residential may in fact reduce in the amount of land available for employment and economic uses in the long term.</p>
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<p>Whilst national policy encourages use of brownfield land, the potential for development to occur anywhere means that development would not prioritise the use of brownfield sites and land of low environmental and amenity value.</p> <p>A do nothing approach would also not maximise reuse of vacant buildings and derelict land or minimise the loss of the best and most versatile agricultural land as development could occur anywhere.</p> <p>It may reduce the quantity of unremediated contaminated land as all potential sites would be considered as acceptable in principle.</p>
2(b) Provide access to green spaces	<p>Whilst national policy would apply, locally defined policies providing guidance on improving access for all residents of the District to green spaces would not necessarily occur.</p> <p>Unplanned development would not facilitate opportunities for people to come into contact with and appreciate wildlife and wild places.</p> <p>There is no certainty that this would maintain/improve the public right of way network.</p>
2 (c) Deliver more sustainable location patterns and reduce the use of motor	<p>Unplanned development wouldn't necessarily locate development so as to reduce the need to travel or reduce car</p>

vehicles	reliance, encourage walking, cycle, bus, and train use. It wouldn't reduce road freight movements or avoid exacerbating local traffic congestion As development wouldn't be coordinated there's no guarantee that it would provide affordable and accessible public transport in towns and in rural areas.
3(a) Protect and enhance biodiversity	Whilst national policies and guidance to protect biodiversity will still apply; protection of locally identified habitats and creation of links between habitats may not be taken into account.
3(b) Protect and enhance landscapes	Whilst national policies and guidance to protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB will apply the unplanned development may have a cumulative impact.
3(c) Conserve and where appropriate, enhance the historic environment	Whilst national policies and guidance to conserve and enhance the historic built character of the District's towns and villages may apply locally designated assets may not be adequately protected.
3(d) Reduce pollution from any source	National legislation would apply and so legally protected issues would be mitigated, but cumulative impacts and local issues may not be considered adequately.
4(a) Reduce greenhouse gas emissions	Locations of developments would not be planned and so opportunities for minimising energy consumption by transport and in buildings would not be realised.
4(b) Improve the District's ability to adapt to climate change	National guidance on flood risk would still apply, but sequential testing of sites would not occur in advance of application process and so areas at risk of flooding may not be considered.
5(a) Share benefits of prosperity fairly	Without a plan development would still occur within settlement boundaries, which may contribute to deprived areas, however pressure for residential development may impact on employment areas and the opportunities they bring.
5(b) Provide access to services and facilities for all	Without a plan development would still occur within settlement boundaries, which may contribute to local infrastructure, however there would be no large scale residential allocations which will include opportunities for improved infrastructure on a larger scale.
5(c) Promote community cohesion	Without a plan development would still occur within settlement boundaries, which may contribute to local community infrastructure, however there would be no large scale residential allocations which will include opportunities for improved community infrastructure on a larger scale.
5(d) Increase access to decent and affordable housing	Without a plan development would still occur within settlement boundaries, however the levels of affordable housing would not reflect the levels required by the new plan and larger sites are traditionally more viable, meaning the overall quantum would be significantly reduced.
5(e) Reduce crime rates and fear of crime	Without a plan development would still occur which may or may not impact on crime and fear of crime. Large-scale development may present greater opportunities to reduce crime through design as apposed to unplanned ad-hoc locations.
5(f) Improve conditions and services that engender good health and reduce	Unplanned development may not help promote healthy lifestyles as it wouldn't necessarily be located to deliver

health inequalities	<p>solutions in the right location, especially cumulatively and in combination with other developments. The ad hoc nature of development mean private cars would be the main mode of transport.</p> <p>New development provides potential for additional greenspaces and facilities, without the plan spaces within urban areas will come under increasing pressure for development.</p> <p>That said, without a plan the level of housing would not be as high and so there wouldn't be as many additional cars and noise pollution.</p>
5(g) Increase participation in education and life-long learning	Without a plan development could still contribute to education facilities, however large-scale development provides the opportunity for large scale, new facilities as well as an increase in employment land.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	New large scale development provides potential for additional greenspaces and facilities. Without the plan spaces within urban areas will come under increasing pressure for development. The existing facilities may also be overcrowded.
6(a) Use natural resources efficiently; reuse, use recycled where possible	<p>Development would not minimise the demand for raw materials or minimise wastage caused by construction methods as development would be uncoordinated.</p> <p>National standards would ensure water consumption to levels is supportable by natural process and storage systems.</p>
6(b) Reduce waste	Whilst national policies would apply there is no guarantee that development would reduce, reuse or recycle waste generated.
7 Promote sustainable urban living	<p>Without a plan redevelopment of town centre sites for mixed use could still occur depending on market share and increased population.</p> <p>Without large scale development identified in the plan, which includes additional retail floorspace in the form of strategic sites, the vitality and trade draw of the district's town centres may also increase, however, it may not provide facilities in the locations that people want them and may mean an increase in out of town retail applications if sites in the town centre aren't deliverable.</p>

## 2.6 The sustainability appraisal framework

As outlined earlier, Sustainability Appraisal is an objectives-led process. Task A4 of the appraisal process involves developing the SA framework, consisting of the sustainability objectives<sup>29</sup>.

The Practical Guide suggests that planning authorities may also choose to include more detailed sub-objectives in their SA Framework. Sub-objectives can help to ensure that all the key issues to be considered in the SA are incorporated in the SA Framework. An example of a sub-objective for resource efficiency could be to reduce water use.

<sup>29</sup> We have chosen not to link the framework itself to targets and indicators, however the Baseline Review includes indicators and any targets related to each of the Sustainability Objectives.

It should be noted that the SA objectives are distinct from the Plan objectives though they may in some cases overlap with them.

The SA objectives were drawn up using the themes from the review of other Policies, Plans and Programmes, and drawing on the baseline review, and specifically the key sustainability issues listed above. It was refined in consultation with council officers<sup>30</sup> and in response to consultation comments received. Consultation comments received on the appraisal framework are included in Appendix 12, which outlines the changes made as a result. All topics required by the SEA Regulations have been addressed by the objectives, and none have been scoped out.

The framework was reviewed again in December 2012 and in August 2016. These reviews took account of the review of plans, programmes and policies (particularly the introduction of the NPPF), and of key sustainability issues. In each review it was not considered that any changes were needed to the framework, as it meets the requirements of the NPPF and the other new plans, programmes and policies and addresses new sustainability issues identified.

This framework was used for the **appraisal of objectives, alternatives and policies** and is shown in the table below. The objectives which address the issues which are required to be covered by the SEA Regulations<sup>31</sup> are shown underlined. It should be noted that the appraisal method used did not involve using baseline and monitoring indicators as part of the assessment.

**Table 19: Appraisal framework**

<b>SA Objective<sup>32</sup></b>	<b>SA Sub Objective: <i>will the policy or proposal help to...</i></b>
<b>ECONOMIC ACTIVITY</b>	
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> <li>• maintain a diversified economy, with increased resilience to external shocks?</li> <li>• encourage new business to start-up and thrive in the District?</li> <li>• support and encourage the rural economy and diversification?</li> <li>• support and promote sustainable tourism in towns and rural areas?</li> <li>• improve the quality of local jobs available to people in the District?</li> <li>• increase the skills base?</li> <li>• make the cost of housing more affordable to those employed in the District?</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>	
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	<ul style="list-style-type: none"> <li>• promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?</li> <li>• maximise reuse of vacant buildings and derelict land?</li> <li>• minimise the loss of the best and most versatile agricultural land?</li> <li>• reduce quantity of unremediated contaminated land?</li> </ul>
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> <li>• provide/improve access for all residents of the District to green spaces?</li> <li>• provide opportunities for people to come into contact with and appreciate wildlife and wild places?</li> <li>• maintain/improve the public right of way network?</li> </ul>
<u>2 (c) Deliver more</u>	<ul style="list-style-type: none"> <li>• locate development so as to reduce the need to travel?</li> </ul>

<sup>30</sup> Officer Steering Group at a meeting on May 18th 2005

<sup>31</sup> Listed in Schedule 2

<sup>32</sup> Those relevant to the SEA Regulations are shown underlined

<b>SA Objective<sup>32</sup></b>	<b>SA Sub Objective:</b> <i>will the policy or proposal help to...</i>
<u>sustainable location patterns and reduce the use of motor vehicles</u>	<ul style="list-style-type: none"> <li>• reduce car reliance, encourage walking, cycle, bus, and train use?</li> <li>• reduce road freight movements?</li> <li>• avoid exacerbating local traffic congestion?</li> <li>• provide affordable, accessible public transport in towns and in rural areas?</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>	
<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> <li>• protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?</li> <li>• support and maintain extent of wetland habitat and river habitats?</li> </ul>
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> <li>• protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?</li> </ul>
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> <li>• conserve and enhance the historic built character of the District's town's and villages?</li> <li>• protect sites of archaeological and historic importance, whether designated or not?</li> </ul>
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> <li>• improve the water quality of rivers and groundwater supplies?</li> <li>• achieve good air quality?</li> <li>• reduce ambient noise, especially from traffic?</li> <li>• reduce light pollution in the District?</li> <li>• protect soil quality?</li> </ul>
<b>CLIMATE CHANGE</b>	
<u>4(a) Reduce greenhouse gas emissions</u>	<ul style="list-style-type: none"> <li>• minimise energy consumption by transport and in buildings?</li> <li>• increase proportion of energy generated by renewable sources?</li> <li>• encourage use of local suppliers and the consumption of local produce?</li> </ul>
<u>4(b) Improve the District's ability to adapt to climate change</u>	<ul style="list-style-type: none"> <li>• reduce vulnerability to climate change, exploit any benefits?</li> <li>• avoid development in areas at risk from flooding?</li> </ul>
<b>A JUST SOCIETY</b>	
<u>5(a) Share benefits of prosperity fairly</u>	<ul style="list-style-type: none"> <li>• reduce disparities in income levels?</li> <li>• contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?</li> <li>• provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?</li> <li>• encourage entrepreneurial activity in deprived areas?</li> </ul>
<u>5(b) Provide access to services and facilities for all</u>	<ul style="list-style-type: none"> <li>• provide access to services and facilities without need to use a car?</li> <li>• retain rural services, especially shops, post offices, schools, health centres and bus services?</li> <li>• recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?</li> </ul>
<u>5(c) Promote community cohesion</u>	<ul style="list-style-type: none"> <li>• support development of voluntary sector?</li> <li>• encourage development of community run business?</li> <li>• encourage people's feelings of belonging, for example by providing community meeting places?</li> <li>• recognise and value cultural and ethnic diversity?</li> </ul>

<b>SA Objective<sup>32</sup></b>	<b>SA Sub Objective: <i>will the policy or proposal help to...</i></b>
5(d) Increase access to decent and affordable housing	<ul style="list-style-type: none"> <li>• help improve the quality of the housing stock and reduce the number of unfit homes?</li> <li>• increase access to affordable housing, particularly for the young, the disabled and key workers?</li> </ul>
5(e) Reduce crime rates and fear of crime	<ul style="list-style-type: none"> <li>• encourage crime reduction, particularly through the appropriate design of new development?</li> <li>• help reduce the fear of crime?</li> </ul>
<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	<ul style="list-style-type: none"> <li>• help promote healthy lifestyles?</li> <li>• improve access to health services by means other than private cars?</li> <li>• reduce ambient noise near residential and amenity areas?</li> <li>• reduce road accidents?</li> <li>• reduce accidents and damage from fires?</li> </ul>
5(g) Increase participation in education and life-long learning	<ul style="list-style-type: none"> <li>• improve access to skills learning by young people?</li> <li>• improve access to skills learning by adults?</li> </ul>
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	<ul style="list-style-type: none"> <li>• increase access to culture, leisure and recreational activities?</li> </ul>
<b>RESOURCE USE AND WASTE</b>	
<u>6(a) Use natural resources efficiently; reuse, use recycled where possible</u>	<ul style="list-style-type: none"> <li>• minimise the demand for raw materials?</li> <li>• encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?</li> <li>• limit water consumption to levels supportable by natural process and storage systems?</li> <li>• protect groundwater resources?</li> <li>• promote sustainable drainage systems?</li> <li>• reduce minerals extracted and imported?</li> </ul>
<u>6(b) Reduce waste</u>	<ul style="list-style-type: none"> <li>• reduce, reuse or recycle waste generated?</li> </ul>
<b>TOWN CENTRES</b>	
7 Promote sustainable urban living	<ul style="list-style-type: none"> <li>• encourage wider range of shops and services in town centres?</li> <li>• encourage more people to live in town centres?</li> <li>• encourage mixed use developments in town centres?</li> <li>• improve transport connections in, and to, town centres?</li> <li>• encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?</li> <li>• protect or improve the quality of the public realm in towns?</li> </ul>

A modified version of this framework was used for the appraisal of sites. This modified framework includes specific sub-questions related to site allocations and excludes issues which are addressed in the Local Plan and cannot be influenced by site allocations. It was also modified in response to consultation comments on the Land Allocations SA/SEA Scoping Report (September 2007). These comments and the changes made as a result can also be viewed in Appendix 12. The modified framework is shown in Appendix 5.

## 3 Testing the Plan objectives

### 3.1 Results of testing process

Task B1 requires that the Plan objectives be tested against the Sustainability Appraisal objectives. The Local Plan includes a set of objectives which are quoted in section 1.3 above. A previous iteration of the objectives was tested against the appraisal framework. The conclusions are shown in the table below. The wording of the strategic objectives has been amended by the Council to take account of the recommendations. The detailed testing matrix is contained in appendix 3.

**Table 20: Conclusions of appraisal of objectives**

<p><b>Conclusions</b></p> <ol style="list-style-type: none"> <li>1. Almost all the Local Plan objectives are positively compatible or neutral when tested against the sustainability appraisal objectives.</li> <li>2. There is a tension evidenced in the points of conflict between promoting town centres and brown field development and associated impacts in settlements, such a health impacts on existing residents and built heritage setting impacts. There is also a tension in the points of conflicted noted between supporting town centre and brownfield development and supporting rural development, which often has a greenfield impact. These tensions are expected, standard mitigation is available to address many of the impacts, and will be considered in more detail at the project stage.</li> <li>3. Employment land and housing are proposed, which can have a greenfield impact, but these are proposed to be located in the most sustainable locations which seek to maintain existing settlement patterns and protecting the areas of highest amenity value. There may be some greenfield development, and arising impacts to biodiversity and landscape, but these should be limited and there is standard mitigation to address these issues at the project level.</li> <li>4. Environmental Objective 1 seeks to protect areas of highest environmental value but not enhance them. It is thus in conflict with SA objects 3a, and 3d which seek to protect and <u>enhance</u> areas of high environmental value.</li> <li>5. Economic Objective 3 has the potential to provide a benefit in sharing the benefits of prosperity, but there may need to be targeted intervention to ensure benefits go to deprived areas, unemployed or other specific groups who could benefit. This could align with SA objective 5g, which currently has limited positive compatibility with the plan objectives.</li> <li>6. There may be the possibility of enhancing some benefits cumulatively. For example: Environmental Objective 2 which addresses climate change could be modified to maximise benefits to disadvantaged groups. The economic benefits from sustainable construction techniques and renewable energy technology could be focused on those with a skills disadvantaged, such as through the provision of training courses, local skills contracts and apprenticeship programmes. Environmental Objective 4 in protecting local character and promoting good design could be used to create positive impacts in social justice (SA obj 6-h) and reduction to waste (6a-b) if could improve local skills through training and apprenticeships in local build trades/traditional crafts and reuse of materials. Environmental Objective 2 could help to meet SA objective 6b if commitment to reusing and recycling waste was included. (i.e., recycled building materials, waste to energy proposals).</li> </ol>
<p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>• Add “enhance” to Environmental Objective 1.</li> <li>• Modify Economic Objective 3, to include commitment to “promote opportunities for this greater mix of skilled jobs to those in deprived areas, unemployed, at a skills disadvantage or other specific groups who could benefit.”</li> <li>• Consider other opportunities to enhance cumulative benefits, such as include reference to reusing and recycling waste in Environmental Objective 2.</li> </ul>

## 4 Options development and appraisal

### 4.1 Introduction

A key part of the process of producing the Local Plan has been to identify policy options for how the District should develop, and in particular where development should happen, and how much development there should be. Options development (known as alternatives in the language of the SEA Regulations), but referred to as options in this report to reflect common practice in planning in the UK) is also an important part of the SA/SEA process.

Options for housing numbers have been considered throughout the Local Plan development process. In order to reflect changing circumstances and support the decision-making process, a new set of options for housing numbers was identified and appraised in 2016. The purpose of this was to assess the likely significant effect of the amount of housing proposed and understand the impacts of potential reasonable alternatives. The results are summarised in 4.2 below and full matrices for each option can be found in Appendix 4.

Strategic and policy options were initially outlined, appraised and consulted on in 2005.<sup>33</sup> These covered a range of issues including options for the location of new housing. These options were then reconsidered by the Council at a number of stages in the Local Plan development process. The Council's preferred options for each of the policy areas, and the reason for choosing them are outlined in the sections starting from 4.3 below.

Options were assessed for seven topics: 1. Natural and Built Environment, 2. Rural Areas and Settlement Pattern, 3. Housing, 4. Employment and Tourism, 5. Town Centres, 6. Transport, 7. Leisure and Community Facilities. Housing is discussed first, followed by the other six topics. The appraisal matrices and summaries for these options are included as Appendix 3 to this report. Site options are addressed in Section 5 below.

### 4.2 Options for housing numbers

An appraisal of housing options was undertaken in 2016 to assess the likely significant effect of the amount of housing proposed. Three options have been considered for provision of additional housing over the Local Plan period:

- d. 17,000 houses (the total provision included for consideration in the Draft Local Plan)
- e. 11,000 houses (an intermediate figure between a and c)
- f. 6,500 houses (this is the "business as usual option, which assumes there is no Local Plan produced, and excludes the use of Green Belt sites).

The numbers for each option include 2,500 new houses which have already been completed, or have planning permission.

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<sup>33</sup> See <http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/core-strategy/core-strategy-sustainability>

The Council has chosen option a), as this is the only option which meets the objectively assessed need for North Hertfordshire and contributes to the unmet need for Luton. The table below summarises the difference between the three options against each of the appraisal objectives. Full matrices for each option can be found in Appendix 4.

**Table 21: Summary of appraisal of housing numbers options**

Sustainability objective	Summary assessment of each option (long term effect)			How the three options perform against these criteria
	a)	b)	c)	
1 Achieve sustainable levels of prosperity and economic growth	√	√	0	In the medium and long term, options a) and b) are likely to provide significant support to existing rural businesses, whilst option c) will not as it would not be of sufficient scale. The additional housing provision from these options may also have a significant positive effect in the long term on affordability of housing in the District. Option c) is not likely to have a significant effect.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The vast majority of the development in all three options would be located on greenfield sites, much of which is grade 2 or 3 agricultural land. Much is also of amenity value in the sense of providing accessible open countryside on the edges of settlements. Therefore all three options would have a significant negative effect, though of course the effect is worse for option a).
2(b) Provide access to green spaces	√?	√?	0	The development of the large edge of town sites in option a) and to a lesser degree option b) could make a contribution to improving footpaths and green infrastructure in the medium to long term. However, some of the sites in option a) would increase distance to accessible open countryside for existing residents.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The available sites tend to be located in edge-of-settlement locations so all three options are likely to have a significant negative effect on this objective. While the strategic sites included in option a) and to a lesser degree in option b) are likely to be able to provide for additional public transport options as well as footpaths and cycleways, most of the large sites are not within walking distance of stations, and are likely to result in increased car reliance. New development could also exacerbate local traffic congestion.

Sustainability objective	Summary assessment of each option (long term effect)			How the three options perform against these criteria
	a)	b)	c)	
3(a) Protect and enhance biodiversity	?	?	?	All three options involve development of greenfield sites, and this is likely to have a negative effect on biodiversity, although the overall effect is uncertain due to the potential to mitigate and compensate for the impacts and the opportunity to enhance biodiversity in some cases. The worse potential effects will occur from option a) though it may be possible to mitigate and compensate for some of the impact in the medium to long term. The Habitats Regulation Assessment screening report produced in February 2013 concluded that in combination, there is not likely to be any significant combined impact on European sites from any plans or projects developed for the District, which would include any of these options.
3(b) Protect and enhance landscapes	X?	X?	X?	The development of greenfield sites in all three options is likely to have a negative effect, although the level of this will be determined by extent to which impacts can be mitigated through layout, design and landscaping and planting strategies.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Sites included in all three options are likely to contain designated areas of archaeological significance, and impact on the setting of heritage assets. The number of sites where this is the case would be greatest for option a). The overall effect is uncertain for all three options, as it will depend on the effectiveness of mitigation measures.
3(d) Reduce pollution from any source	X	X	?	The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term for all three options. Development on this scale would inevitably result in increased light, air and noise pollution, which in combination is likely to be significant for options a) and b) but uncertain for option c). Appropriate sewerage infrastructure will need to be provided to support new development and protect watercourses and groundwater for option a) and to a lesser degree option b). Option c) does not involve development in Stevenage, where the sewerage infrastructure constraints are most significant. A small number of sites included in option a) are in SPZ1 with more in SPZ2 and further work would be needed to ensure adequate protection of watercourses
4(a) Reduce greenhouse gas emissions and	X	X	X	All three options are likely to result in significant increases in carbon emissions, as will the additional car travel discussed in 2(c). However, option a) may provide some limited opportunity for site-wide renewable and low carbon energy.
4(b) Improve the District's ability to adapt to climate change	?	?	?	The effect of all three options is uncertain. Option a), and to a lesser degree option b) would provide a significant level of additional green infrastructure

Sustainability objective	Summary assessment of each option (long term effect)			How the three options perform against these criteria
	a)	b)	c)	
				which would contribute to mitigating the effects of rising temperatures. A number of sites in all options (but most in option a) have been identified as being at risk of surface water flooding.
5(a) Share benefits of prosperity fairly	?	?	?	The effect of all three options is uncertain. Provision of affordable housing may provide some economic support to those living in deprived areas of Letchworth, Hitchin and Luton. This greatest positive effect would come from option a) but is unlikely to be significant when other factors are taken into account.
5(b) Provide access to services and facilities for all	?	?	?	Option a) and to a lesser degree option b) are likely to be able to provide services within the developments. For all three options, many services and facilities would still require access by car. Therefore the overall effect for all three options is uncertain.
5(c) Promote community cohesion	?	?	0	Option a) and to a lesser degree option b) are likely to provide a range of community facilities, including community centres. However, option a) and to a lesser degree option b) would have significant effects on existing communities, which could include impacts on views and local distinctiveness, increased traffic, and reduced access to open countryside. These impacts could affect community cohesion. The overall effect for options a) and b) is uncertain. There is not likely to be a significant effect from option c)
5(d) Increase access to decent and affordable housing	√	√	√	All options would provide affordable housing, and therefore have a positive effect. However option a) is the only one which would meet the objectively assessed need for North Hertfordshire and contribute to the unmet need for Luton.
5(e) Reduce crime rates and fear of crime	?	?	?	The effect on this objective from all three options will depend on the design of new development.
<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	?	?	?	As discussed under 3(d), option a) will inevitably result in increased air and noise pollution, particularly from the strategic sites, while the effects from options b and c) are uncertain. Option a) also contains some sites which are adjacent to main roads and or railway lines, and within or close to Luton airport noise contours. The noise and vibration is a significant health issue that would require mitigation.  On the other hand, option a) and to a lesser degree option b) is also likely to include provision for health services.  For all options the initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.  For all three options the overall effect in the medium to long term is uncertain.
5(g) Increase participation in education	√?	?	?	There would need to be increased secondary and primary provision for all three options and specific

Sustainability objective	Summary assessment of each option (long term effect)			How the three options perform against these criteria
	a)	b)	c)	
and life-long learning				capacity issues have been identified for Baldock and Hitchin and some of the villages. However, option a) and to a lesser degree option b) are likely to contribute towards additional provision. Village developments in all options are likely to support the retention of village schools. The overall effect of all three options on this objective is uncertain, as it depends on delivery, though it is likely to be positive in the long term for option a).
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	The overall effect of all three options is uncertain. New development will be required to provide green space and option a) and to a lesser degree option b) will also provide recreational facilities. However, it is unclear if this will improve access for existing residents, since some existing accessible open countryside will be lost.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	For all three options the new housing development will increase pressure on the sewerage and water supply infrastructure, and is likely to have a significant negative effect on this objective.
6(b) Reduce waste	0	0	0	Waste generation will depend on how site development is managed, but there is not likely to be a significant effect of any of the options.
7 Promote sustainable urban living	?	?	?	The overall effect of all three options is uncertain. Some edge of town sites are included in option a) and to a lesser degree option b) may contribute to the viability of services in the towns. However for all options the residents of village sites and those with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres.

## 4.3 Housing options

### 4.3.1 Housing location

The following options for housing delivery were identified:

- f. Continue current policy of focusing development on the four towns and fourteen villages, which may include limited development of greenfield sites;
- g. Focus development on previously developed land (PDL) within existing urban areas;
- h. Urban extensions on greenfield land adjoining existing towns;
- i. Build a new settlement; and
- j. Use smaller greenfield sites in the villages.

In summary the Council has chosen a combination of options a), b) and c) and e) as part of the solution to providing additional housing to meet the District's need. The development is spread across the district combining a number of the spatial options. Sites have been assessed against planning issues and those performing well in terms of constraints as well as being located closer to services and facilities have been chosen. The quantum of development is such that all options have been considered where deliverable sites are identified. There is also more development in the villages based on the amount of sites that have been submitted in these locations and the site's suitability based on the services that exist.

The option to build a new settlement has not been pursued. This is because no options for new settlements have been put to the Council and with the amount of deliverable land submitted as part the local plan process by developers and landowners, compulsory purchase would not be considered in the public interest.

### 4.3.2 Other housing options considered

A number of other policy options were considered for housing, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 22: Housing policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
3.2* Provision of affordable housing	<p>The following options form part of Policy HS2:</p> <ul style="list-style-type: none"> <li>• Increase the amount of affordable housing on larger sites to a higher percentage.</li> <li>• Lower the threshold to include smaller sites.</li> </ul> <p>The Council has previously issued supplementary guidance which provides further information on the provision of affordable homes in the District<sup>34</sup>. This will be updated and / or replaced over the lifetime of the plan.</p>	<p>The issue of affordable housing is well recognised across the country as a whole and the Government encourages local planning authorities to set out policies on affordable housing, based on assessments of local housing needs. The policy is based on what's viable, but recognises that larger sites have the potential to deliver a higher figure.</p> <p>The requirement starts at 10 houses reflecting current Government guidance in the PPG.</p>
3.3 How to obtain additional funding for affordable housing	This matter was not addressed in the Proposed Submission Plan and will be dealt in the Supplementary Planning Document on Affordable Housing.	-
3.4 Affordable housing in rural areas	Option to continue to encourage rural exception sites, in or adjacent to villages, where appropriate in environmental terms and where there is a proven local need has been pursued as policy CGB2.	Policy provides opportunity to deliver affordable housing in the rural area where issues of affordability are particularly acute. Applications would need to be supported by specific evidence of need commissioned, or otherwise

<sup>34</sup> Planning Obligations Supplementary Planning Document (SPD) (North Hertfordshire District Council, 2006)

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
		endorsed by, the relevant Parish Council.
3.5 Ensuring a range of housing types and styles	Option to include a policy which ensures that a mix of sizes and types of property is built on all sites over a certain size has been pursued as Policy HS3.	Policy applies to all residential allocations and requires a mix of housing that meets the requirements of different groups within the community.
3.6 Accommodation for Gypsy and Traveller families	Only the option to expand the existing site has been reflected within the Proposed Submission document. The Council has included a policy HS7 on sites for Gypsies and Travelling Showpeople. This is a criteria based policy to be used to assess any application for a site should it come forward. The Strategic housing policy (SP8) includes an allocation for seven pitches up to 2031.	The Plan includes an allocation adjoining the existing Gypsy and Traveller site as national guidance requires the council to meet our own need. Meeting need where it arises is the most sustainable option.
3.7 Contributions to local facilities	The option to include a policy requiring contributions from all new housing developments is reflect in the Proposed Submission document within restrictions of national government and the pooling restrictions. Strategic Policies SP14-SP19 set out the infrastructure requirements and mitigation measures for strategic sites. The communities chapter of the plan provides the same detail for the non-strategic sites. The IDP sets out the infrastructure requirements for the District which is translated into the infrastructure chapter of the Local Plan.	Approach to infrastructure is transparent and identifies what is required over the plan period.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 4.4 Other strategic and policy options

### 4.4.1 Natural and Built Environment options considered

A number of policy options were considered for the natural and built environment, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

Table 23: Natural and built environment policy options

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
1.1* Protecting landscapes	The option to include policies protecting landscapes based on their amenity and recreational value and national designations (such as AONB) is reflected in NE1.	NPPF (para 109) requires the protection and enhancement of valued landscapes. The emphasis of the policy is to ensure that the design of a development proposal is sensitive to the local context to ensure that the scheme makes a positive contribution to the landscape.
1.2 Protecting biodiversity	The option to include a policy requiring all new developments to protect or enhance biodiversity <i>and</i> encouraging additional wildlife features, such as green corridors linking open spaces within urban areas to each other and the countryside is reflected in the Plan. The protection and enhancement of existing sites together with a clause which will encourage developers to contribute to the biodiversity of the district as part of the development scheme is set out in Policies NE5 and NE6. NE5 Biodiversity and open space encourages a net gain for biodiversity.	Policies provide protection to sites in line with NPPF, but provide opportunity for appropriate mitigation as last resort, the policy identifies a net gain for biodiversity
1.3 Minimising pollution	<p>The following options are reflected in the Plan:</p> <ul style="list-style-type: none"> <li>• To aim to protect watercourses and groundwater sources from pollution is reflected in the Plan.</li> <li>• Encourage alternative forms of drainage such as soakaways and filter strips which increase infiltration and natural recharge of groundwater resources</li> <li>• Prohibit development in natural floodplains and in locations where development would increase flood risk in areas downstream because of additional surface run-off, unless appropriate attenuation measures are put in place</li> </ul> <p>Policies SP11, NE10 and NE11 aim to protect watercourses and groundwater sources from pollution, including taking into account the impact of new housing developments.</p> <p>Policy NE8 encourages sustainable drainage solutions.</p> <p>Policy NE8 prohibits development in floodplains and areas of surface</p>	<p>The Water Framework Directive requires improvement to watercourses.</p> <p>Policies take account of the Flood and Management Act, NPPF and the NPPF and PPG.</p>

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	water flood risk.	
1.4 Energy generation	The original options have been modified to take account of the Hertfordshire Renewable Energy Study, and recent ministerial statements on renewable energy. Policy NE12 seeks to guide renewable energy and energy efficiency to appropriate locations across the district.	Policy is positive in trying to deliver renewable energy schemes where acceptable – The National Planning Policy Framework says that Local Plans should maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily.
1.5 Waste Management	The option to encourage the use of renewable resources and the re-use of building materials in new developments is reflected in the Plan. Policy D1 ensures that development uses sustainable design and sustainable materials.	Using innovative design to reduce energy consumption and waste from the construction and use of buildings can optimise the potential of the site and have a positive influence on the environment.
1.6 Local character	The Plan reflects the options to include a general policy requiring development to preserve or enhance local character and open space pattern. Policy D1 in relation to design includes a criterion on responding positively to the site's local context.	Development must respond positively to the site and the local context taking into consideration position, orientation, scale, height, layout, massing, detailing and use of materials.
1.7 Density of development	The Plan reflects the option of not including a specific policy on density. However there is guidance in Policy D1, HS3 and the Design SPD.	Given the design-led approach to development set out through this plan, district-wide density standards have not been prescribed. Development on the periphery of settlements should generally be at a lower density to mark the transition to the rural area beyond. In town centres and close to the railway stations higher densities will be considered appropriate in principle but will require particular care in the design with respect to avoiding the sense of overcrowding or congestion.
1.8 Historic environment	<p>The Plan reflects the following options:</p> <ul style="list-style-type: none"> <li>• Ensure that developers carry out investigation and evaluation of archaeological sites if it is established there is a potential interest</li> <li>• Make sure that development does not adversely affect or lead to the loss of important areas and features of the historic landscape.</li> <li>• Ensure that developments related to Listed Buildings are not detrimental to their setting</li> </ul>	The Council recognises the significance of designated heritage assets within the District and the contribution they make to defining local character, providing a sense of place and achieving sustainable development. Their conservation and preservation is an important consideration within the planning process and is recognised within specific legislation.

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	<p>and that materials are sympathetic to those used in the original dwelling</p> <ul style="list-style-type: none"> <li>• Make sure that any development proposals respect or enhance the special character or appearance of Conservation Areas, especially in terms of scale, mass, height or materials.</li> </ul> <p>Strategic policy sets the context for historic environment in North Hertfordshire. There are specific development management policies relating to archaeology, conservation areas and listed buildings. Policies HE1-HE4 set specific requirements for local issues, providing appropriate protection of the historic environment.</p>	

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

#### 4.4.2 Rural areas and settlement pattern options considered

A number of policy options were considered for rural areas and the settlement pattern, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 24: Rural areas and settlement pattern policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
2.1* How to identify which villages within the rural area might be able to accommodate development	<p>The Plan reflects the option to identify villages which may take further development based on the level of facilities in the village. The Housing and Green Belt Background Paper and Policy SP2 defines a list of villages based on those which have schools and appropriate services. New development is fairly substantial in certain locations. Villages will have a boundary drawn around their existing built up areas within which additional infill development is acceptable.</p>	<p>The North Hertfordshire villages tend to be more expensive than the towns and are therefore finding it harder to retain young families, which is leading to a skewed age population.</p> <p>On the need to travel, modelling to show modal share arising from new development in these villages would give an incomplete answer. One justification for allowing additional development in these villages is in order to safeguard existing facilities. Using the schools as an example, villages without schools export all their children every day to other villages or towns for schooling. If the schools in any of these villages closed, there would be a significant increase in journeys to and from these villages. A small amount of additional development as infill or for local needs (which would</p>

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
		<p>by definition be for people who already live or work in the area) will therefore give a small increase in travel, but may prevent the even larger increase in travel that would arise if the schools closed.</p> <p>On social and economic aspects of sustainability, village schools act as a focus point for the villages and ensure that villages continue to attract and retain young families, which prevents them stagnating as dormitories for older families and retirees. Schools also provide local employment.</p>
2.2 Whether to distinguish between levels of development appropriate at different villages	<p>The Plan reflects the option to treat all identified villages the same, though this is modified by the preferred option to base development on the level of facilities in the village.</p> <p>Major development may be allowed in two of the villages (Knebworth and Codicote), however a number of additional Category A villages as described in SP2 are accommodating significant development over the plan period as well. There is no specific difference between the Category A villages in the settlement hierarchy, although clearly Knebworth and Codicote include a greater number of services and facilities and so have a greater ability to potentially accommodate growth.</p>	<p>The two villages where major development may be acceptable are those which have a good range of local shops and other facilities. The other 21 villages identified as Category A villages are those which have a school, but do not have the same level of facilities. All villages (regardless whether they are included on the list of 23) may also see some development for local needs - notably affordable housing - where there is a proven local need.</p>
2.3 Development in the rural areas outside the villages	<p>The Plan reflects the option to afford the green belt greater protection than the remainder of the rural area.</p> <p>There is no specific policy on Green Belt other than SP5, which sets out the strategy for the areas of Green Belt and the Rural area. In the Green Belt national policies in the NPPF will apply. Policy CGB1 controls the type of development allowed outside of Green Belt areas. A separate policy (NE3) applies in addition to SP12 within the Chilterns AONB.</p>	<p>Policy on the Green Belt reflects the NPPF. The Rural Area beyond the Green Belt covers the countryside to the east of the district that lies outside of the towns and Category A villages identified in Policy SP2 [settlement hierarchy]. These areas do not meet the necessary criteria to be designated as Green Belt, but it is still necessary to impose restraints on development to prevent inappropriate schemes.</p>
2.4 Replacement buildings in the countryside	<p>Policy CGB4 is based on the option to allow replacement buildings, providing the new building would not have a materially greater impact than the existing. CGB1, ETC8 allow for farm diversification</p>	<p>In line with the NPPF the policy seeks to support economic growth in rural areas and also avoid the provision of new, isolated homes in the countryside.</p>

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	schemes. Policy D1 requires all new buildings to be in harmony with their surroundings, so it is inappropriate to stipulate that in every policy.	

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

#### 4.4.3 Employment and tourism options considered

A number of policy options were considered for rural areas and the settlement pattern, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 25: Rural areas and settlement pattern policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
4.1* Location of additional employment land	<p>The Plan reflects these options:</p> <ul style="list-style-type: none"> <li>• Completely new Employment Areas should be designated within or adjoining existing settlements</li> <li>• There should be extensions to existing Employment Areas, but only within existing settlements.</li> </ul> <p>Strategic Policy 3: Employment clarifies where sites are allocated.</p>	<p>A significant new employment site will be developed at the east of Baldock, supporting the proposed increase in residential development in the town (see Policy SP8). The allocation benefits from proximity to existing employment uses as well as existing and planned residential development. It has access to the strategic road network via the A505 Baldock Bypass. Economic activity is not contained by the District boundary and Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, with some modest releases of sustainable, brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes and is reflected in a new planning designation. The Royston economy is influenced by both Hertfordshire and Cambridgeshire economies. Consequently, the employment area has a low vacancy rate. The allocation of further land here as a planned extension to the York Way employment area is a sustainable approach that will enable flexibility in the long term, especially in conjunction with the additional residential growth allocated to this area.</p>
4.2 Loss of employment uses	<p>The Plan reflects the option to safeguard employment uses within the Employment Areas, unless studies demonstrate lack of need in</p>	<p>Land in employment uses will be protected where it is still appropriate for the use unless evidence suggests otherwise in line with NPPF.</p>

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	the area Policies ETC1 and ETC2 set out policies protecting allocated and non-allocated sites in order to protect the supply of land currently used for employment uses. Additionally the overall quantum of employment land includes any active employment land that is to be lost as a result of employment allocations.	
4.3 Distribution of employment provision	The Plan reflects the option that any new employment provision should be allocated where there are available sites which are accessible by public transport and a market for the premises  Strategic Policy 3: Employment clarifies where sites will be located (see 4.1 above), largely in the locations where employment land currently exists but also in combination with new residential development	See 4.1 above.
4.4 Promotion of tourism	The Plan reflects the option to include a general policy covering a variety of tourist related proposals.  Policy ETC8 is a fairly general policy in relation to tourism, identifying locations where tourism development will be appropriate.	The Council supports proposals for new or extended tourist developments as a means to strengthen the local economy and increase visitors to the area in line with policies in the NPPF.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

#### 4.4.4 Town Centre policy options considered

A number of policy options were considered for town centres, and the preferred option and the reason for choosing it for each is outlined in the table below. The full details of options and their appraisal is contained in Appendix 3.

**Table 26: Town centre environment policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
5.1* Shopping uses	The Plan reflects the option to define Primary and Secondary shopping areas, with greater restrictions on the loss of shops in the primary areas.  Policies ETC4 and ETC5 set the policy on Primary and Secondary Shopping Frontages . The primary shopping frontage part will list Hitchin, Letchworth Garden City and Royston as town centres where primary shopping frontage has been identified, while the secondary shopping frontage will list	The Council want to ensure that the town centres maintain their primary retail function whilst increasing their diversity with a range of complementary uses, promoting competitive, flexible town centre environments. The concept of shopping as a leisure activity supports the encouragement of uses which increases the vitality throughout the day, extending the range of services for local people throughout the day and into the evening.

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	Hitchin, Letchworth Garden City, Royston, and Baldock as town centres where secondary shopping frontage has been identified.	
5.2 Other uses in town centres	The Plan reflects a modification of the option to include policies requiring large town centre developments to contain a mix of uses. Allocations for town centre uses are titled "mixed use allocations". The sites are allocated for mixed use to ensure flexibility. Policy ETC3 encourages a mix of town centre uses.	The policies and allocations will ensure that a mixture of uses are delivered within the town to meet need identified by the Town Centre and Retail study (2016).
5.3 How to promote the health and well being of the smaller centres	<p>The Plan reflects both the options:</p> <ul style="list-style-type: none"> <li>• Allow the loss of shops and services where it can be shown that there is no longer a demand for the unit.</li> <li>• Resist the loss of any shops or services to other uses.</li> </ul> <p>The Council collects data on vacancies in the local centres, and will use this when monitoring its policies on local centres. Policy ETC4,5 and 6 seek to protect existing town centre uses.</p>	In all local centres, the Council wants to retain local facilities and at the same time prevent changes to non-retail uses that would be more appropriate in larger centres or employment areas Attempting to stop any further losses of retail, under any circumstances, would have been difficult to sustain, and may harm the centre by leading to more vacant units.
5.4 Should all the smaller centres be treated the same?	<p>The Plan reflects the option that all planning applications within the smaller centres should be assessed in the same way.</p> <p>Local centres as identified in the Plan consist of village centres such as Codicote, Knebworth and Ashwell, and neighbourhood centres such as Walsworth (Hitchin), Jackmans (Letchworth Garden City) and Great Ashby. ETC6 sets the requirements which apply to all local centres.</p>	In all local centres, the Council wants to retain local facilities and at the same time prevent changes from main town centre uses Additional protection is afforded to A1 retail uses.
5.5 Should we promote the 'evening economy' in the four main towns, and if so how?	The Plan reflects the option to let market forces determine the level and mix of 'evening' uses in the town centres. Whilst the Plan doesn't include a specific policy on this issue, flexibility is built into the frontage policies to enable this part of the economy to grow.	Encouraging a mix of uses increases footfall and makes the town centres more vibrant.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

#### 4.4.5 Transport options considered

A number of policy options were considered for transport, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 27: Transport policy options**

Issue around	Proposed Submission Policy	Council's Reasons for Selecting
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<b>which Options were Developed</b>	<b>Option</b>	
6.1* Encouraging alternative modes and reducing car use	<p>The Plan reflects the following options:</p> <ul style="list-style-type: none"> <li>• Ensure that developers make adequate provision for non-car modes; public transport, cycling and walking.</li> <li>• Introduce car parking standards that are compatible with the location in line with maximum standards</li> <li>• Make sure large developments make provision for improved and integrated transport infrastructure</li> </ul> <p>Strategic Policy 6 promotes non-car modes hierarchy and individual policies on non-car modes secures provision of services/infrastructure in lasting manner. Mode hierarchy set out in Policy T1. Car-sharing potential will be explored via policy on Travel Plans.</p> <p>Adopted SPD on vehicle parking at new development introduces zonal based reduction in maximum parking standards, reflecting location and accessibility. This SPD will be carried forward in Policy T2.</p>	<p>Sustainable development, including sustainable transport, underpins national planning policy and the Council seeks to promote this in new development. However, paragraph 29 of the National Planning Policy Framework does state that “different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.”</p>
6.2 Park and ride	<p>The Plan reflects the option to not pursue park and ride schemes.</p>	<p>No specific policy recommendation for Park and Ride as previous considerations have concluded that there is no commercial case for Park and Ride. Policy on Passenger Transport does not rule provision of Park and Ride if the situation changes.</p>

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

#### 4.4.6 Leisure and community facilities policy options considered

A number of policy options were considered for leisure and community facilities, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 28: leisure and community facility policy options**

<b>Issue around which Options were Developed</b>	<b>Proposed Submission Policy Option</b>	<b>Council’s Reasons for Selecting</b>
7.1* How should we secure adequate provision of sports pitches and sports facilities in the District?	<p>The Plan reflects the option to seek contributions from developers to provide or improve sports facilities. Policy NE5 will ensure open space and sports facilities as part of developments.</p>	<p>To support growth over the plan period, relevant development proposals will be expected to contribute towards open space provision in the District.</p>
7.2 Should	<p>The Plan reflects the option to seek to</p>	<p>The nature of planned growth in the District</p>

<p>developers contribute more towards community facilities and services?</p>	<p>improve existing facilities <i>and</i> encourage the provision of new community facilities where new development takes place.</p> <p>Policy HC1 will combine the options to allow community facilities to be enhanced or improved whilst at the same time, in new developments, expecting developers to provide new facilities at an appropriate scale.</p>	<p>is such that new facilities and infrastructure will be required. In promoting the creation of healthy communities, the NPPF states that local authorities should identify specific needs, qualitative and quantitative deficits and any surpluses in open space provision, as well as any open space that is required. These requirements are set out in the detailed policies</p> <p>In development schemes, the Council will expect developers to make provision for new community, cultural, leisure and recreation facilities on or off-site at a scale which is proportionate to the scale of the development. Where on site provision is not appropriate, the Council will seek contributions towards community facilities in accordance with the Planning Obligations Supplementary Planning Document.</p>
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\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 5 Site appraisals

### 5.1 Overview

All of the sites included in the Proposed Submission Local Plan have been appraised using the appraisal framework included in Appendix 5. This includes some sites which were appraised in earlier iterations of the sustainability appraisal.

Some sites are either new or have changed significantly since they were previously appraised. In these cases, new appraisals were conducted. Since almost all the site appraisals were produced over a period from 2008 to 2014, there was a need to review them to ensure the information provided was up-to-date, consistent and accurate. This review was undertaken in April-June 2016. The information review took account of a number of new or revised sets of information, including:

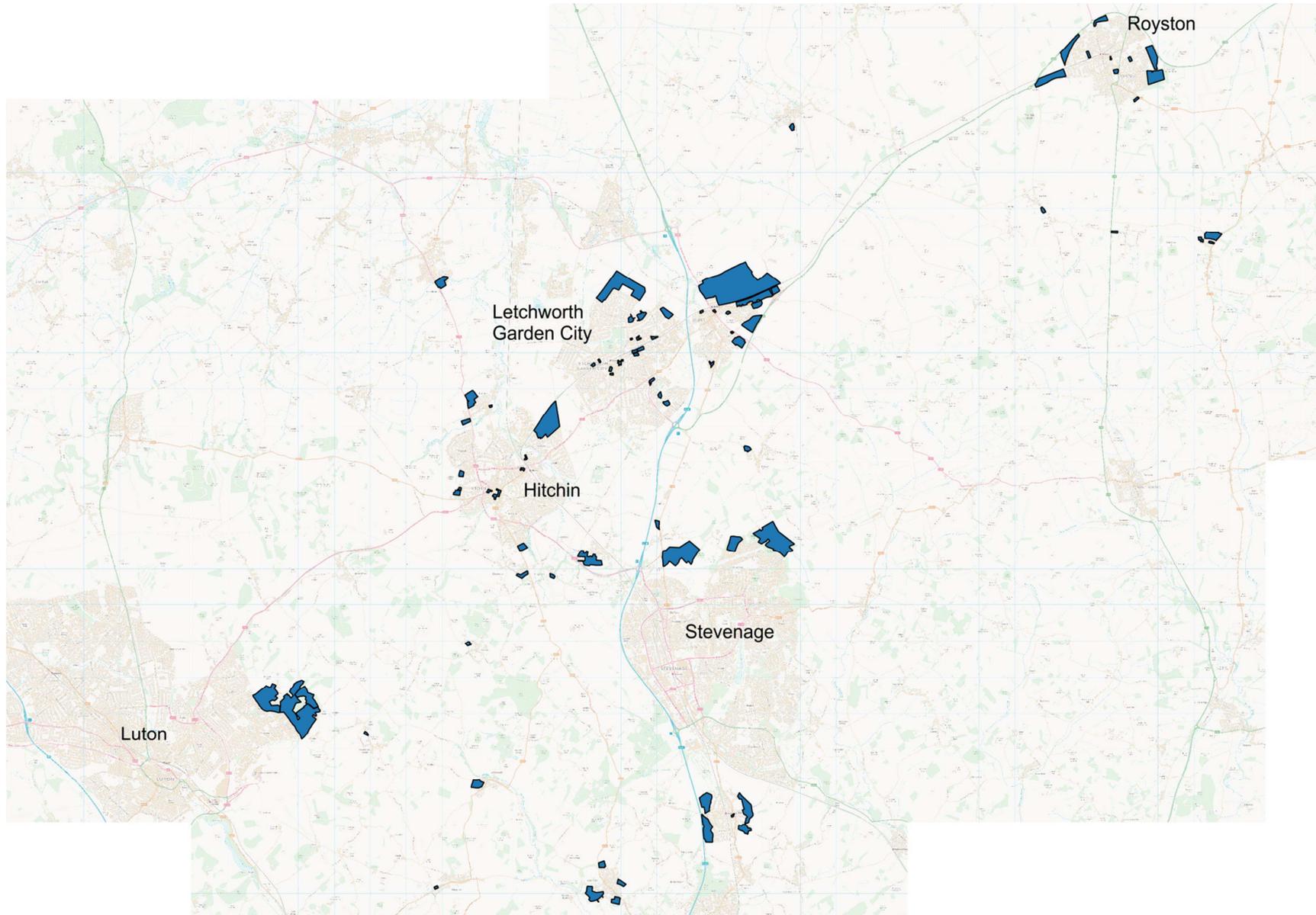
- surface water flooding data;
- flood risk data;
- bus routes and frequencies data; and
- consultation comments.

Significance criteria were utilised in order to aid the identification of significant positive and negative effects. For this iteration of the Plan, the opportunity was taken to update these significance criteria in order to achieve consistency across all sites. Where previous site appraisals have been utilised, these have been updated using the revised criteria. The revised significance criteria are included in Appendix 5.

Summaries of the site appraisals and detailed appraisal matrices are included in Appendix 6 for preferred sites, and Appendix 7 for non-preferred sites.

The map below shows the preferred sites.

Figure 5.1: Preferred sites in the Local Plan



## 5.2 Reasons for selecting sites

### 5.2.1 Housing sites

The SHLAA process helped identify sites which were deliverable. It considered sites which may be available for residential development over the period between 1 April 2011 and 31 March 2031. It assessed sites against three tests:

- Is the site suitable for development? This question is about the physical ability of the site to accommodate development and identification of (potential) policy constraints which might influence how desirable it is to develop it.
- Is the site available for development? This is about landowner intentions.
- Would development here be achievable? This question is about whether development would be financially viable or whether there might be any other reasons why it may not be delivered.

Sites which met all three tests in the SHLAA were then reviewed by the Council and a final decision made on which sites to include based on a number of key planning considerations. This information is reported in the evidence base and included in the Housing and Green Belt Background Paper. A summary showing the reasons for selecting each preferred site is included in Appendix 13 to this SA report.

### 5.2.2 Other sites

The process for selecting employment sites and retail sites largely took into account of the same considerations as those for residential. Again the information is reported in evidence base documents and concluded in the Employment and Retail Background Papers. A summary showing the reasons for selecting each preferred site is included in Appendix 13 to this SA report.

## 5.3 Mitigation of significant negative effects and uncertainties

Many of the significant negative effects and uncertainties identified in the site appraisals can be mitigated, and much of this mitigation is provided for in Plan policy. All of the significant negative effects and uncertainties were mapped against Plan policies in order to assess the extent to which they would be mitigated by those policies. The tables in appendices 8 and 9 show:

- all of the significant negative effects and uncertainties for the sites in the Plan;
- the policies in the Plan which address these effects and uncertainties;
- any suggested further mitigation measures necessary; and
- any remaining residual effects.

## 6 Appraisal of policies

### 6.1 Introduction

The policies contained in the Proposed Submission Local Plan are significantly different in terms of structure and content from the policies previously appraised in the Preferred Options version of the Plan in 2014. Fresh appraisal of the strategic and detailed policies has therefore been conducted, although the previous appraisals were drawn on where appropriate. The appraisal matrices for the strategic policies are included in appendices 10 and 11. These matrices address mitigation of the significant negative effects of individual policies.

Separate appraisal of the strategic policies relating to specific sites (policies SP14 to SP19) has not been conducted. Each of the sites concerned has already been appraised, as described in section three. This included consideration of the extent to which the Plan policies mitigate the negative effects and uncertainties identified. This process effectively acted as a review of the policies, since it highlighted ways in which the policies could be amended in order to better deliver against the sustainability appraisal framework objectives.

### 6.2 Summary of strategic policy appraisals

A summary of the findings from the appraisal of each of the policies is provided below. It should be noted that late draft versions of the policies were appraised. Although there have been minor changes to the wording of some of the policies since that point, no substantive changes have been made which will have a material impact on the appraisal findings.

**Table 29: Strategic policy appraisal findings and responses**

Policy	Summary of appraisal findings	NHDC response
SP1: Sustainable development in North Hertfordshire	<p>The policy provides an overarching expression of what sustainable development would look like in North Hertfordshire. It is necessarily strategic in nature and covers sustainable development priorities in broad terms only. The effect of the policy will depend on how the policy is interpreted in practice and upon the nature of planning applications which come forward.</p> <p>No significant negative effects have been identified. However, there may be opportunities to strengthen the policy in key areas including:</p> <ul style="list-style-type: none"> <li>• Alongside promoting jobs, emphasising the importance of the nature of jobs and employment, including the importance of diversifying the economy to increase resilience.</li> <li>• Whilst the policy expresses support for protecting the environment and for focusing development on existing settlements, there is no explicit emphasis on maximising the use of brownfield land.</li> <li>• There is a clear focus on maintaining vitality of villages but the SA framework also highlights the importance of improving service provision in deprived areas.</li> </ul>	<p><b>Criterion a amended “...and new development <b>making use of previously developed land where possible</b>”.</b></p> <p><b>Criterion c iv. amended “...and green infrastructure (including the water environment)...”</b></p>

Policy	Summary of appraisal findings	NHDC response
	<ul style="list-style-type: none"> <li>The reference to promoting healthy lifestyle choices aligns well with the SA framework but this could be strengthened if the supporting text for the policy elaborated on what this means in practice.</li> <li>The SA framework highlights the importance of protecting North Hertfordshire water environment and this could be referenced in the policy alongside other key elements of North Hertfordshire environment.</li> </ul>	
SP2: Settlement hierarchy	<p>The policy seeks to focus new development within or adjoining existing settlements, which will have a range of positive effects. Potential negative effects mainly stem from:</p> <ul style="list-style-type: none"> <li>The interaction with existing residential areas, e.g. noise impacts and increasing distance to green space.</li> <li>The fact that much development adjoining existing settlements will be on greenfield sites which may have agricultural, ecological or amenity value.</li> </ul> <p>It will be possible to mitigate many of these impacts, particularly through design and layout considerations. No specific recommendations are made for changes to this policy as the issues will be best addressed through other plan policies.</p>	
SP3: Employment	<p>The policy provides strong support for employment growth and diversification in North Hertfordshire. The contribution of non B-Class uses is recognised but the wording of this aspect of the policy could be clarified so that is clear what this would mean in practice. The potential negative effects identified can be addressed in other policies in the Plan.</p>	<p><b>Criterion h amended “Ensure relevant policies of this plan recognise the contribution...”</b></p>
SP4: Town and local centres	<p>The policy provides clear support for existing town and local centres and makes provision for growth in A-class uses in the district. This should have direct economic benefits and contribute to the achievement of sustainable patterns of land use. There may be potential to enhance this further through reference to the potential for mixed use developments in town centres, in order to promote sustainable urban living. The policy includes protection against inappropriate development in existing centres. All growth has some negative environmental effects. Some of these can be mitigated but this will be best achieved through other policies in the plan rather than through expanding the scope of this policy.</p>	<p><b>Criterion b amended “Support proposals for main town centre uses in these locations in town and local centres where they are appropriate...”</b></p>
SP5: Countryside and Green Belt	<p>The policy includes releasing green belt sites for housing and economic development, which should help to support economic growth in the District and will play an important role in providing the necessary level of new housing, including affordable housing. Locating new development on the edges of existing settlements may constitute a sustainable approach but it highlights the particular importance of creating and enhancing links between the new developments</p>	<p><b>Other policies in the plan will seek to reduce and mitigate the environmental impacts associated with the loss of Green Belt land through development.</b></p>

Policy	Summary of appraisal findings	NHDC response
	<p>and the existing settlements in order to promote sustainable travel patterns. This is best addressed through other policy in the Plan and in the masterplanning process for the strategic sites.</p> <p>Releasing green belt sites for new development obviously has a wide range of negative environmental effects, mitigation of which needs to be addressed in other policies in the Plan. However, the Strategic Housing Land Availability Assessment made it clear that housing targets cannot be achieved without the use of such sites.</p>	
<p>SP6: Sustainable Transport</p>	<p>The policy provides strong and clear support for sustainable patterns of development, supported by the early provision of sustainable travel infrastructure. This directly supports a number of sustainability appraisal objectives. The appraisal highlights two aspects which may further strengthen the policy:</p> <ul style="list-style-type: none"> <li>• Should the policy include any clauses which can contribute to the SA sub-objective of reducing road freight movements?</li> <li>• Should the policy specifically recognise the need to make provision for those with mobility impairments?</li> </ul>	<p><b>Criterion c amended “...transport options are available to <b>all potential occupants or users...</b>”. Detailed policies and / or Transport Assessments (or equivalent) at planning application stage will ensure these issues are considered.</b></p> <p><b>Paragraph SP6.4 amended to include reference to reducing road freight movements and making provision for those with mobility impairments.</b></p>
<p>SP7: Infrastructure Requirements and Developer Contributions</p>	<p>This policy is critical in ensuring that the Plan delivers against a significant number of the sub-objectives in the sustainability appraisal framework, not only through ensuring the delivery of needed infrastructure but also through making provision for the mitigation of the adverse impacts of new development. The implementation and impacts of the policy will, however, need to be carefully monitored to ensure that it does not place an undue burden on developers and, thereby hinder the achievement of the necessary housing and economic growth.</p>	<p><b>Implementation and monitoring of the plan is covered as a separate section in the Plan.</b></p>
<p>SP8: Housing</p>	<p>The policy provides clarity about the scale and location of housing which will be delivered in the District up to 2031. It stipulates that 33% of the new homes will be Affordable Housing and the policy also makes provision for groups with specific needs, including Gypsies and Travellers and those requiring supported accommodation. As well as securing long-term housing supply, the policy should help to support economic growth in the District through increasing local demand and spend and creating jobs in construction and other development-related industry.</p> <p>The SHLAA made it clear that housing targets cannot be achieved without the use of greenfield sites.</p> <p>Mitigation of the negative environmental effects of this needs to be addressed in other policies in the plan.</p>	<p><b>Supporting text at paragraph SP8.11 updated to refer to the 20% target on previously developed land.</b></p>

Policy	Summary of appraisal findings	NHDC response
	<p>The policy seeks to maximise the use of previously developed land through setting a target of 20% of new homes being completed on such land over the plan period. The justification for this figure is not clear and could be helpfully outlined in the supporting text.</p>	
<p>SP9: Design and Sustainability</p>	<p>This policy should help to ensure that the Plan delivers against a number of the SA framework objectives and is particularly important given the scale of new development proposed by the Plan. It includes adopting the Government's technical standards for water efficiency and this responds to one of the key sustainability issues identified by the sustainability appraisal.</p> <p>It is framed in broad, strategic terms. This is appropriate given that it is a strategic policy, and the policy makes direct reference to the Design SPD, which provides more detailed guidance on the application of the policy.</p> <p>There may be one opportunity for the supporting text to more clearly articulate the implications of the policy - the policy states that the Government's technical standards for accessibility will be required 'in specified circumstances' but these circumstances are not outlined, nor is there a cross-reference to where these circumstances are described.</p> <p>Any future revision to the Design SPD would provide the opportunity to strengthen guidance in a couple of key areas: the importance of good design in crime reduction and community safety; and climate change adaptation issues, particularly the need for good design to take account of the risks of surface water flooding and overheating in summer.</p>	<p><b>Supporting text at paragraph SP9.5 includes reference to the Government's technical standards.</b></p>
<p>SP10: Healthy communities</p>	<p>This policy is critical to delivery of a number of the social and environmental sub-objectives in the sustainability appraisal framework.</p> <p>There is an opportunity for the scope of the policy to be extended to include green 'and blue' infrastructure, recognising the importance of protecting and enhancing the District's wetland and river habitats and of protecting water quality and groundwater resources.</p>	<p><b>Protection of the water environment is covered in policy SP11 and SP12</b></p>
<p>SP11: Natural resources and sustainability</p>	<p>This policy supports a number of sustainability appraisal framework objectives. However, a number of amendments should be considered in order to more effectively address some of the objectives:</p> <ul style="list-style-type: none"> <li>• Whilst it is appropriate for more detailed policy on land contamination to be provided in the more detailed policies, the wording on the approach to land contamination could be strengthened here. The policy states that land contamination will be considered whereas it may be clearer and more in line with the SA framework objectives to say that the council will support proposals which involve the remediation of contaminated land.</li> <li>• Consideration could also be given to strengthening the wording regarding the water</li> </ul>	<p><b>Criterion 'a' amended to include reference to "low carbon energy development",</b>  <b>Criterion 'c' strengthened to include "protect, enhance and manage" the water environment.</b>  <b>Criterion 'd' amended to include "and support proposals that involve remediation of contaminated land"</b>  <b>Reference to the energy hierarchy as well as</b></p>

Policy	Summary of appraisal findings	NHDC response
	<p>environment, particularly in the light of the requirements of the Water Framework Directive. The language used with regard to biodiversity is ‘protect, enhance and manage’ and it may be appropriate for the same language to be used with regard to the water environment.</p> <ul style="list-style-type: none"> <li>• The stated support for appropriate renewable energy development is important but the policies ought to reflect the principles of the energy hierarchy, i.e. focusing on demand reduction and energy efficiency, as well as promoting renewable and low carbon energy.</li> <li>• The wording of this policy should also be amended so that it is clear that the policy encompasses renewable <u>and</u> low carbon energy development. A definition could usefully be included in the supporting text, drawing on the definition provided in Planning Practice Guidance.</li> <li>• More detailed policies in the plan on renewable and low carbon energy should provide geographic specificity on the principal opportunities for such developments.</li> </ul>	<p><b>promoting renewable and low carbon energy is covered in other more detailed polices in the plan.</b></p>
<p>SP12: Green infrastructure, biodiversity and landscape</p>	<p>As well as directly addressing the environmental protection objectives in the sustainability appraisal framework, this policy indirectly supports a number of other objectives including those relating to improving access by non-car means and improving access to open space. The policy also, importantly, recognises the need to provide environmental protection in the context of accommodating significant growth.</p> <p>As with policy SP10, there is an opportunity for the scope of the policy to be extended to include green ‘and blue’ infrastructure, recognising the importance of protecting and enhancing the District’s wetland and river habitats and of protecting water quality and groundwater resources.</p>	<p><b>Criterion ‘b’ amended to include protection of “wetland and riverine habitats”.</b></p>
<p>SP13: Historic Environment</p>	<p>This policy directly addresses the sustainability appraisal framework objectives relating to the protection, conservation and enhancement of heritage assets and landscapes. It may also indirectly support the retention and re-use of derelict buildings (objective 2(a)).</p> <p>Unlike policy SP12, the current wording of this policy does not make it clear that the protection of the historic environment needs to be achieved within the context of accommodating significant growth in the District. Amending the wording along these lines may help to put the policy in context and aid interpretation.</p>	<p><b>Policy amended “The Council will ensure balance the need for growth with the proper protection and enhancement of the historic environment is properly protected and enhanced.</b></p>
<p>SP14: Site BA1 – North of Baldock</p>	<p>Site BA1 is the largest single development site in the Plan and will contribute approximately 2,500 homes towards the housing target during the Plan period. This will include a very significant level of Affordable Housing and range of service provision. A number of significant negative effects are inevitable, most of which are addressed in plan</p>	<p>“As informed by detailed assessments” added to criteria J.</p> <p>“Ivel Springs SAM” added to criteria I</p>

Policy	Summary of appraisal findings	NHDC response
	<p>policies, particularly SP14.</p> <p>The site appraisal and consideration of mitigation responses identified the following potential amendments to policy SP14 and the supporting text:</p> <ul style="list-style-type: none"> <li>• clarifying that the ecological and landscape mitigation needs to be based on detailed site-specific ecological and landscape assessments;</li> <li>• the heritage assets identified in the policy needs to include the Ivel Springs Scheduled Ancient Monument; and</li> <li>• a construction management plan should be required in order to minimise the impact on neighbouring residents.</li> </ul>	<p>Construction management plan can be dealt with through generic policy / condition.</p>
<p>SP15: Site LG1 – North of Letchworth Garden City</p>	<p>This site, with an allocation of 900 homes, represents an extension of the world’s first garden city, and therefore requires an approach which respects the historic and cultural significance of the area. This is clearly addressed in the policy.</p> <p>The supporting text also highlights a key challenge for the development, i.e. balancing landscape and transport impacts with the need to properly integrate the site with the existing Garden City but the need to integrate new development with the existing Garden City is not clearly articulated in the stated requirements for the site masterplan. Instead, the policy simply states that the masterplan should identify the most appropriate points for vehicular access. The policy could be significantly strengthened through revising the wording to make clear that determination of the most appropriate points of vehicular access needs to take account of the need to consider landscape and traffic impacts, as well as the need to ensure the development is integrated with the existing Garden City.</p> <p>In addition:</p> <ul style="list-style-type: none"> <li>• the heritage assets identified in the policy should include the designated archaeological area; and</li> <li>• a construction management plan should be required in order to minimise the impact on neighbouring residents.</li> </ul>	<p>Text added to criterion Aii) “considering landscape and traffic impacts”</p> <p>“archaeological area” added to criterion Aiv)</p> <p>Construction management plan can be dealt with through generic policy / condition.</p>
<p>SP16: Site NS1 – North of Stevenage</p>	<p>Site NS1 is a greenfield site, on which 900 homes are proposed as an extension of Stevenage to the north.</p> <p>A key issue for all sites in the Stevenage area is the constraints on waste water treatment. However, it is understood that detailed plan policy will address this issue, making it clear that there will be a need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved.</p> <p>The site appraisal and consideration of mitigation responses identified the following potential amendments to policy SP16 and the supporting text:</p> <ul style="list-style-type: none"> <li>• clarifying that the landscape mitigation needs to</li> </ul>	<p>“As informed by detailed assessments” added to criteria F.</p> <p>“designated archaeological area, Manor Farm (grade II listed) and the Church of St Etheldreda (grade II* listed and a scheduled monument)” added to Criteria H.</p> <p>Construction management plan can be dealt with through</p>

Policy	Summary of appraisal findings	NHDC response
	<p>be based on a detailed site-specific landscape assessment;</p> <ul style="list-style-type: none"> <li>the heritage assets identified in the policy needs to include the designated archaeological area, Manor Farm (grade II listed) and the Church of St Etheldreda (grade II* listed and a scheduled monument); and</li> <li>a construction management plan should be required in order to minimise the impact on neighbouring residents.</li> </ul>	generic policy / condition.
SP17: Site HT1 – Highover Farm, Hitchin	<p>Site HT1 is allocated for 700 homes. The site appraisal and consideration of mitigation responses identified the following potential amendments to policy SP17 and the supporting text:</p> <ul style="list-style-type: none"> <li>clarifying that the landscape mitigation needs to be based on a detailed site-specific landscape assessment; and</li> <li>a construction management plan should be required in order to minimise the impact on neighbouring residents.</li> </ul>	<p>“As informed by detailed assessments” added to criteria G(a).</p> <p>Construction management plan can be dealt with through generic policy / condition.</p>
SP18: Site GA2 – Land off Mendip Way	<p>Site GA2 is allocated for 600 homes.</p> <p>A key issue for all sites in the Stevenage area is the constraints on waste water treatment. However, it is understood that detailed plan policy will address this issue, making it clear that there will be a need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved.</p> <p>The policy requires structural planting along one boundary in order to mitigate landscape impacts. However, given that the site is deemed to be of moderate-high sensitivity and to have low capacity for development in landscape terms, it may be more appropriate for the policy to require a site-specific landscape assessment which can then inform the design and layout of the development.</p> <p>Similarly, it should be clarified that the ecological mitigation measures should be based on a detailed assessment of the site.</p> <p>A construction management plan should also be required in order to minimise the impact on neighbouring residents.</p>	<p>“As informed by detailed assessments” added to criteria G</p> <p>Construction management plan can be dealt with through generic policy / condition.</p>
SP19: Sites EL1, EL2 & EL3 – East of Luton	<p>Sites EL1, EL2 and EL3 form a very large development site in the Plan and will contribute approximately 2,100 homes towards housing targets in Luton and N Herts during the Plan period. This will include a very significant level of Affordable Housing and range of service provision.</p> <p>A number of significant negative effects are inevitable, most of which are addressed in plan policies, particularly SP19.</p> <p>The site appraisal and consideration of mitigation responses identified the following potential amendments to policy SP19 and the supporting text:</p> <ul style="list-style-type: none"> <li>clarifying that the ecological, heritage and</li> </ul>	<p>“informed by detailed assessments” added to criteria G and K,</p> <p>Construction management plan can be dealt with through generic policy / condition.</p>

Policy	Summary of appraisal findings	NHDC response
	<p>landscape mitigation needs to be based on detailed site-specific ecological, heritage and landscape assessments; and</p> <ul style="list-style-type: none"><li>• a construction management plan should be required in order to minimise the impact on neighbouring residents.</li></ul>	

# 7 Cumulative effects assessment

## 7.1 Introduction

Cumulative effects generally arise where several individual insignificant effects have a combined significant effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects. For simplicity, all cumulative and synergistic effects have been called 'cumulative effects'.

The appraisal of cumulative effects assists in the identification of the total direct and indirect effects on receptors. Often, effects may result from the accumulation of multiple small and often indirect effects rather than few large obvious ones. Cumulative effects can be both negative and positive.

The approach to the cumulative effects assessment is set out below. The assessment has considered potential cumulative effects on three levels; 'localised', 'strategic plan-wide' and 'strategic inter-plan'.

## 7.2 Localised cumulative effects

Potential localised cumulative effects have been identified based on identified clusters of development proposed. The clusters have been identified as:

A – Royston

B – North of Letchworth Garden City

C – North of Baldock

D – Hitchin

E – North of Stevenage

F – Codicote

G – Knebworth

They are shown in the maps below.

Figure 7.1: Cluster A – Royston



Figure 7.2: Cluster B - North of Letchworth Garden City

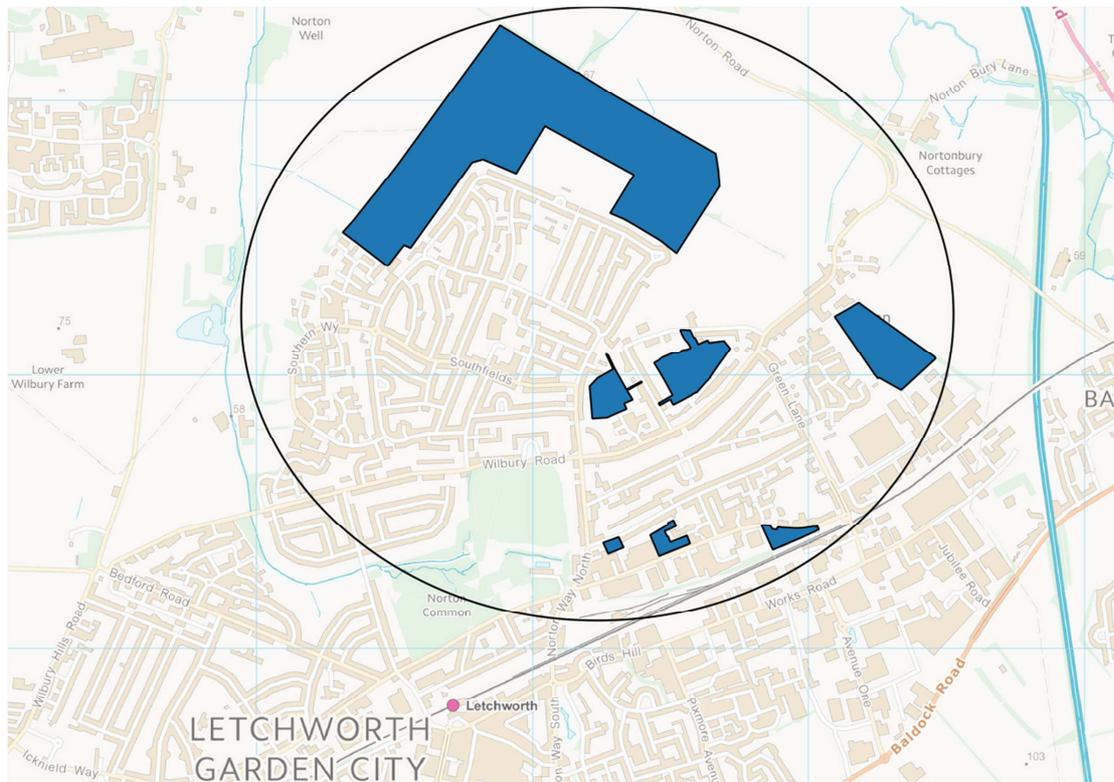


Figure 7.3: Cluster C – North of Baldock

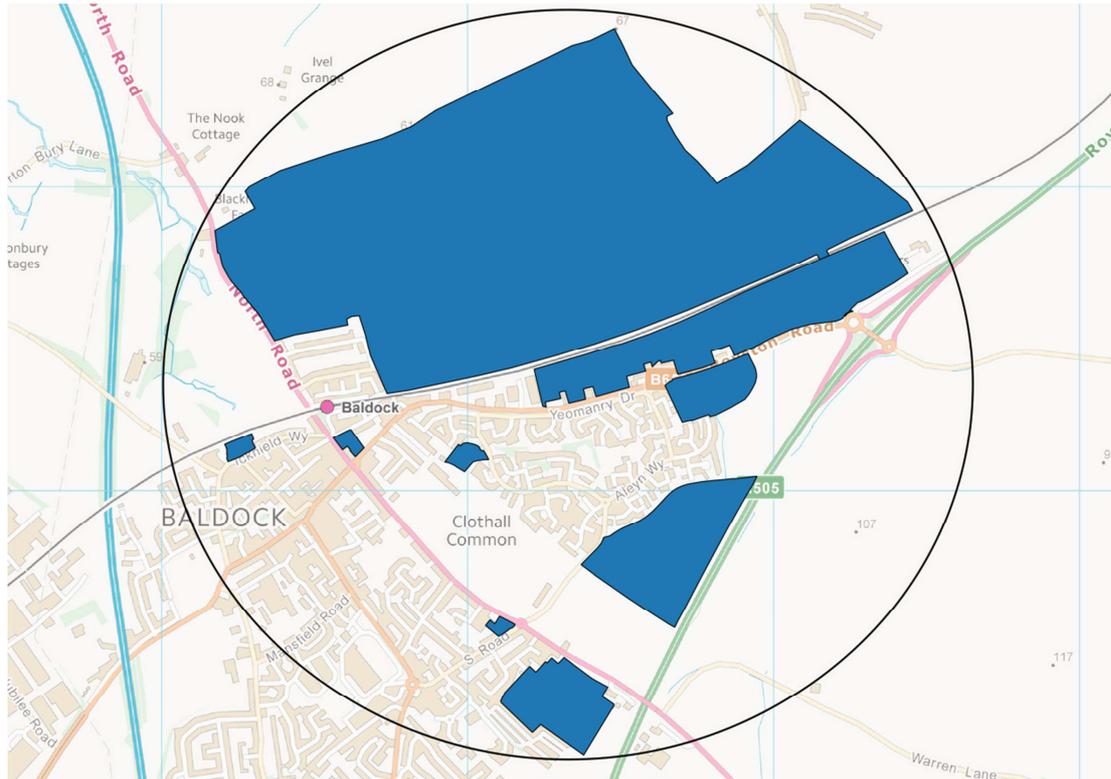


Figure 7.4: Cluster D - Hitchin

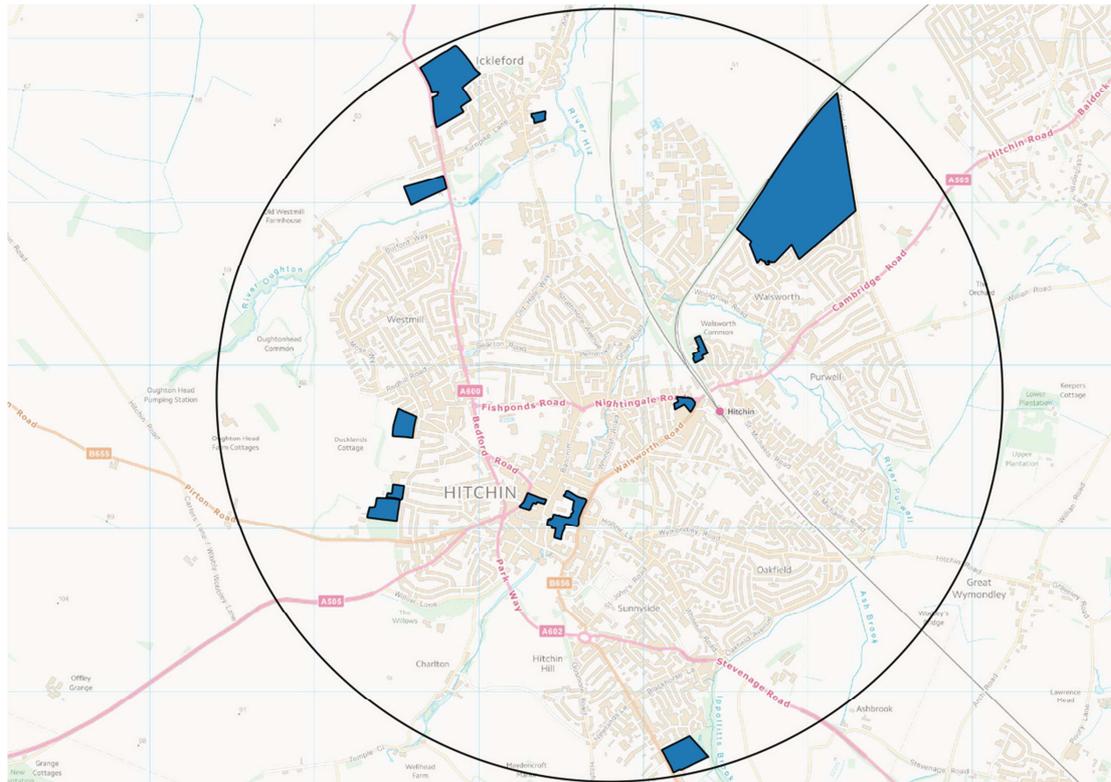


Figure 7.5: Cluster E – North of Stevenage

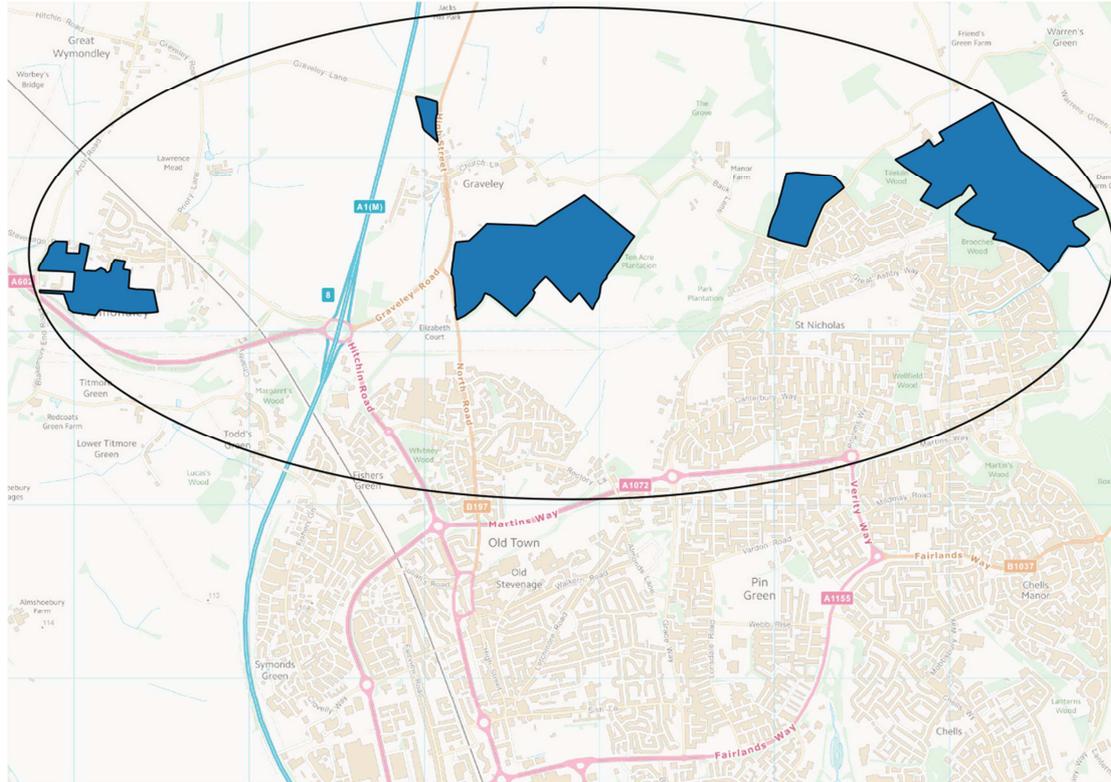


Figure 7.6: Cluster F – Codicote

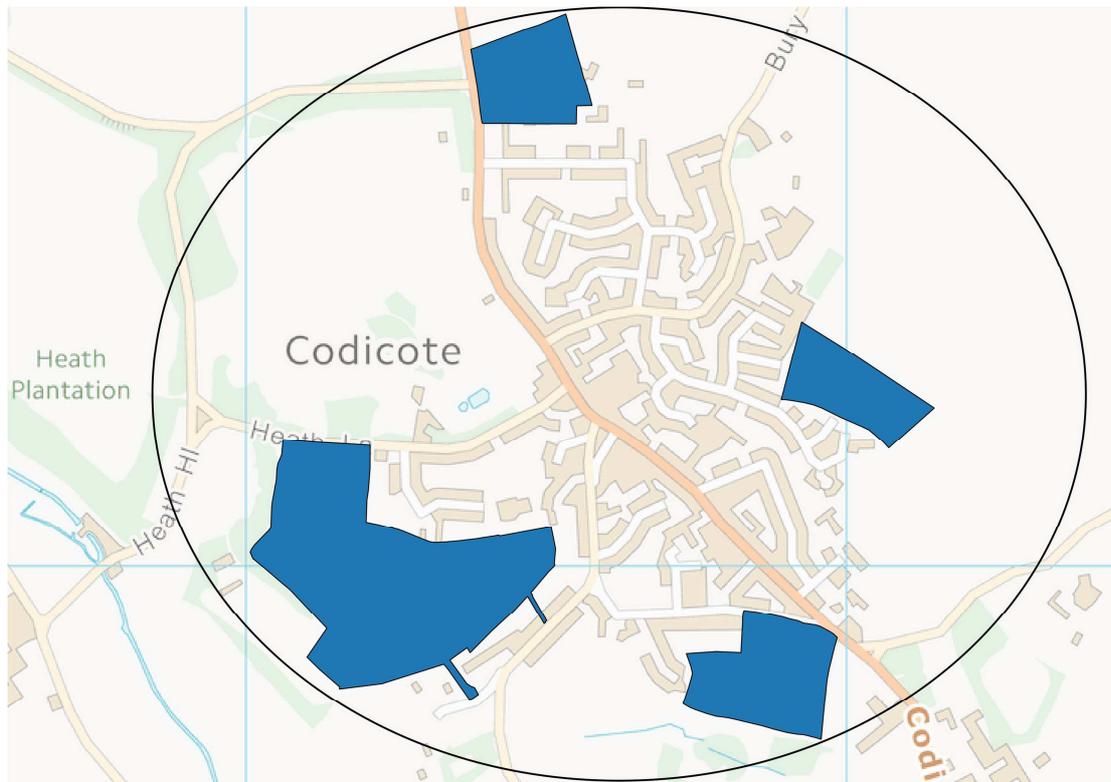


Figure 7.7: Cluster G - Knebworth

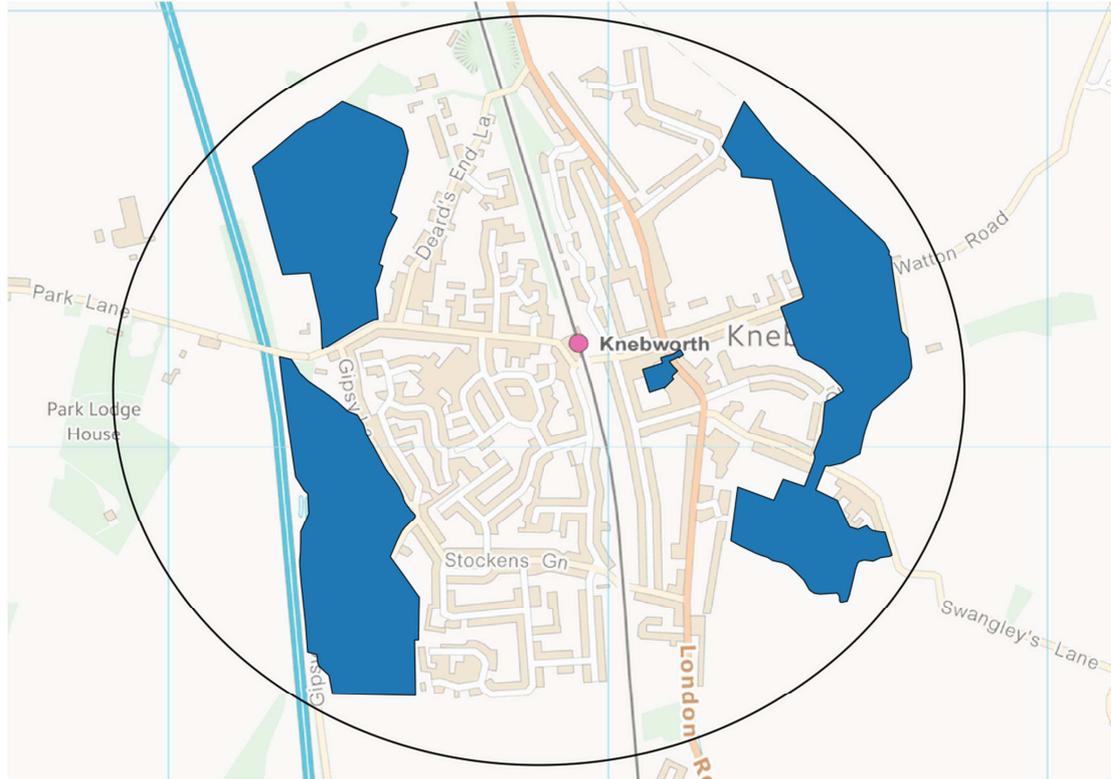
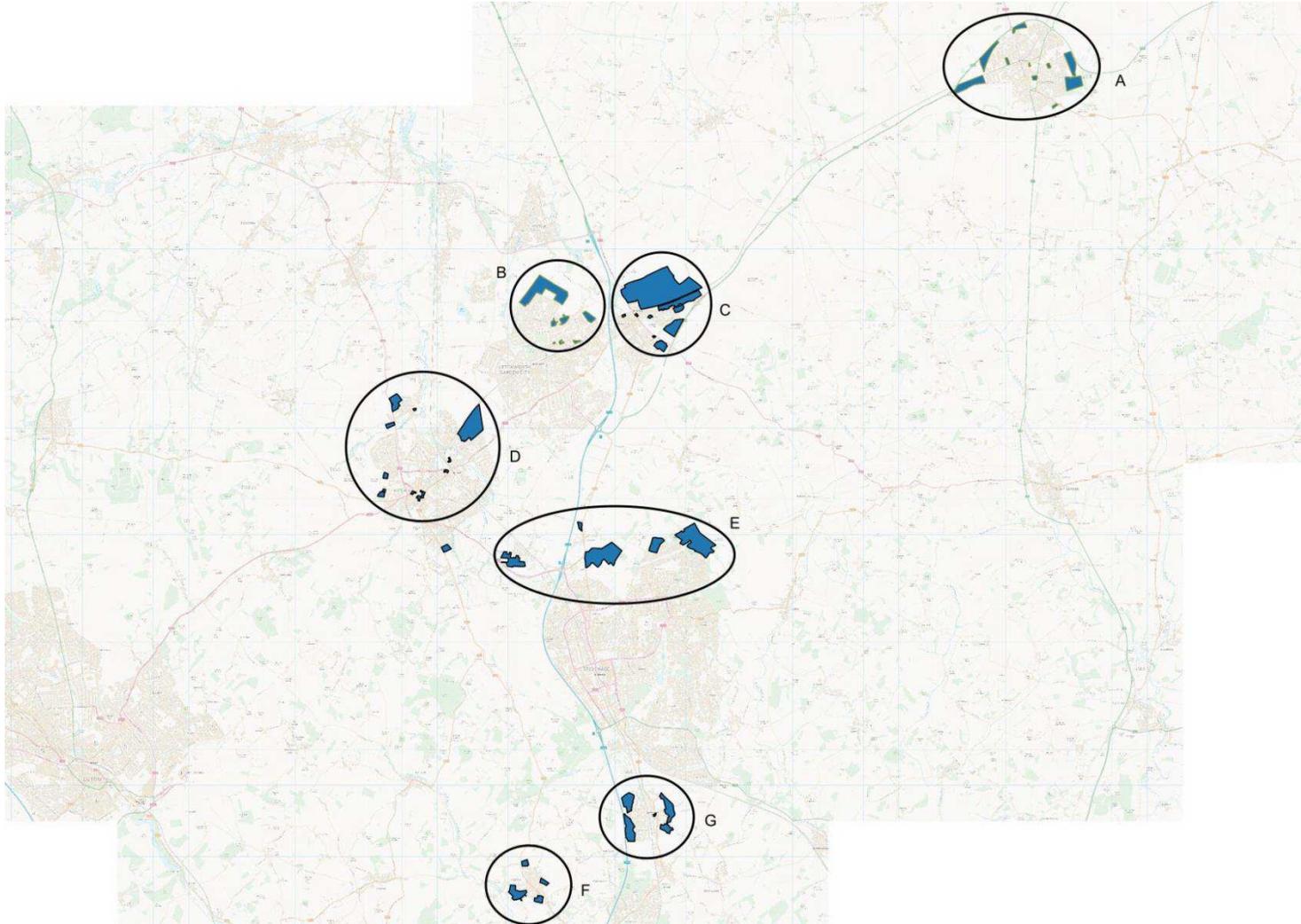


Figure 7.8: All clusters



The assessment of potential localised cumulative effects involves identifying receptors, e.g. wildlife sites, watercourses or particular towns. Based on the SA framework, categories of potential receptors have been identified, from which individual receptors were then identified. The receptor categories are shown in table 19 below, along with the data source which was used to identify individual receptors within these categories.

**Table 30: Receptor categories and data sources**

Receptor category	Data source
Towns and villages (amenity impacts – noise, nuisance, access to open countryside)	OS base map
Town centres (mixed uses, sustainable urban living)	OS base map
Heritage assets	Listed buildings GIS layer
	Conservation areas GIS layer
	Scheduled Ancient Monuments GIS layer
	Historic parks/gardens GIS layer
Habitats	Wildlife sites GIS layer
	SSSIs GIS layer
Groundwater	Source Protection Zone 1 GIS layer
	Source Protection Zone 2 GIS layer
Landscape	AONB GIS layer
	NHDC landscape assessments
Flood risk areas	Flood zone 2 GIS layer
	Flood zone 3 GIS layer
	Surface water flood risk GIS layers
Watercourses	Watercourse GIS layer
Deprived communities	Indices of Multiple Deprivation mapping <sup>35</sup>

All identified effects are considered to be significant, therefore the potential for a cumulative effect on the receptor has been recorded as either significant positive or a significant negative. The assessment has involved a review of the effects of the individual allocation sites in each cluster in order to identify the potential for cumulative impacts. The findings are presented within table 20 below.

Mitigation measures have been put forward for the potential cumulative effects identified. In some cases these are cross-references to policies within the Local Plan which will provide mitigation.

**Table 31: Localised cumulative effects**

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
Access to open countryside	Royston	RY1, RY9, RY4, RY2, RY10, RY11 –	2(b) Provide access to green spaces	Maintain existing rights of way. Policy D1 requires	Increased distance to open

<sup>35</sup> <http://apps.opendatacommunities.org/showcase/deprivation>

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
		together they infill much of the remaining open countryside on the western, northern and eastern edges of the town inside the A505		proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development.  Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	countryside from existing housing
Potential impact on groundwater	Source Protection Zone 2	RY1, RY7, RY8, RY12 – lie in the same SPZ2	3(d) Reduce pollution from any source	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment.  Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive. Given the potential cumulative effects from the development of the four sites, the Environment Agency should be consulted regarding the need for site-specific risk assessments.	None
Landscape character	Royston	RY1, RY9, RY4, RY2, RY10, RY11 – all lie in areas of high or moderate sensitivity on the edge of the town	3(b) Protect and enhance landscapes	Consider an area-wide landscape assessment for this area.	Likely to be some residual landscape impact
Impact on Therfield Heath SSSI	Royston	RY1, RY2, RY4, RY9, RY7, RY8 RY5, RY10, RY11 – all have potential	3(a) Potential impact on sites designated for their ecological	Policy NE5 requires the provision of open space in new development in accordance with the Council's open space	None

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
		to add recreational pressure to SSSI	value or features of ecological interest	standards. Onsite open space should provide a more localised option for recreation but there may be a need for the developers of these sites to contribute towards measures to protect the SSSI.	
Noise pollution	North of Letchworth Garden City	LG1, LG3, LG4, LG10 – all lie close together and adjacent to residential properties in the northern part of the town	5(c) Improve conditions and services that engender good health and reduce health inequalities	Policy D3 provides specific guidance on what may cause unacceptable harm. An assessment of whether the cumulative effects of development on these sites meet these policy requirements. In addition to the mitigation for individual sites, ensure the coordination of individual site construction management plans.	Likely to be some residual noise pollution
Historic character	Conservation areas and listed buildings in the north east corner of Letchworth Garden City	LG3, LG4, LG10, LG13, LG16, LG18	3(c) Conserve and, where appropriate, enhance the historic environment	Policy HE1 requires proposals to conserve and enhance designated heritage assets, and includes a number of related requirements, including production of a heritage assessment. Consideration should be given to an area-wide assessment which takes account of cumulative effects.	None
Access to open countryside	Baldock	BA1, BA10, BA4, BA3, BA2 – all lie in open countryside on the northern and eastern edge of the town	2(b) Provide access to green spaces	Maintain existing rights of way. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development.	Increased distance to open countryside from existing housing

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
				Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	
Landscape character	Baldock	BA1, BA10, BA4, BA3, BA2 – all lie in areas of high or moderate sensitivity on the northern and eastern edge of the town	3(b) Protect and enhance landscapes	Consider an area-wide landscape assessment for this area.	Likely to be some residual landscape impact
Surface water flooding	North and East of Baldock	BA1, BA10, BA4, BA3 – all sites lie within a linked area of high surface water flood risk	4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site.	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
Town centre competitiveness	Hitchin town centre	HT11, H12 – retail/missed-use sites in close proximity to each other in Hitchin town centre	7 Promote sustainable urban living	None necessary – positive cumulative effect.	N/A
Historic character	Conservation area and listed buildings in Hitchin town centre	HT11, HT12	3(c) Conserve and, where appropriate, enhance the historic environment	Policy HE1 requires proposals to conserve and enhance designated heritage assets, and includes a number of related requirements, including production of a heritage assessment. Consideration should be given to an area-	None

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
				wide assessment which takes account of cumulative effects.	
Access to open countryside	Great Ashby	GA1, GA2 – the sites lie in close proximity on the edge of Great Ashby	2(b) Provide access to green spaces	Maintain existing rights of way. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	Increased distance to open countryside from existing housing
Landscape character	North of Stevenage	NS1, GA1, GA2 – lie on the northern edge of Stevenage. Development will result in the erosion of a significant portion of the green buffer between Stevenage and smaller settlements to the north	3(b) Protect and enhance landscapes	Consider an area-wide landscape assessment for this area.	Likely to be some residual landscape impact
Access to open countryside	Knebworth	KB1, KB2, KB4 – development will result in the loss of much of the open countryside on the eastern and western boundaries of the town	2(b) Provide access to green spaces	Maintain existing rights of way. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the	Increased distance to open countryside from existing housing

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
				Council's open space standards.	
Landscape and townscape character	Knebworth	KB1, KB2, KB4 – development along most of the western and eastern boundaries of the town will have a significant impact on the scale, setting and character of the town	3(b) Protect and enhance landscapes	Consider an area-wide landscape assessment for this area.	Likely to be some residual landscape/townscape impact
Potential impact on groundwater	Source Protection Zone 1 and 2	KB3 and KB4 lies in the same SPZ1, whilst KB1 lies in the linked SPZ2.	3(d) Reduce pollution from any source	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive. Given the potential cumulative effects from the development of the four sites, the Environment Agency should be consulted regarding the need for site-specific risk assessments.	None
Landscape and townscape character	Codicote	CD1, CD2, CD3, CD5 – development would represent a significant extension of the village and will have an impact on the scale, setting and character of the village	3(b) Protect and enhance landscapes	Consider an area-wide landscape assessment for this area.	Likely to be some residual landscape/townscape impact

Cumulative effect	Affected receptor	Sites contributing to the cumulative effect	SA objectives affected	Recommendations/mitigation	Residual effects
Potential impact on groundwater	Source Protection Zone 2	CD1, CD2, CD3, CD5 - lie in the same SPZ2	3(d) Reduce pollution from any source	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive. Given the potential cumulative effects from the development of the four sites, the Environment Agency should be consulted regarding the need for site-specific risk assessments.	None

### 7.3 Strategic cumulative effects - plan-wide

Cumulative effects of the Plan policies are considered in this part of the assessment. In order to identify strategic Plan-wide cumulative effects, the effects of the plan as a whole has been reviewed and potential cumulative effects identified.

The potential receptors considered include all of those utilised in the assessment of localized effects, since multiple localised cumulative effects may become more significant on a plan-wide scale.

Additional potential receptors are also included. These are receptors which are less significant at the localised level but remain significant at the plan-wide scale. They are as follows:

**Table 32: Additional potential receptors**

Receptor category	Data source
Agricultural land	Agricultural land classification GIS layer
Water supply and wastewater infrastructure	Infrastructure Delivery Plan
Brownfield land	NHDC site info
Employment land	NHDC site info
Affordable housing	NHDC site info
Greenfield land / green space	OS base map
Rural facilities/service provision	OS base map

The world (GHG emissions and climate change impacts)	N/A
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The potential plan-wide cumulative effects are presented in the table below. These are effects which occur over multiple clusters, and outside the cluster, and which, therefore, are multiplied in significance at the plan-wide scale. This includes landscape character, access to open countryside and impacts on groundwater.

These also note inter-relationships between effects where relevant.

**Table 33: Plan-wide cumulative effects**

Cumulative effect	Links to other effects	Affected receptor	Causes	SA objectives directly affected	Recommendations/ mitigation and residual effects
Potential reduction in water quality	Negative effects on biodiversity and wildlife habitats	Groundwater Source Protection Zones Rivers included in Rye Meads Study catchment and their habitats- the Lee, Mimram, Beane, Rib, Ash and Stort. Whaddon Brook (in the case of Royston STW)	Development within Groundwater Source Protection Zones Expansion of sewerage capacity at Rye Meads STW due to growth in this part of the region Increased water abstraction due to increased growth Possible pressures on sewerage infrastructure at Royston STW	3(d) Reduce pollution from any source 6(a) use natural resources efficiently; reuse, use recycled where possible	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive. Consultation with the Environment Agency will be needed for developments within any SPZ1 and for clusters of development within any SPZ, as outlined in table 21. Further measures are outlined in the Rye Meads Water Cycle Study, including the promotion of water efficiency. The Study specifically includes measures to protect the sites of European importance. Development of large sites in Royston and Stevenage should not proceed until specific solutions to STW capacity issues are determined and agreed by Anglian Water and the

Cumulative effect	Links to other effects	Affected receptor	Causes	SA objectives directly affected	Recommendations/mitigation and residual effects
					Environment Agency. There are likely to be some residual effects on water quality in the District but the extent of these will be determined by the extent to which the above measures are enforced.
Reduction in landscape quality	Negative effects on biodiversity and wildlife habitats	Landscape	Development of greenfield sites for housing at edge of towns and villages	3(b) Protect and enhance landscapes	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Landscape assessments should be required for all strategic sites in areas of moderate or high sensitivity, and for clusters of sites in such areas (see table 21). Given the scale of development proposed in the local plan, even with sensitive scheme designs and appropriate mitigation measures, there will still be residual effects on landscape and townscape character.
Climate change	Negative effect on human health, e.g. from air pollution, and biodiversity	Worldwide	Greenhouse gas emissions from increases in traffic from current and new housing and from energy use in new housing	4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change	Policy SP11 supports proposals for renewable and low carbon energy development in appropriate locations. Policy NE12 states that proposals for renewable and low carbon energy development which would contribute towards reducing greenhouse gas emissions will be permitted subject to

Cumulative effect	Links to other effects	Affected receptor	Causes	SA objectives directly affected	Recommendations/ mitigation and residual effects
					<p>certain criteria. It goes on to state that in assessing renewable and low carbon energy proposals against the criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions. The policy also provides support for proposals for decentralised energy schemes associated with development of the strategic sites allocated in the Plan.</p> <p>Even with the positive policy framework outlined above, the limited opportunity for large scale renewable and low carbon energy development in the District means there will inevitably be a net increase in greenhouse gas emissions from the development proposed in the Plan.</p>
Increased use of rural shops, services and other businesses		Local businesses and economy	Increased population and local employment in the larger villages	1 Achieve sustainable levels of prosperity and economic growth	None required, as the overall effect is likely to be positive.
Improved provision of community facilities, including open space and recreational facilities	Positive effects on human health	Community facilities and open space	Through developer contributions from new developments	2(b) Provide access to green spaces	None required as the overall effect is likely to be positive.
Reduced access to open countryside	Potential negative effects on human health	A number of settlements, particularly Royston, Baldock, Great Ashby and	New development on greenfield land on the edge of existing settlements	2(b) Provide access to green spaces	<p>Maintain existing rights of way.</p> <p>Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to</p>

Cumulative effect	Links to other effects	Affected receptor	Causes	SA objectives directly affected	Recommendations/ mitigation and residual effects
		Knebworth			<p>ensure that through-routes are incorporated in new development.</p> <p>Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.</p> <p>Even with the above mitigation, new development will result in increased distance to open countryside for some existing residents.</p>
Reduction in community cohesion	Potential negative effects on human health	Local communities	Large new developments on the edge of towns and coalescence with smaller villages	5(a) Share benefits of prosperity fairly and promote community cohesion	<p>Policy SP7 requires development proposals to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. This includes provision of facilities and infrastructure for new residents, addressing cumulative impacts that might arise across multiple developments and avoiding placing unreasonable additional burdens on the existing community or existing infrastructure.</p> <p>Achieving such aims could be advanced by engaging existing residents in the design of new developments.</p> <p>Effective enforcement of policy SP7 should ensure limited residual effects in terms of community cohesion.</p>
Significant loss of agricultural land and land of high	Effects on access to green spaces	Agricultural land and other high value land	Large developments on the edge of towns	2(a) Minimise the development of greenfield land and land	Policy SP12 seeks to protect, enhance and manage the green infrastructure network and biodiversity

Cumulative effect	Links to other effects	Affected receptor	Causes	SA objectives directly affected	Recommendations/ mitigation and residual effects
environmental and amenity value				of high environmental and amenity value	networks and seeks opportunities to create new green infrastructure and biodiversity networks. Policy NE4 ensures that any loss of publicly open space will be compensated for, whilst policy NE5 seeks the provision of new open spaces. Policy NE6 offers protection for designated biodiversity sites.  There are likely to be residual effects on biodiversity, particularly on non-designated sites, but this may be compensated for by improvements elsewhere.  The loss of agricultural land is permanent and irreversible.
Provision of affordable housing		Local communities	Requirement to provide affordable housing in major developments	5(d) Increase access to decent and affordable housing	None required as the overall effect is likely to be positive.

## 7.4 Strategic cumulative effects - inter-plan

Potential cumulative effects arising from interactions between the North Hertfordshire Local Plan and other plans and projects in surrounding areas have been considered. In considering the effects of the North Hertfordshire Local Plan with other plans and projects, priority has been given to key documents that affect planning and development within the District and its neighbouring authorities. The objective of this analysis of inter-plan effects is to identify how other plans and key projects may affect the sustainability of North Hertfordshire. The table below summarises key inter-plan cumulative effects.

**Table 34: Inter-plan cumulative effects**

Plans, programmes or projects	Summary of cumulative effects of North Hertfordshire Local Plan with other plans, programmes or projects
Stevenage Borough Local Plan (Publication version consulted on in Jan / Feb	In conjunction with the North Hertfordshire Local Plan, this Plan could have a cumulative impact on the A1(M) and the local road network. Specifically, there could be significant impacts around Graveley, where

Plans, programmes or projects	Summary of cumulative effects of North Hertfordshire Local Plan with other plans, programmes or projects
2016)	<p>development sites North of Stevenage will be accessed, and south of Stevenage linking with Knebworth. Traffic modeling carried out as part of the evidence base for the Local Plan indicates some of the transport schemes which will be necessary to accommodate the growth in traffic. Each of the upper tier local authorities in the area, including Hertfordshire County Council, have Local Transport Plans which will address the issues associated with traffic growth. In addition, the Highways England Road Investment Strategy includes improvements to the A1(M), including the upgrading of junction 6 (Welwyn North) to junction 8 (Hitchin) to a 'Smart Motorway' (widening of two lane section to dual three lane and hard shoulder running). Other improvements to the A1(M) will stem from the A1(M) Transport Package, which forms part of Hertfordshire's Growth Deal (see below). Even with such improvements, there are likely to be residual effects in terms of traffic congestion and associated pollution.</p> <p>The Plan will increase pressure on wastewater treatment infrastructure in the Stevenage area. Upgrades to this infrastructure will be needed prior to development in the area taking place. These issues are addressed in the Rye Meads Water Cycle Study and the Infrastructure Delivery Plan.</p> <p>There is an identified undersupply of employment land in the Plan and a reliance on neighbouring boroughs, including North Hertfordshire, to meet identified requirements. The Plan includes specific reference to the strategic employment allocation at Royston Road, Baldock, which is included in the North Herts Local Plan. This could have a positive effect on North Herts in that it could increase the self-containment of the District. The levels of out-commuting to Stevenage from North Herts are currently high.</p>
Luton Local Plan (Submitted 29 <sup>th</sup> April 2016 – EIP July 2016)	<p>The large East of Luton sites included in the North Herts Local Plan will exacerbate the impact of the proposed growth in the Luton Local Plan on the M1 and the local road network. Traffic modeling conducted as part of the evidence base for the Luton Local Plan indicates some of the transport schemes which will be necessary to accommodate the growth in traffic. Both Luton and North Hertfordshire's Local Transport Plans will mitigate these impacts to some degree but there are likely to be residual effects in terms of increased traffic congestion and associated pollution.</p> <p>The Luton Local Plan is reliant on neighbouring Local Plans in order to secure the identified need for new housing in Luton. North Herts Local Plan includes provision for 1,950 homes towards the unmet need of 11,100 homes in the Luton Local Plan. Whilst the cumulative effect on meeting housing need is positive, it is unclear whether, overall, this will be sufficient to meet Luton's needs.</p>
Central Bedfordshire Council (Early preparation stage. Call for sites February 2016. Consultation on Technical Site Assessment Criteria July 2016)	<p>Given the early stage of the Plan preparation process, it is not possible to identify specific cumulative impacts. The Plan website identifies four key elements of their approach:</p> <ul style="list-style-type: none"> <li>• focusing large-scale growth along major transport routes</li> <li>• making sure that there is local infrastructure in place to support new homes and jobs</li> <li>• easing pressures across the wider area by identifying further sites that can accommodate growth and that are supported by good transport links</li> <li>• recognising the importance of protecting Central Bedfordshire's historic settlements and unique landscape</li> </ul> <p>Accommodating significant growth and focusing this growth on major transport routes is likely to lead to cumulative effects on traffic on the</p>

Plans, programmes or projects	Summary of cumulative effects of North Hertfordshire Local Plan with other plans, programmes or projects
	<p>A1(M) in particular. Each of the upper-tier local authorities in the area, including Hertfordshire County Council and Central Bedfordshire Council, have Local Transport Plans which will address the issues associated with traffic growth. Other improvements to the A1(M) will stem from the A1(M) Transport Package, which forms part of Hertfordshire's Growth Deal (see below). Even with such improvements, there are likely to be residual effects in terms of traffic congestion and associated pollution.</p>
<p>East Hertfordshire DC Approaching Publication. Preferred Options Feb – May 2014.</p>	<p>Much of the proposed housing and economic growth proposed for East Hertfordshire will occur in the southern part of the district, away from the boundary with North Hertfordshire. However, development in the district may have a cumulative effect on traffic growth in the wider area, including on the A1(M). Each of the upper-tier local authorities in the area, including Hertfordshire County Council, have Local Transport Plans which will address the issues associated with traffic growth. In addition, the Highways England Road Investment Strategy includes improvements to the A1(M), including the upgrading of junction 6 (Welwyn North) to junction 8 (Hitchin) to a 'Smart Motorway' (widening of two lane section to dual three lane and hard shoulder running). Other improvements to the A1(M) will stem from the A1(M) Transport Package, which forms part of Hertfordshire's Growth Deal (see below). Even with such improvements, there are likely to be residual effects in terms of traffic congestion and associated pollution.</p> <p>Rye Meads Wastewater Treatment Works serves Stevenage, as well as much of East Hertfordshire and has known capacity issues. Development in East Hertfordshire will therefore increase pressure on wastewater infrastructure. These issues are addressed in the Rye Meads Water Cycle Study and the Infrastructure Delivery Plan.</p>
<p>St Albans Strategic Local Plan (Publication draft version consulted on in Jan/Feb 2016)</p>	<p>Significant housing growth (9,000 homes) is proposed in neighbouring St Albans. This could have cumulative effects on traffic growth, including the A1(M), M1 and the local road network. Each of the upper-tier local authorities in the area, including Hertfordshire County Council, have Local Transport Plans which will address the issues associated with traffic growth. In addition, the Highways England Road Investment Strategy includes improvements to the A1(M), including the upgrading of junction 6 (Welwyn North) to junction 8 (Hitchin) to a 'Smart Motorway' (widening of two lane section to dual three lane and hard shoulder running). Other improvements to the A1(M) will stem from the A1(M) Transport Package, which forms part of Hertfordshire's Growth Deal (see below). Even with such improvements, there are likely to be residual effects in terms of traffic congestion and associated pollution.</p>
<p>Welwyn Hatfield Local Plan (Regulation 18 consultation Jan - March 2015; Proposed Submission due Summer 2016)</p>	<p>The Consultation Document suggested that the Plan would accommodate 12,500 new homes in the Plan period. Welwyn Hatfield lies immediately to the south of North Hertfordshire in the A1(M) corridor. The principal cumulative effect is likely, therefore, to be in terms of traffic impacts on the A1(M) and local road network, especially around Knebworth and Codicote where significant growth is proposed in the North Hertfordshire Local Plan. Traffic modeling carried out as part of the evidence base for the Local Plan indicates some of the transport schemes which will be necessary to accommodate the growth in traffic. Each of the upper tier local authorities in the area, including Hertfordshire County Council, have Local Transport Plans which will address the issues associated with traffic growth. In addition, the Highways England Road Investment Strategy includes improvements to the A1(M), including the upgrading of junction 6 (Welwyn North) to junction 8 (Hitchin) to a 'Smart Motorway' (widening of two lane section</p>

Plans, programmes or projects	Summary of cumulative effects of North Hertfordshire Local Plan with other plans, programmes or projects
	<p>to dual three lane and hard shoulder running). Other improvements to the A1(M) will stem from the A1(M) Transport Package, which forms part of Hertfordshire's Growth Deal (see below). Even with such improvements, there are likely to be residual effects in terms of traffic congestion and associated pollution.</p> <p>Rye Meads Wastewater Treatment Works serves Stevenage, as well as large parts of Welwyn Hatfield and has known capacity issues. Development in Welwyn Hatfield will therefore increase pressure on wastewater infrastructure. These issues are addressed in the Rye Meads Water Cycle Study and the Infrastructure Delivery Plan.</p>
South Cambridgeshire Local Plan (Proposed modifications consulted on in Jan 2016)	No cumulative effects have been identified
Uttlesford Local Plan (Regulation 18 consultation took place Oct – Dec 2015)	No cumulative effects have been identified
Hertfordshire Waste Local Plan: Waste Site Allocations 2011-2026 (adopted July 2014) and Waste Core Strategy and Development Management Policies Document (adopted November 2012).	<p>The Site Allocations document safeguards existing waste sites and identifies waste allocations and Employment Land Areas of Search in North Hertfordshire. Within these areas, the county council will grant planning permission for waste management facilities providing that they meet specified criteria.</p> <p>Some of these areas are in relatively close proximity to allocated sites in the Local Plan. The Waste Site Allocations document recognises that any future residential developments in the area will need to be considered in combination with any potential waste facility and states that <i>“Depending upon the proposed type of facility and where it would be located on the site, a detailed assessment of the potential impact on any future housing development may be required.”</i></p> <p>More generally, the cumulative effects will be largely positive since the Waste Local Plan should help to facilitate the delivery of the housing and economic growth in the Local Plan in a way which limits some of the negative effects of this growth, through its emphasis on health and environmental protection, waste minimisation and recovery.</p>
Hertfordshire County Council's Local Transport Plan (LTP) 2011 – 2031	<p>This sets out a 20 year strategy for development of transport in the county. One of the specific goals of the strategy is to support planned economic development and dwelling growth. The focus of the strategy is on making better use of the existing network and promoting intelligent transport systems.</p> <p>Its aims are underpinned by a suite of supporting strategies:</p> <ul style="list-style-type: none"> <li>• Active Travel Strategy: Encouraging walking and cycling trips to improve health, the environment, congestion and the economy</li> <li>• Bus Strategy: The county council's strategy for ensuring viable and sustainable bus services throughout Hertfordshire</li> <li>• Intalink Strategy: A strategy for the Intalink partnership</li> <li>• Intelligent Transport Systems (ITS) Strategy: Intelligent Transport Systems and Variable Message Signs for efficient transport network management</li> <li>• Inter-Urban Route Strategy: Improvements to inter-urban corridors between Hertfordshire's towns</li> <li>• Rail Strategy: Plans for rail services through the county</li> <li>• Rights of Way Improvement Plan: Hertfordshire's Rights of Way Improvement Plan (RoWIP) 2011/12-2015/16</li> <li>• Road Safety Strategy: How the county council intend to improve safety on Hertfordshire's road network</li> <li>• Rural Transport Strategy: Improvements to transport in rural</li> </ul>

Plans, programmes or projects	Summary of cumulative effects of North Hertfordshire Local Plan with other plans, programmes or projects
	<p>areas of the county</p> <ul style="list-style-type: none"> <li>• Speed Management Strategy: Speed management of traffic on Hertfordshire's roads</li> </ul> <p>Cumulative effects will be positive since the LTP and supporting strategies should help to facilitate the delivery of the housing and economic growth in the Local Plan in a way which limits some of the negative effects of this growth, e.g. in terms of traffic congestion, carbon emissions, noise and air quality.</p>
London Plan (Consolidated with alterations since 2011, March 2016)	<p>The London Plan includes provision for an annual average of 42,000 net additional homes across London. However, overall need is estimated at between 49,000 and 62,000 more homes annually. This unmet need is likely to increase housing pressures in surrounding areas such as North Hertfordshire. The adoption of the North Hertfordshire Local Plan will be key to managing these pressures.</p>
Hertfordshire Growth Deal (agreed July 2014 and expanded January 2015)	<p>The Growth Deal brings together local, national and private funding to 'transform the economy and establish the area as a centre for global business excellence through focused investment in the area's infrastructure and ensuring businesses have the supply of skilled workers and support to grow'.</p> <p>Of particular significance to the North Herts Local Plan, the Growth Deal incorporates:</p> <ul style="list-style-type: none"> <li>• The A1(M) Growth Area Forum/Stevenage. This is focused on accelerating housing delivery in the growth area.</li> <li>• The A1(M) Transport Package – a series of transport schemes including the A1 Sustainable Transport Package, A602 local congestion measures and Bus Link 2016.</li> <li>• North Herts College Design and Innovation Centre - To support the development of a state-of-the-art engineering design and innovation centre based in Stevenage.</li> </ul> <p>The cumulative effects should be largely positive, with the Growth Fund helping to accelerate delivery of the growth envisaged in the Local Plan and ameliorating some of the potential negative transport effects.</p>
Luton Airport Expansion	<p>In 2014, Luton Airport was granted permission to significantly increase passenger numbers. The ongoing growth which this permission facilitated creates significant additional traffic to the airport, including in an east-west direction through North Hertfordshire. This will add to the pressure on transport infrastructure created by the housing and economic growth envisaged in the Local Plan. The various Local Transport Plans in the area, as well as proposed improvements to the A1(M) will play a key role in addressing such impacts.</p>
Pirton Neighbourhood Plan	<p>Pirton Neighbourhood Forum have produced a draft plan, however it is mostly concerned with issues such as design and so doesn't pose any sustainability concerns.</p>

## 8 Effects of the Plan after mitigation

As the Plan objectives make clear, the role of the Local Plan is to provide for homes and jobs and associated services, development and infrastructure, while minimising environmental impacts and identifying opportunities for environmental improvement.

In assessing the effects of site allocations, we have identified ways of mitigating these effects through policies and noted any residual effects which cannot be mitigated. In a similar way the assessments of the policies identified ways of mitigating negative effects and noted any residual effects. In the previous section we also identified cumulative effects that are not likely to have been identified by individual assessments, and suggested mitigation measures, and identified residual effects. The table below summarises the combined residual effects of the sites and policies, after all the identified mitigation measures have been applied.

**Table 35: Residual significant sustainability effects of the Plan**

<b>Residual effect</b>	<b>Cause</b>	<b>Relevant SA objective</b>	<b>Nature of the effect</b>
Significant loss of agricultural land and land of high environmental and amenity value	Large developments on the edge of towns	2(a) Minimise the development of greenfield land and land of high environmental and amenity value	The loss of agricultural land is cumulative across the Plan area, of high probability, permanent and irreversible. Individual sites are listed in Appendices 8 and 9
Reduced access to open countryside	New development on greenfield land on the edge of existing settlements, particularly Royston, Baldock, Great Ashby and Knebworth	2(b) Provide access to green spaces	The reduction in access is cumulative across the Plan area, and in the clusters of Royston, Baldock, Great Ashby and Knebworth. It is of high probability, permanent and irreversible. Details of clusters affected are noted in section 7.2. Individual sites are listed in Appendices 8 and 9.
Provision of new housing without access to greenspace	Housing further than 800 metres from green space in Hitchin, Knebworth and Royston (HT10, KB1 and RY8)	2(b) Provide access to green spaces	The effect is of medium probability (depending on the development of the specific sites) and could be reversed or reduced if new local greenspace was provided.
Traffic congestion and associated pollution	Combined effects of planned development in Central Bedfordshire, St Albans and North Hertfordshire	2(c) Deliver more sustainable location patterns, and reduce the use of motor vehicles	The effect is trans-boundary, impacting on neighbouring areas, and is a cumulative effect of Plans in Central Bedfordshire, St Albans and North Hertfordshire. It is of medium probability as it depends on a number of factors including the actual amount of development and the effectiveness of mitigation, e.g. improvements in public transport.

<b>Residual effect</b>	<b>Cause</b>	<b>Relevant SA objective</b>	<b>Nature of the effect</b>
Reduction in quality of landscape and townscape character	Development of greenfield sites for housing at edge of towns and villages, and particularly on the edges of Royston, Baldock, north Stevenage, Knebworth and Codicote	3(b) Protect and enhance landscapes	The reduction in access is cumulative across the Plan area, and in the clusters of Royston, Baldock, north Stevenage, Knebworth and Codicote. It is of high probability, permanent and irreversible.  Details of clusters affected are noted in section 7.2. Individual sites are listed in Appendices 8 and 9.
Impact on setting of heritage assets	Development affecting the setting of conservation areas, listed buildings and Scheduled Ancient Monuments	3(c) Conserve and, where appropriate, enhance the historic environment	The effect is of medium probability (depending on the design and layout of the development) and some of the affects are cumulative within a local area, as detailed in section 7.2. Mitigation is provided for in Local Plan policy but some effects cannot be fully mitigated, e.g. impacts on the setting of Scheduled Ancient Monuments relating to sites AS1 and RY1.
Surface water flooding	Development across the District and particularly in the north and east of Baldock (BA1, BA10, BA4, BA3) – all sites lie within a linked area of high surface water flood risk	4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change	The effect is of medium probability (depending on the development of the specific sites) and could be reduced depending on the effectiveness of mitigation. Details of the Baldock cluster are noted in section 7.2. Individual sites are listed in Appendices 8 and 9.
Climate change	Greenhouse gas emissions from increases in traffic from current and new housing and from energy use in new housing	4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change	The effect is the cumulative effect of the Plan, of high probability and of course is worldwide in its impact.
Reduction in water quality	Development within Groundwater Source Protection Zones Expansion of sewerage capacity at Rye Meads STW due to growth in this part of the region Increased water abstraction due to increased growth Possible pressures on sewerage infrastructure at Royston STW	3(d) Reduce pollution from any source  6(a) use natural resources efficiently; reuse, use recycled where possible	This is an uncertain cumulative effect across the Plan area, which could impact on: Groundwater Source Protection Zones; rivers included in Rye Meads Study catchment and their habitats- the Lee, Mimram, Beane, Rib, Ash; and Stort; and Whaddon Brook (in the case of Royston STW). The likelihood and magnitude of the effect depends on the extent to which the necessary mitigation measures are enforced.
Increased	Large quantity of new	6(a) Use natural	The effect is of high probability

<b>Residual effect</b>	<b>Cause</b>	<b>Relevant SA objective</b>	<b>Nature of the effect</b>
pressure on water resources	housing In an area with significant constraints on water , particularly around Stevenage and Royston	resources efficiently; reuse, use recycled where possible	and irreversible once new housing has been built. It is also trans-boundary as it will affect neighbouring authorities.
Noise pollution	Development north of Letchworth Garden City (LG1, LG3, LG4, LG10) – all lie close together and adjacent to residential properties in the northern part of the town. Development of other individual sites particularly in Hitchin, Knebworth and Royston	5(c) Improve conditions and services that engender good health and reduce health inequalities	There is a cumulative effect to the north of Letchworth, as well as effects on individual sites, particularly in Hitchin, Knebworth and Royston. The magnitude of the effect is likely to be greater in the short term, during the construction phase. Details of the Baldock cluster are noted in section 7.2. Individual sites are listed in Appendices 8 and 9.
Impacts on amenity and reduction in tranquility for existing residents	Development of large strategic housing sites, specifically BA1, LG1, GA2 and EL1,2,3	5(c) Improve conditions and services that engender good health and reduce health inequalities	The impacts on amenity and tranquility are permanent and irreversible. As noted above the magnitude of the noise pollution element is likely to be greater in the short term, during the construction phase. Effects on individual sites are described in Appendix 8.
Potential negative effects on Letchworth town centre	Development of strategic site LG1	7 Promote sustainable urban living	The effect is uncertain; it depends on whether access is through the Grange which would ensure that the development relates to Letchworth. An additional access (onto Stotfold Road) would reduce traffic congestion in the Grange, but would mean the development faces away from the existing town, and could result in negative effects on this objective.

## 9 Monitoring

### 9.1 Purpose of Monitoring

Task B6 is to propose measures to monitor the significant effects of implementing the Local Plan. This is an important part of the appraisal and plan development process. The Practical Guide<sup>36</sup> notes that it has a number of benefits:

- It allows the actual significant effects of the implementation of the Strategy and Policies be tested against those predicted in the SA;
- It helps to ensure that issues that arise, including unexpected problems, can be identified and tackled;
- It helps further predictions to be made more accurately;
- It can contribute to baseline information for future plans.

### 9.2 Monitoring Indicators

For the sake of efficiency and integration, North Hertfordshire District Council will include significant sustainability effects in future Annual Monitoring Reports. Where necessary, the Reports will also propose measures for addressing adverse effects, including unexpected problems. The significant sustainability effects indicators have been drawn from the indicators in the baseline data of this sustainability appraisal (which are linked to the sustainability objectives used in the appraisal). They aim to:

- Concentrate on the residual significant effects (after mitigation measures) identified in the appraisal;
- Provide information to identify when problems, including unexpected ones, arise;
- Contribute to addressing deficiencies in data availability identified in this appraisal.

The following indicators have been identified:

**Table 36: Indicators of residual significant effects**

Residual significant effect	Suggested indicator	Data source
Loss of land with high agricultural value	High grade (1-3 <sup>37</sup> ) agricultural land lost to new development	Agricultural land classification data is held by NHDC
Loss of greenfield land and reduction in access to open countryside	Greenfield land (ha.) lost to new development	Data from planning permissions
Provision of new housing without access to greenspace	Number of dwellings granted permission on sites without access to greenspace within	Data from planning permissions

<sup>36</sup> Para 3.3.22

<sup>37</sup> The best and most versatile agricultural land does not include land graded 3b. However, the data held by NHDC does not distinguish between 3a and 3b. If such data becomes available in future, the indicator should be changed to only include grades 1-3a.

Residual significant effect	Suggested indicator	Data source
	800m.	
Traffic congestion and associated pollution	Average annual vehicle speeds (flow-weighted) during the weekday morning peak on locally managed 'A' roads	Data collected by the Department for Transport
	Local air quality monitoring data	Data collected by NHDC Environmental Health
Landscape and townscape impacts	Number of planning applications granted on sites of moderate or high landscape sensitivity: <ul style="list-style-type: none"> <li>Moderate or high landscape sensitivity</li> <li>Within existing built-up area</li> <li>Unknown</li> </ul>	Data on the classification of sites is contained in the Landscape Sensitivity Reports which form part of the evidence base for the Local Plan
Impacts on heritage assets	Number of planning applications granted contrary to the advice of Historic England	Data from planning permissions
Reduction in water quality	The number of applications granted contrary to the advice of the EA on water quality grounds.	The indicator is already included in the N Herts AMR
Development in flood risk areas	Number of planning applications granted contrary to the advice of the Environment Agency on flood defence grounds	The indicator is already included in the N Herts AMR
Surface water flooding	Percentage of new developments with adopted SUDS schemes	Data from planning permissions
Climate change	Local authority carbon dioxide emissions estimates for domestic and transport	Data collected by the Department for Business, Energy and Industrial Strategy
Amenity impacts on existing residents	Number of noise complaints divided by type	Data collected by NHDC Environmental Health
Water usage	Percentage of new dwellings achieving the optional Building Regulations requirement of 110 litres per person per day	Data from planning permissions
Potential negative effects on Letchworth town centre	Vacancy rates in Letchworth	The indicator is already included in the N Herts AMR



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 1: Review of policies, plans and programmes

September 2016

# North Hertfordshire District Council

## Sustainability Appraisal of North Hertfordshire Proposed Submission

### Local Plan

#### Appendix 1: Review of policies, plans and programmes

A report by **CAG Consultants**

September 2016

#### Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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#### CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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This replaces PPS10, published in 2011, and sets out detailed waste planning policies. It should be read in conjunction with the Waste management Plan for England (Dec 2013 - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf))

In preparing local plans, local planning authorities are required to consider the following:

Identify need for waste management facilities

Identifying suitable sites and areas

Determining planning applications

The policy document states that positive planning plays a pivotal role in delivering this country’s waste ambitions through:-

Planning policy for Traveller sites (August 2015)	19
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# Overview and document history

Task A1 of the appraisal process involves identifying other relevant policies, plans, programmes and sustainability objectives.

Relevant documents at international, national, regional and local level have been reviewed. For each document the following information has been collated:

- Key objectives relevant to the Local Plan and SA
- Key targets and indicators relevant to the Local Plan and SA
- Implications for the Local Plan
- Implications for SA

This information has been used to inform the subsequent stages of the process, which are covered in later sections of this document:

- identification of sustainability issues (task A3);
- development of the SA framework (task A4); and
- baseline review (task A2).

The review has been developed over a number of years. All references in the document to the Core Strategy and the LDF should be taken to mean the Local Plan.

# European Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>Mainstreaming sustainable development into EU policies: 2009 review of the EU Strategy for Sustainable Development (July 2009)</b></p>		<p>Status: Adopted by the EU in 2006</p>	
<p>Source: <a href="http://ec.europa.eu/environment/eussd/">http://ec.europa.eu/environment/eussd/</a></p>			
<p>The 2009 review builds on the 2006 EU sustainable development strategy. It keeps the same objectives, namely:</p> <ul style="list-style-type: none"> <li>• To limit climate change and its costs and negative effects to society and the environment</li> <li>• To ensure that our transport systems meet society's economic, social and environmental needs whilst minimising their undesirable impacts on the economy, society and the environment</li> <li>• To promote sustainable consumption and production patterns</li> <li>• To improve management and avoid overexploitation of natural resources, recognising the value of ecosystem services</li> <li>• To promote good public health on equal conditions and improve protection against health threats</li> <li>• To create a socially inclusive society by taking into account solidarity between and within generations and to secure and increase the quality of life of citizens as a precondition for lasting individual well-being</li> </ul>	<p>The 2009 review notes mixed progress on the 2006 targets (below). It does not set new targets.</p> <ul style="list-style-type: none"> <li>• Kyoto Protocol commitments for reducing greenhouse gas emissions by 2008 – 2012,</li> <li>• By 2010 12% of energy consumption, on average, and 21% of electricity consumption, as a common but differentiated target, should be met by renewable sources, considering raising their share to 15% by 2015.</li> <li>• Reaching an overall saving of 9% of final energy consumption over 9 years until 2017</li> <li>• Reducing transport noise both at source and through mitigation measures to ensure overall exposure levels minimise impacts on health.</li> <li>• Halving road transport deaths by 2010 compared to 2000.</li> <li>• Improving the environmental and social performance for products and processes and encouraging their</li> </ul>	<p>No direct implications</p>	<p>No direct implications</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<p>uptake by business and consumers.</p> <ul style="list-style-type: none"> <li>• Improving management and avoiding overexploitation of renewable natural resources such as fisheries, biodiversity, water, air, soil and atmosphere,</li> <li>• Halting the loss of biodiversity and contributing to a significant reduction in the worldwide rate of biodiversity loss by 2010.</li> <li>• Avoiding the generation of waste and enhancing efficient use of natural resources by applying the concept of life-cycle thinking and promoting reuse and recycling</li> <li>• Curbing the increase in lifestyle-related and chronic diseases, particularly among socioeconomically disadvantaged groups and areas.</li> <li>• Reducing health inequalities within and between Member States by addressing the wider determinants of health and appropriate health promotion and disease prevention strategies.</li> <li>• Significantly increasing the labour market participation of women and older workers according to set targets, as well as increasing employment of migrants by 2010.</li> <li>• Promoting increased employment of young people. By the end of 2007 every young person who has left school and is unemployed should be offered a job, apprenticeship, additional training or other employability measure within six</li> </ul>		

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	months, and within no more than 4 months by 2010.		
<b>EU Spatial Development Perspective (May 1999)</b>		Status: No formal status, there is a commitment from member states to take it forward in producing their own national and regional planning policies	
Source: <a href="http://ec.europa.eu/regional_policy/sources/docoffic/official/reports/som_en.htm">http://ec.europa.eu/regional_policy/sources/docoffic/official/reports/som_en.htm</a>			
<ul style="list-style-type: none"> <li>development of a balanced and polycentric urban system and a new urban-rural relationship;</li> <li>securing parity of access to infrastructure and knowledge; and</li> <li>sustainable development, prudent management and protection of nature and cultural heritage.</li> </ul>	None	Mainly relevant at national and regional scale	Mainly relevant at national and regional scale
<b>EU 7th Environmental Action Plan (November 2013)</b>		Status: The programme entered into force in January 2014. It is now up to the EU institutions and the Member States to ensure it is implemented, and that priority objectives set out are met by 2020	
Source: <a href="http://ec.europa.eu/environment/action-programme/">http://ec.europa.eu/environment/action-programme/</a>			
<p>This will be guiding European environment policy until 2020. In order to give more long-term direction it sets out a vision beyond that, of where it wants the Union to be by 2050:</p> <p>"In 2050, we live well, within the planet's ecological limits. Our prosperity and healthy environment stem from an innovative, circular economy where nothing is wasted and where natural resources are managed sustainably, and biodiversity is protected, valued and restored in ways that enhance our society's resilience. Our low-carbon growth has long been decoupled from resource use, setting the pace for a safe and sustainable global society."</p> <p>It identifies three key objectives:</p> <ul style="list-style-type: none"> <li>to protect, conserve and enhance the Union's natural capital;</li> <li>to turn the Union into a resource-efficient, green and competitive low-carbon economy;</li> <li>to safeguard the Union's citizens from environment-related pressures and risks to health and well-being;</li> </ul> <p>Four so called "enablers" will help Europe deliver on these goals:</p> <ul style="list-style-type: none"> <li>to maximise the benefits of Union environment legislation by improving</li> </ul>	Numerous actions are identified in the Annex under each priority area	Key European context	Key European context

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>implementation;</p> <ul style="list-style-type: none"> <li>to improve the knowledge and evidence base for Union environment policy;</li> <li>to secure investment for environment and climate policy and address environmental externalities;</li> <li>to improve environmental integration and policy coherence;</li> </ul> <p>Two additional horizontal priority objectives complete the programme:</p> <ul style="list-style-type: none"> <li>to enhance the sustainability of the Union's cities;</li> <li>to increase the Union's effectiveness in addressing international environmental and climate-related challenges.</li> </ul>			
<p><b>Our life insurance, our natural capital: an EU Biodiversity strategy to 2020 (2011)</b></p>		<p>Status: EU Strategy</p>	
<p>Source : <a href="http://www.europarl.europa.eu/sides/getDoc.do?type=REPORT&amp;reference=A7-2012-0101&amp;language=EN">http://www.europarl.europa.eu/sides/getDoc.do?type=REPORT&amp;reference=A7-2012-0101&amp;language=EN</a></p>			
<p>Following the failure to achieve the 2010 Biodiversity target, the EU set out a new vision and target for biodiversity post 2010. The vision is:</p> <p><i>By 2050, EU biodiversity and the ecosystem services it provides – its natural capital - are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided.</i></p> <p>The headline target is to halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as is feasible, while stepping up the EU contribution to averting global biodiversity loss.</p> <p>Six targets underpin the headline target:</p> <ul style="list-style-type: none"> <li>Conserving and restoring nature</li> <li>Maintaining ecosystems and their services</li> <li>Ensuring the sustainability of agriculture, forestry and fisheries</li> <li>Combating alien species</li> <li>Addressing the global biodiversity crisis</li> <li>Contributions from other environmental policies and initiatives</li> </ul>	<p>No specific targets identified</p>	<p>No direct implications</p>	<p>Key European context</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>EU Water Framework Directive (2000)</b></p>		<p>Status: EU Directive</p>	
<p>Source: <a href="http://ec.europa.eu/environment/water/water-framework/index_en.html">http://ec.europa.eu/environment/water/water-framework/index_en.html</a></p>			
<p>This European legislation is designed to integrate the way water bodies are managed across Europe.</p> <p>The Water Framework Directive is a set of guidelines for managing large bodies of water. Its main aims are to improve water quality while reducing any danger 'a water body' poses, such as flooding. It's also designed to stop the deterioration of wetlands and improve aquatic habitats for wildlife.</p> <p>The main objectives of the WFD are to:</p> <ul style="list-style-type: none"> <li>• enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands - there is a requirement for nearly all inland and coastal waters to achieve 'good status' by 2015;</li> <li>• promote the sustainable use of water;</li> <li>• reduce pollution of water, especially by 'priority' and 'priority hazardous' substances;</li> <li>• lessen the effects of floods and droughts;</li> <li>• rationalise and update existing water legislation and introduce a co-ordinated approach to water management based on the concept of river basin planning.</li> </ul> <p>The Environment Agency is the 'competent authority' responsible for the implementation of the WFD in England and Wales.</p>	<p>The WDF requires that a River Basin Management Plan (RBMP) is produced for each defined River Basin Districts (RBD). These include provision for assessing and monitoring and should include targets.</p>	<p>The LDF should take account of the relevant requirements of the WFD. This will typically require the consideration of relevant EA guidance.</p>	<p>Water resources are an important aspect of sustainability which should be considered in the SA objectives</p> <p>The RBMP for Herts is also reviewed below.</p>
<p><b>Natura 2000: Habitats Directive and Birds Directive</b></p>		<p>Status: EU Directives</p>	
<p>Source: <a href="http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm">http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm</a> And <a href="http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm">http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm</a></p>			
<p>The Habitats Directive (Council Directive 92/43/EEC of 21 May 1992) requires EU Member States to create a network of protected wildlife areas, known as Natura 2000, across the European Union. This network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), established to protect wild birds under the Birds Directive (Council Directive 79/409/EEC of 2 April 1979). These sites are part of a range of measures aimed at conserving important or threatened habitats and species.</p>	<p>No specific targets identified.</p>	<p>Plan should be screened to check whether appropriate assessment of its impact on Natura 2000 sites is required</p>	<p>None, unless screening indicates that the Plan will have significant impacts on Natura 2000 sites.</p>

# National Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>Mainstreaming sustainable development – the Government’s vision and what it means in practice (February 2011)</b></p>		<p>Status: UK government vision for sustainable development</p>	
<p>Source: <a href="https://www.gov.uk/government/publications/mainstreaming-sustainable-development-the-government-s-vision-and-what-this-means-in-practice">https://www.gov.uk/government/publications/mainstreaming-sustainable-development-the-government-s-vision-and-what-this-means-in-practice</a></p>			
<p>The paper is a ‘refreshed vision’ that builds on the principles of the 2005 sustainable development strategy. It is focussed on mainstreaming sustainable development into all areas of Government. Key elements of the approach are:</p> <ul style="list-style-type: none"> <li>• Ministerial leadership and oversight</li> <li>• Leading by example</li> <li>• Embedding SD into policy</li> <li>• Transparent and independent scrutiny</li> </ul> <p>It commits the Government to a presumption in favour of sustainable development in the new National Planning Policy Framework (see below).</p> <p>Key areas for action are on:</p> <ul style="list-style-type: none"> <li>• The green economy</li> <li>• Climate change</li> <li>• Protecting and enhancing the natural environment</li> <li>• Fairness and improving wellbeing</li> <li>• Building a big society</li> </ul> <p>The 2011 vision builds on the principles of the 2005 sustainable development strategy, which still stand. These principles are:</p> <p>Living Within Environmental Limits Respecting the limits of the planet’s environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.</p> <p>Ensuring a Strong, Healthy and Just Society</p>	<p>The previous set of sustainable development indicators have not been updated since 2010. A new set of indicators is in development.</p> <p>There are no targets for local authorities flowing from this document.</p>	<p>Plan should conform to the requirements of the vision and earlier strategy.</p>	<p>Ensure that the key policy requirements are reflected in the SA Framework objectives and appraisal criteria.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.</p> <p>Achieving a Sustainable Economy Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.</p> <p>Promoting Good Governance Actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy, and diversity.</p> <p>Using Sound Science Responsibly Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.</p>			
<p><b>Creating the conditions for integration (February 2012)</b></p>		<p>Status: UK Government vision and action plan</p>	
<p>Source: <a href="https://www.gov.uk/government/publications/creating-the-conditions-for-a-more-integrated-society">https://www.gov.uk/government/publications/creating-the-conditions-for-a-more-integrated-society</a></p>			
<p>Sets out the Government's approach to achieving a more integrated society in England, focussing on creating the conditions for everyone to live and work successfully alongside each other.</p> <p>The paper identifies 5 key factors for achieving integration:</p> <ul style="list-style-type: none"> <li>• Tackling extremism and intolerance</li> <li>• Social mobility</li> <li>• Common ground</li> <li>• Participation</li> <li>• Responsibility</li> </ul>	<p>The Government want to create the conditions for civic leadership. However it does not set targets or indicators</p>	<p>The paper recognises 'place' as a key factor in promoting integrated communities. It focusses more on social capital rather than planning issues.</p>	<p>Useful background information but no direct implications</p>
<p><b>World class places – the Government's strategy for improving quality of place (May 2009)</b></p>		<p>Status: UK Government strategy – prepared by previous Government</p>	
<p>Source: <a href="http://webarchive.nationalarchives.gov.uk/20120919132719/http://www.communities.gov.uk/publications/planningandbuilding/worldclassplaces">http://webarchive.nationalarchives.gov.uk/20120919132719/http://www.communities.gov.uk/publications/planningandbuilding/worldclassplaces</a></p>			
<p>Sets out the Government's commitment to improving the quality</p>	<p>No targets or indicators set.</p>	<p>Commitment to develop new</p>	<p>Useful context for SA in terms of</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>of communities and 'places'. The key objectives are:</p> <ul style="list-style-type: none"> <li>Strengthen leadership on quality of place at the national and regional level</li> <li>Encourage local civic leaders and local government to prioritise quality of place</li> <li>Ensure relevant government policy, guidance and standards consistently promote quality of place and are user-friendly</li> <li>Put the public and community at the centre of place-shaping</li> <li>Ensure all development for which central government is directly responsible is built to high design and sustainability standards and promotes quality of place</li> <li>Encourage higher standards of market-led development</li> <li>Strengthen quality of place skills, knowledge and capacity</li> </ul>		<p>planning policy on green space and green infrastructure but this has been superseded by the current Government's new national planning policy framework.</p> <p>Other commitments to boost design quality in publically funded buildings, homes and neighbourhoods.</p> <p>Proposal for better support for local authority planning committees.</p> <p>Useful background reference on place and planning.</p>	<p>overall goals for places.</p>
<p><b>Biodiversity 2020: A strategy for England's wildlife and ecosystem services (August 2011)</b></p>		<p>Status: Government strategy</p>	
<p>Source: <a href="https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services">https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services</a></p>			
<p>This national biodiversity strategy supersedes that published in 2002 and sets targets for action up to 2020. It builds on the Natural Environment White Paper and aims to provide a comprehensive picture of how the Government is implementing international and EU commitments. It also sets a strategic direction for biodiversity policy over the next decade.</p> <p>The mission for the Strategy is:</p> <p><i>To halt biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people</i></p> <p>The priority areas for action are:</p> <ul style="list-style-type: none"> <li>A more integrated large-scale approach to</li> </ul>	<p>The strategy is linked to a set of high level outcomes:</p> <p><b>Outcome 1</b> By 2020 we will have put in place measures so that biodiversity is maintained and enhanced, further degradation has been halted and where possible, restoration is underway, helping deliver more resilient and coherent ecological networks, healthy and well-functioning ecosystems, which deliver multiple benefits for wildlife and people, including:</p> <ul style="list-style-type: none"> <li>1A. Better wildlife habitats with 90%</li> </ul>	<p>The strategy notes that '<i>through reforms of the planning system, we will take a strategic approach to planning for nature....We will pilot biodiversity offsetting, to assess its potential to deliver planning policy more effectively.</i>'</p> <p>The strategy encourages larger and more joined up ecological networks as a priority.</p> <p>No specific actions related to planning – these will be delivered through planning reforms (see below) but useful context and has been a</p>	<p>Biodiversity is a key aspect of sustainable development that needs to be included within the SA framework. The baseline review should include indicators of biodiversity.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>conservation on land and at sea</p> <ul style="list-style-type: none"> <li>• Putting people at the heart of biodiversity policy</li> <li>• Reducing environmental pressures</li> <li>• Improving our knowledge</li> </ul> <p>The strategy is linked to the National Ecosystem Assessment published in June 2011. To support delivery, the Government established Local Nature Partnerships across England – supported by a £1m fund in 2011/12.</p> <p>published post-devolution, builds on the 1994 UK Biodiversity Action Plan published in response to the UN Convention on Biodiversity (CBD) signed at the Earth Summit in Rio de Janeiro in 1992.</p> <p>The aim of the Strategy is to ensure:</p> <ul style="list-style-type: none"> <li>• <i>A halting, and if possible a reversal, of declines in priority habitats and species, with wild species and habitats as part of healthy, functioning ecosystems</i></li> <li>• <i>The general acceptance of biodiversity's essential role in enhancing the quality of life, with its conservation becoming a natural consideration in all relevant public, private and non-governmental decisions and policies</i></li> </ul> <p>The strategy includes a chapter entitled <i>A holistic approach</i> which seeks to change the emphasis of nature conservation away from concentration on designation of conservation areas and protection of species at risk to a broader approach to the environment as a whole.</p> <p>It also contains chapters on specific sectors:</p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Water and wetlands</li> <li>• Woodland and forestry</li> <li>• Towns, cities and development</li> <li>• The coasts and seas</li> </ul> <p>And on:</p> <ul style="list-style-type: none"> <li>• Local and regional action</li> <li>• The economics and funding of biodiversity</li> <li>• The engagement of business</li> <li>• Promoting education and public understanding</li> </ul> <p>More detailed action plans in respect of the key themes and sectors are included as appendices.</p>	<p>of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition;</p> <ul style="list-style-type: none"> <li>• 1B. More, bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000 ha;</li> <li>• 1C. By 2020, at least 17% of land and inland water, especially areas of particular importance for biodiversity and ecosystem services, conserved through effective, integrated and joined up approaches to safeguard biodiversity and ecosystem services including through management of our existing systems of protected areas and the establishment of nature improvement areas;</li> <li>• 1D. Restoring at least 15% of degraded ecosystems as a contribution to climate change mitigation and adaptation.</li> </ul> <p><b>Outcome 2</b> By 2020 we will have put in place measures so that biodiversity is maintained, further degradation has been halted and where possible, restoration is underway, helping deliver good environmental status and our vision of clean, healthy, safe productive and biologically diverse oceans and seas. This will be underpinned by the following:</p>	<p>strong influence on the development</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<ul style="list-style-type: none"> <li>• 2A. By the end of 2016 in excess of 25% of English waters will be contained in a well-managed Marine Protected Area network that helps deliver ecological coherence by conserving representative marine habitats;</li> <li>• 2B. By 2020 we will be managing and harvesting fish sustainably;</li> <li>• 2C. By 2022 we will have marine plans in place covering the whole of England's marine area, ensuring the sustainable development of our seas, integrating economic growth, social need and ecosystem management.</li> </ul> <p><b>Outcome 3</b> By 2020, we will see an overall improvement in the status of our wildlife and will have prevented further human-induced extinctions of known threatened species.</p> <p><b>Outcome 4</b> By 2020, significantly more people will be engaged in biodiversity issues, aware of its value and taking positive action.</p> <p>Specifically on planning, the Strategy notes that the Natural Environment White paper sets the approach on planning and the natural environment. Key points relevant to this strategy are:</p> <ul style="list-style-type: none"> <li>• We will retain protection and</li> </ul>		

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<p>improvement of the natural environment as core objectives for local planning and development management. The planning system will continue to facilitate coherent and resilient ecological networks in association with local partners and reflect the value of natural systems.</p> <ul style="list-style-type: none"> <li>• We want the planning system to contribute to our objective of no net loss of biodiversity; to encourage local authorities to promote multi-functional development so that we get the most from land; and to protect our best and most versatile agricultural land.</li> <li>• The Government will consult extensively on a draft of the National Planning Policy Framework, and has already invited comments on its content and received responses from a wide range of environmental and other interests.</li> </ul>		
<p><b>National Planning Policy Framework (March 2012)</b></p>		<p>Status: Government Policy</p>	
<p>Source: <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a></p>			
<p>The recently launched National Planning Policy Framework (NPPF) represents a significant change to the planning system in England. It seeks to radically streamline planning and has rendered much pre-existing planning guidance obsolete.</p> <p>The NPPS is based around a 'presumption in favour of sustainable development'.</p> <p>It defines these two words as follows:</p>	<p>The new NPPF aims to give more power and accountability to local communities and decision makers over planning.</p> <p>There are no targets and indicators but there is a definition of the three pillars of sustainable development and the role that planning has in each:</p>	<p>Of fundamental importance to any refresh or renewal of local planning documents – the NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.</p> <p>The NPPG is clear that new development can be a positive thing,</p>	<p>Sets out a framework for planning based around sustainable development and therefore highlights the importance of proper sustainability appraisal of all planning documents.</p> <p>The sustainability appraisal will need to test that sustainable</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>Sustainable</b> means ensuring that better lives for ourselves don't mean worse lives for future generations</p> <p><b>Development</b> means growth. We must accommodate the new ways in which we will earn our living in a competitive world. We must house arising population, which is living longer and wants to make new choices, we must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.</p> <p>The NPPG is also clear as to the importance of protecting the natural and historic environment, promoting high quality design.</p> <p>It removes regional planning structures and promotes neighbourhood planning. It also gives responsibility for nationally significant infrastructure back to central government.</p>	<p><b>an economic role</b> – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p><b>a social role</b> – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and</p> <p><b>an environmental role</b> – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Core principles for planning are that it should be:</p> <ul style="list-style-type: none"> <li>• Genuinely plan led</li> <li>• Not simply about scrutiny</li> <li>• Proactively drive and support sustainable economic development</li> <li>• Always seek to secure high quality design</li> </ul>	<p>but only when set within a sustainability framework.</p> <p>It notes that planning should not just be about scrutiny but a creative exercise in finding ways to enhance and improve places. It should include people and communities.</p> <p>At the heart of the National Planning Policy Framework is a <b>presumption in favour of sustainable development</b>, which should be seen as a golden thread running through both plan-making and decision-taking.</p> <p>For <b>plan-making</b> this means that</p> <p>Local planning authorities should positively seek opportunities to meet the development needs of their area</p> <p>Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:</p> <p>Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.</p>	<p>development is a clear thread running through the local development plan and that there is a balance between economic, social and environmental concerns set within a commitment to intergenerational equity.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<ul style="list-style-type: none"> <li>• Take account of the different roles and characters of different areas</li> <li>• Support the transition to a low carbon future</li> <li>• Contribute to conserving and enhancing the natural environment</li> <li>• Encourage the effective use of land</li> <li>• Promote mixed use development and multiple benefits</li> <li>• Actively manage development to maximise use of public transport, walking and cycling</li> <li>• Take account of and support local strategies to improve health, social and cultural well-being</li> </ul>		
<b>National Planning Policy Guidance (NPPG)</b>		Status: Government policy	
Source: <a href="http://planningguidance.planningportal.gov.uk/">http://planningguidance.planningportal.gov.uk/</a>			
This online guidance supersedes a wide variety of previous guidance documents.		The Plan needs to take account of the detailed guidance included in the NPPG	The guidance includes a specific section on SA/SEA which outlines the requirements for Local Plans, and this is the key summary of the statutory requirements that need to be followed. The SA also needs to take account of guidance relating to relevant sustainability issues. This includes air quality, climate change, historic environment, design, town centres, health and wellbeing, flood risk, minerals, natural environment, noise, open space and water supply and quality.
<b>National planning policy for waste (October 2014)</b>		Status: Government policy	
Source: <a href="https://www.gov.uk/government/publications/national-planning-policy-for-waste">https://www.gov.uk/government/publications/national-planning-policy-for-waste</a>			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>This replaces PPS10, published in 2011, and sets out detailed waste planning policies. It should be read in conjunction with the Waste management Plan for England (Dec 2013 - <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf</a>)</p> <p>In preparing local plans, local planning authorities are required to consider the following:</p> <p><u>Using appropriate evidence base</u></p> <ul style="list-style-type: none"> <li>ensure that the planned provision of new capacity and its spatial distribution is based on robust analysis of best available data and information, and an appraisal of options. Spurious precision should be avoided</li> <li>work jointly and collaboratively with other planning authorities to collect and share data and information on waste arisings, and take account of: (i) waste arisings</li> </ul>	<p>Not applicable.</p>	<p>National Planning Policy for Waste must be taken into account by local planning authorities in preparing local development plans.</p>	<p>The policy document states that positive planning plays a pivotal role in delivering this country's waste ambitions through:-</p> <ul style="list-style-type: none"> <li>delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy</li> <li>ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;</li> <li>providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be</li> </ul>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>across neighbouring waste planning authority areas; (ii) any waste management requirement identified nationally, including the Government's latest advice on forecasts of waste arisings and the proportion of waste that can be recycled; and</p> <ul style="list-style-type: none"> <li>ensure that the need for waste management facilities is considered alongside other spatial planning concerns, recognising the positive contribution that waste management can bring to the development of sustainable communities</li> </ul> <p><u>Identify need for waste management facilities</u></p> <ul style="list-style-type: none"> <li>undertake early and meaningful engagement with local communities so that plans, as far as possible, reflect a collective vision and set of agreed priorities when planning for sustainable waste management, recognising that proposals for waste management facilities such as incinerators can be controversial;</li> <li>drive waste management up the waste hierarchy, recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal</li> <li>in particular, identify the tonnages and percentages of municipal, and commercial and industrial, waste requiring different types of management in their area over the period of the plan (In London, waste planning authorities should have regard to their apportionments set out in the London Plan when preparing their plans)</li> <li>consider the need for additional waste management capacity of more than local significance and reflect any requirement for waste management facilities identified nationally;</li> <li>take into account any need for waste management, including for disposal of the residues from treated wastes, arising in more than one waste planning authority area but where only a limited number of facilities would be required;</li> </ul>			<p>disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle;</p> <ul style="list-style-type: none"> <li>helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and</li> <li>ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste</li> </ul>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> <li>• work collaboratively in groups with other waste planning authorities, and in two-tier areas with district authorities, through the statutory duty to cooperate, to provide a suitable network of facilities to deliver sustainable waste management;</li> <li>• consider the extent to which the capacity of existing operational facilities would satisfy any identified need</li> </ul> <p><u>Identifying suitable sites and areas</u></p> <ul style="list-style-type: none"> <li>• identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation;</li> <li>• plan for the disposal of waste and the recovery of mixed municipal waste in line with the proximity principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant;</li> <li>• consider opportunities for on-site management of waste where it arises;</li> <li>• consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together and with complementary activities. Where a low carbon energy recovery facility is considered as an appropriate type of development, waste planning authorities should consider the suitable siting of such facilities to enable the utilisation of the heat produced as an energy source in close proximity to suitable potential heat customers;</li> <li>• give priority to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.</li> <li>• assess the suitability of sites and/or areas for new or enhanced waste management facilities against the criteria given in the policy document</li> <li>• first look for suitable sites and areas outside the Green</li> </ul>			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Belt for waste management facilities that, if located in the Green Belt, would be inappropriate development.</p> <p><u>Determining planning applications</u></p> <ul style="list-style-type: none"> <li>• only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need;</li> <li>• recognise that proposals for waste management facilities such as incinerators that cut across up-to-date Local Plans reflecting the vision and aspiration of local communities can give rise to justifiable frustration, and expect applicants to demonstrate that waste disposal facilities not in line with the Local Plan, will not undermine the objectives of the Local Plan through prejudicing movement up the waste hierarchy;</li> <li>• consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies. Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies;</li> <li>• ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located;</li> <li>• concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced;</li> <li>• ensure that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of</li> </ul>			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>appropriate conditions where necessary.</p> <ul style="list-style-type: none"> <li>Ensure that (1) the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities; (2) new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service; (3) the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal</li> </ul> <p><u>Monitoring and Report</u></p> <ul style="list-style-type: none"> <li>monitor and report: (1) take-up in allocated sites and areas; (2) existing stock and changes in the stock of waste management facilities, and their capacity (including changes to capacity); waste arisings; and, (3) the amounts of waste recycled, recovered or going for disposal</li> </ul>			
<p><b>Planning policy for Traveller sites (August 2015)</b></p>		<p>Status: Government policy</p>	
<p>Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf</a></p>			
<p>This document sets out the Government's planning policy for traveller sites.</p>	<p>Government's aims in respect of traveller sites are:</p> <ol style="list-style-type: none"> <li>that local planning authorities should make their own assessment of need for the purposes of planning</li> <li>to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites</li> </ol>	<p>This policy must be taken into account in developing local plans and should be a material consideration in planning decisions.</p>	<p>Useful context when considering the particular issues facing travellers as part of the review of the social aspects of the sustainability appraisal.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<p>c. to encourage local planning authorities to plan for sites over a reasonable timescale</p> <p>d. that plan-making and decision-taking should protect Green Belt from inappropriate development</p> <p>e. to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites</p> <p>f. that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective</p> <p>g. for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies</p> <p>h. to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply</p> <p>i. to reduce tensions between settled and traveller communities in plan-making and planning decisions</p> <p>j. to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure</p> <p>k. for local planning authorities to have due regard to the protection of local amenity and local environment</p>		
<p><b>Laying the Foundations: A housing Strategy for England (November 2011)</b></p>		<p>Status: Government strategy</p>	
<p>Source: <a href="https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2">https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2</a></p>			
<p>The Housing strategy sets out a package of reforms to intended to get the housing market moving again, lay the foundations for a more responsive, effective and stable housing</p>	<p>No local targets but national aims for increases in housing supply, including releasing public land across England</p>	<p>Includes a range of measures pertinent to the local planning system, such as proposals to allow</p>	<p>Significant contextual information for the SA in creating a new model for local delivery of</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>market in the future , support choice and quality for tenants and improve environmental standards and design quality.</p> <p>Government has removed density targets and revoked regional strategies. They are also introducing Neighbourhood Planning and a community Right to Build.</p>	<p>capable of supporting 100,000 new homes.</p>	<p>developers to require local authorities to reconsider S106 agreements. Government has removed density targets and revoked regional strategies. They are also introducing Neighbourhood Planning and a community Right to Build.</p> <p>The strategy also supports new, locally planned large scale developments of new homes. Communities will be given a greater say in such developments and the Government plans to work with investors and local authorities to promote the use of tools such as Local Development Orders, which will help to streamline planning and reduce the risks and delay in securing planning approval.</p> <p>This approach is also intended to support local authorities and communities by providing stronger mechanisms for getting good design quality and early resources to help shape and manage the community infrastructure. Local Development Orders could be used, for example, to ensure good design quality through requiring that development adheres to codes established with the community.</p>	<p>housing based around a range of new powers and greater community involvement. Also places an emphasis on high quality design and sustainability.</p>
<p><b>Creating Growth, Cutting Carbon: Making sustainable local transport happen (January 2011)</b></p>		<p>Status: Government White Paper</p>	
<p>Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3890/making-sustainable-local-transport-happen-whitepaper.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3890/making-sustainable-local-transport-happen-whitepaper.pdf</a></p>			
<p>This white paper was intended as a step towards meeting two key government objectives: to create economic growth, and to</p>	<p>The white paper does not contain detailed quantified targets or specific</p>	<p>Important policy context, but not directly relevant to the NHDC LDF,</p>	<p>The issues surrounding access and travel are important</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>reduce carbon emissions. It focuses on local transport, arguing that short-distance local trips are where the biggest opportunities exist for people to make sustainable travel choices.</p> <p>In addition to having handed responsibility for developing local solutions in planning and the economy to local authorities, the government, in this white paper, made the following specific national commitments to local transport sustainability:</p> <ul style="list-style-type: none"> <li>• providing funding for Bikeability cycle training, to allow as many children as possible to undertake high quality on-road cycle training;</li> <li>• improving end-to-end journeys by enabling most public transport journeys to be undertaken with a smart ticket by December 2014;</li> <li>• reviewing the way in which investment decisions are made to ensure that the carbon implications are fully recognised;</li> <li>• setting out in a road safety strategy, by spring 2011, how to ensure that Britain's roads are among the world's safest;</li> <li>• reviewing traffic signs policy so as to provide more freedom for local authorities to reduce the number of signs they put up and to develop innovative traffic management solutions.</li> </ul>	<p>indicators.</p>	<p>because they are not a transport planning authority.</p>	<p>considerations for the SA. Effective access to employment, education and services is vital to improving QoL and contributes to social inclusion. But transport, and the infrastructure to support it, has large environmental impacts, including contributing to greenhouse gas emissions. The SA must consider these issues, and in particular</p> <ul style="list-style-type: none"> <li>• Reducing the need to travel by private car;</li> <li>• Reducing the volume of freight traffic; and</li> <li>• Improving accessibility of key services to local communities</li> </ul>
<p><b>Draft cycling and walking investment strategy (March 2016)</b></p>		<p>Status: Government consultation (now closed and undergoing analysis)</p>	
<p>Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/512895/cycling-and-walking-investment-strategy.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/512895/cycling-and-walking-investment-strategy.pdf</a></p>			
<p>This strategy sets out the Government's long-term goal up to 2040 to "...make cycling and walking the natural choice for shorter journeys, or as part of a longer journey".</p>	<p>The objectives and targets the Government has set out to measure progress towards its 2040 ambition are to:</p> <ul style="list-style-type: none"> <li>• Double cycling, where cycling activity is measured as the estimated total number of bicycle stages made each year, from 0.8 billion stages in 2013 to 1.6 billion stages in 2025;</li> <li>• Reverse the decline in walking</li> </ul>	<p>Important policy context, but not directly relevant to the NHDC LDF, because they are not a transport planning authority.</p>	<p>Promotion of cycling and walking has important implications for the SA in terms of improving health and wellbeing as well as cutting carbon emissions.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<p>activity, measured as the total number of walking stages per person per year;</p> <ul style="list-style-type: none"> <li>• Reduce the rate of cyclists killed or seriously injured on England's roads, measured as the number of fatalities and serious injuries per billion miles cycled, each year;</li> <li>• Increase the percentage of children aged 5 to 10 that usually walk to school.</li> </ul> <p>In addition to funding, the objectives will also be achieved through a number of specific activities divided into three themes:</p> <ul style="list-style-type: none"> <li>• Better Safety;</li> <li>• Better Mobility; and</li> <li>• Better Streets.</li> </ul>		
<p><b>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Volume 1 (2011)</b></p>		<p>Status: Government policy paper</p>	
<p>Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf</a></p>			
<p>This Strategy (Volume 1) sets out the UK Government and devolved administrations' air quality objectives and policy options to improve air quality into the long-term. The strategy is intended to be kept under review; this version retains the existing objectives, introduces some new proposed measures for improving air quality and sets an agenda for the longer term. The strategy's supporting scientific, economic and regulatory evidence and analysis is contained in Volumes 2 and 3 of the strategy.</p> <p>The primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible. Standards have been used as benchmarks for the setting of objectives.</p>	<p>The pollutants covered are:</p> <ul style="list-style-type: none"> <li>• Benzene;</li> <li>• 1,3-butadiene;</li> <li>• Carbon monoxide;</li> <li>• Lead;</li> <li>• Ammonia</li> <li>• Polycyclic Aromatic Hydrocarbons (PAH)</li> <li>• Oxides of nitrogen (NOx);</li> <li>• Ozone;</li> <li>• Particulate Matter (PM10 and PM2.5); and</li> <li>• Sulphur dioxide.</li> </ul> <p>The Strategy's objectives and target</p>	<p>Not directly relevant to the LDF, but it should consider any effects policies may have on the levels of air pollution.</p>	<p>Protection of the environment is a key sustainability objective and improving air quality should be amongst the SA objectives.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	values are set for each of these.		
<b>UK Low Transition Carbon Plan (2009)</b>		Status: White Paper	
Source: <a href="https://www.gov.uk/government/publications/the-uk-low-carbon-transition-plan-national-strategy-for-climate-and-energy">https://www.gov.uk/government/publications/the-uk-low-carbon-transition-plan-national-strategy-for-climate-and-energy</a>			
<p>The Department of Energy and Climate Change (DECC) published a White Paper, the UK Low Carbon Transition Plan in July 2009, in accordance with Sections 12 and 14 of the Climate Change Act 2008. The Plan is accompanied by a suite of documents, including:</p> <ul style="list-style-type: none"> <li>• The UK Renewable Energy Strategy (discussed further below)</li> <li>• The UK Low Carbon Industrial Strategy,</li> <li>• Consultation on Renewable Electricity Financial Incentives,</li> <li>• Low Carbon Transport: A Greener Future.</li> </ul>	<p>The plan sets out how the UK will achieve a 34% cut in CO<sub>2</sub> equivalent emissions by 2020</p>	<p>LDF policies should take account of the need to minimise the use of energy and to reduce greenhouse gas emissions, particular in regard to transport and access, building design and the increased use of renewable energy. (Responses to the consultation processes saw planning as a major constraint on introduction of renewable energy generation.)</p>	<p>Climate change issues need to be considered in developing the SA framework, both in terms of adaptation and mitigation.</p>
<b>UK Renewable Energy Strategy (2009)</b>		Status: Government strategy	
Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228866/7686.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228866/7686.pdf</a>			
<p>To help achieve legally binding EU targets, the strategy includes actions in four principle areas</p> <p>1) <i>In the planning process. This includes:</i></p> <ul style="list-style-type: none"> <li>• establishing a new planning process for nationally significant infrastructure projects (as introduced in the Planning Act 2008, see below);</li> <li>• support for English regions to develop evidence-based strategies for achieving 2020 renewable energy targets;</li> <li>• developing skills and providing resources to support swifter development and implementation of regional and local energy planning policy;</li> <li>• helping to resolve environmental impacts of renewable energy technologies and address spatial conflicts with other uses such as radar and navigation</li> </ul> <p>2) <i>In establishing the Office of Renewable Energy Deployment.</i></p>	<p>The UK Renewable Energy Strategy describes how the UK will meet its legally binding target to supply 15% of all of the energy it uses from renewable sources by 2020. It anticipates that this will be achieved by using renewable energy technologies to supply:</p> <ul style="list-style-type: none"> <li>• Over 30% of our electricity,</li> <li>• 12% of our heat</li> <li>• 10% of our energy for transport.</li> </ul>	See above	See above

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>This office will work with other Government departments and stakeholders to remove barriers in the planning system, strengthen the supply chain and stimulate investment.</p> <p>3) <i>In extending a range of financial mechanisms. This includes:</i></p> <ul style="list-style-type: none"> <li>• extending the Renewables Obligation for large scale renewable electricity generation;</li> <li>• amending the Renewable Transport Fuel Obligation;</li> <li>• renewable heat incentive and feed-in-tariffs to pay a guaranteed premium for each unit of renewable heat or small-scale renewable electricity generation</li> </ul> <p>4) <i>In investing in emerging technologies. This includes:</i></p> <ul style="list-style-type: none"> <li>• supporting offshore wind, marine energy and advanced biofuels;</li> <li>• investing in the Severn Estuary tidal power project</li> </ul> <p>The Renewables Roadmap was published in 2011.</p>			
<p><b>Cutting the costs of keeping warm – a fuel poverty strategy for England (March 2015)</b></p>		<p>Status: Government Strategy / policy paper</p>	
<p>Source: <a href="https://www.gov.uk/government/publications/cutting-the-cost-of-keeping-warm">https://www.gov.uk/government/publications/cutting-the-cost-of-keeping-warm</a></p>			
<p>The strategy is a roadmap for meeting the fuel poverty target for as many fuel poor homes as reasonably practicable to achieve an energy efficiency standard of Band C by 2030 - which became law in December 2014. The government's two interim milestones are for as many fuel poor homes as reasonably practicable to be in Bands E and D by 2020 and 2025, respectively.</p>	<p>The government's stated vision is to cut bills and increase comfort and well-being in the coldest low income homes, and to achieve the new statutory fuel poverty target.</p> <p>While there are no specific targets or commitment, this document sets out the following desired outcomes:</p> <ul style="list-style-type: none"> <li>• Progress against the target and interim milestones</li> <li>• Lower bills</li> <li>• Increased comfort</li> <li>• Improved health and wellbeing</li> </ul>	<p>The strategy is not directly relevant to the LDF and does not specifically relate to planning issues. However, planning policies and control should consider the energy efficiency of new builds and conversions.</p>	<p>Fuel poverty impacts on many quality of life issues, particularly relating to health and the vulnerable. These should be considered within the SA framework.</p> <p>Potentially useful source of comparative data for baseline, although no data below regional level.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<ul style="list-style-type: none"> <li>• Improved partnership</li> <li>• Improved evidence base and understanding</li> <li>• Improved targeting</li> <li>• Lower carbon emissions</li> </ul> <p>The government will use the following key indicators to assess progress:</p> <ul style="list-style-type: none"> <li>• Number of households in fuel poverty</li> <li>• Aggregate Fuel Poverty Gap</li> <li>• Average Fuel Poverty Gap</li> </ul> <p>The following supplementary indicators will also be used:</p> <ul style="list-style-type: none"> <li>• Proportion of fuel poor households without central heating or storage heaters</li> <li>• Proportion of fuel poor households with non-condensing boilers</li> <li>• Proportion of fuel poor households with cavity walls that are insulated</li> <li>• Proportion of fuel poor households with a loft that has 125mm of insulation or more</li> <li>• Average fuel poverty gap for households not using mains gas</li> <li>• Number of households with children in fuel poverty</li> <li>• Proportion of fuel poor households with renewable heat or electricity generating measures</li> <li>• Health indicator (no reliable indicator at present but a</li> </ul>		

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	commitment to develop one)		
<b>Community Infrastructure Levy (Amendments) Regulations 2015 (March 2015)</b>		Status: Government regulation	
Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6313/1897278.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6313/1897278.pdf</a>			
<p>The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want - for example new or safer road schemes, park improvements or a new health centre. It applies to most new buildings and charges are based on the size and type of the new development.</p> <p>Local authorities should introduce the levy because it:</p> <ul style="list-style-type: none"> <li>• delivers additional funding to carry out a wide range of infrastructure projects that support growth and benefit the local community</li> <li>• gives them the flexibility and freedom to set priorities for what the money should be spent on</li> <li>• provides developers with much more certainty 'up front' about how much money they will be expected to contribute, which in turn encourages greater confidence and higher levels of inward investment</li> <li>• ensures greater transparency for local people, because they will be able to understand how new development is contributing to their community and</li> <li>• enables local authorities to allocate a share of the levy raised in a neighbourhood to deliver infrastructure the neighbourhood wants</li> </ul> <p>The Community Infrastructure Levy came into force on 6 April 2010. The regulations were originally amended in 2011 to ensure local authorities have more control over the processes for operating the levy by removing the centrally prescribed arrangements for payment, removing the threshold for in-kind payments of land, making minor amendments to close potential loopholes and improve how the levy system works. Subsequent minor amendments have been made in 2012,</p>	No targets	Significant new mechanism to help enhance the community benefits deriving from planning decisions.	Useful context for the sustainability appraisal. A mechanism that could be considered as a proposed way of enhancing the sustainability outcomes from new developments.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
2013, 2014 and 2015. The most recent 2015 amendment ( <a href="http://www.legislation.gov.uk/ukxi/2015/836/contents/made">http://www.legislation.gov.uk/ukxi/2015/836/contents/made</a> ) extends the existing social housing relief from the Community Infrastructure Levy to cover a wider range of dwellings that are rented below market rate.			
<b>National Adaptation Programme (July 2013)</b>		Status: Government policy	
Source: <a href="https://www.gov.uk/government/publications/adapting-to-climate-change-national-adaptation-programme">https://www.gov.uk/government/publications/adapting-to-climate-change-national-adaptation-programme</a>			
<p>This Programme has been drawn up by the government, industry and other non-government organisations in England in response to the Climate Change Risk Assessment (CCRA), and as required under the Climate Change Act 2008. It contains a mix of policies and actions to help us to adapt successfully to future weather conditions, by dealing with the risks and making the most of the opportunities.</p> <p>The report looks at what is needed to ensure the following sectors are adequately prepared:</p> <ul style="list-style-type: none"> <li>• Built Environment;</li> <li>• Infrastructure;</li> <li>• Health and Resilient Communities;</li> <li>• Agriculture and Forestry;</li> <li>• Natural Environment;</li> <li>• Business; and</li> <li>• Local Government.</li> </ul> <p>For each sector there is a set of objectives and significant actions that will help meet those objectives.</p> <p>The NAP has taken the highest order risks from the CCRA and has developed objectives, policies and proposals to address them, with responsibility falling on both the Government and others in local government, industry, community and civil society.</p>	<p>The document contains a register of actions for each sector, which includes a series of risks and key objectives, the actions required to address each risk and meet the objective, an indication of who should own the action, and a proposed timescale for meeting the proposed actions.</p> <p>The following types of indicators will help provide a picture of progress and will also serve as evidence for the next CCRA:</p> <ul style="list-style-type: none"> <li>• Process-based markers, such as whether planned policies have been implemented. These can give an idea of direction of travel' and</li> <li>• Quantitative data, such as statistics on trends in factors that influence risks from flooding and water scarcity, as collated by the EA; these provide a strong foundation for assessing overall adaptation in relevant areas.</li> </ul>	Local Authorities, along with central government and non-government organisations, have a responsibility to help meet the objectives of the NAP.	The SA should have consideration for the NAP objectives

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<b>Localism Act (November 2011)</b>		Status: Government legislation	
Source: <a href="https://www.gov.uk/government/publications/localism-act-2011-overview">https://www.gov.uk/government/publications/localism-act-2011-overview</a>			
<p>The Localism Act, which received Royal assent in November 2011, sets out new neighbourhood planning powers intended to give local people a major say in helping to shape the look and feel of their areas. Over 200 neighbourhood planning front-runner projects have trialled these new powers.</p> <p>The key new measures in the Localism Act of relevance in this context are:</p> <p><b>General power of competence</b> for all English local authorities, including eligible parish councils. Councils can now legally do anything an individual could do unless specifically prohibited by law.</p> <p><b>Community Right to Build</b> giving communities a new way to deliver development they want.</p> <p><b>New planning enforcement rules</b> which give councils the ability to take action against people who deliberately conceal un-authorised development.</p> <p><b>Abolition of the Infrastructure Planning Commission</b> Major planning decisions are returned to Government Ministers.</p>	None – but allows local authorities more freedom in some respects.	None directly, but important context.	No direct implications.

# Regional and Sub-Regional Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<b>Hertfordshire Strategic Economic Plan (March 2014)</b>		Status: Regional economic strategy	
Source: <a href="http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf">http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf</a>			
<p>This documents sets out the Local Enterprise Partnership's (LEP) long-term blueprint for smart economic growth in Hertfordshire.</p> <p>Its stated priorities are:</p> <ul style="list-style-type: none"> <li>• Maintaining global excellence in science and technology;</li> <li>• Harnessing our relationship with London (&amp; elsewhere);</li> <li>• Reinvigorating our places for the 21<sup>st</sup> Century; and</li> <li>• Foundations for Growth (a cross-cutting priority to address localised pockets of disadvantage – predominantly within the New Towns, but not exclusively so).</li> </ul>	<p>To address its priorities, the LEP is committed to advancing:</p> <p><b>Three Growth Areas</b> which include our New Towns, to act as the focus for investment. Within these, investment in transport infrastructure will be transformational in stimulating economic growth. Some of this can be delivered at a local level but some requires other central government investment</p> <p><b>Two “game changers”</b> concentrating on delivering more housing and investing in infrastructure</p> <p><b>One set of results</b> which will be achieved with support from the Local Growth Fund and through our wider Local Growth Deal. This will include, by 2030:</p> <ul style="list-style-type: none"> <li>• 16,600 additional homes</li> <li>• 38,600 additional jobs</li> <li>• £3bn additional uplift to GVA</li> <li>• Leverage of £590m private sector funding by projects identified in our SEP</li> </ul>	<p>This document provides the economic strategy for the region and the economic framework for the local plan.</p> <p>The council must work in partnership with the LEP to support growth in accordance with the priorities set out in the Strategic Economic Plan.</p>	<p>The regional issues and objectives outlined in the strategic economic plan will inform the development of the SA framework.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	Its highest immediate priority is delivery of the Croxley Rail Link, which it says must be operational by 2017.		
<b>Living with climate change in the East of England (Feb 2003/Sep 2003)</b>		Status: Regional guidance study	
Source:			
<p>A study of the potential impacts of climate change on the EoE, together with possible responses. The study is published in two stages: 1 Guidance on Spatial Issues and 2 Draft Guidance for Local Service Provision. There are also 3 summary reports, one general, one for local authorities and one for businesses.</p> <p>The study considers potential impacts under 2 scenarios: low emissions (2.0 °C) and high emissions (3.9°C) increases in global temperatures by 2080. Guidance is focussed on adaptation, rather than mitigation, measures. It suggest as an Over-arching Aim: <i>To work with climate change, rather than against it and manage the impacts for the benefit of future generations</i> and a Key Spatial Guiding Principle: <i>To reduce risk by guiding new development to those locations least vulnerable to the potentially adverse impacts of climate change</i> And in more detail:</p> <ul style="list-style-type: none"> <li>• Protect existing land uses from the impacts of sea level rise and fluvial flooding only where the benefits of doing so in environmental, economic and social terms clearly outweigh the</li> </ul>	<p>There are no targets suggested, nor indicators proposed.</p> <p>The study includes analysis of regional strategies in relation to CC and an appraisal of the 4 spatial options in the RPG. It also considers sub-regional areas based on CC impacts. NH is at the boundary of 2 areas: Northern and Southern Heartland, but faces the issues characteristic of the Southern area: lack of water resources; water constraints and temperatures effecting agriculture and habitats; risk of subsidence on clay soils and fluvial flooding.</p>	<p>The issues raised by CC need to be considered in relation to the NHDC LDF. The study suggests the need to consider long-term impacts and risks, despite current uncertainties, but also stresses that CC impacts and responses need to be balanced against other considerations.</p>	<p>Climate change issues need to be considered in developing the SA framework, both in terms of adaptation and mitigation.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>capital and revenue costs</p> <ul style="list-style-type: none"> <li>• Avoid allowing development in locations that could constrain or reduce effectiveness of future options for adaptation (e.g. allowing development in areas that might prevent effective coastal and fluvial flood management in the future)</li> <li>• Where possible, allow for sea level rise to take its natural course</li> <li>• Avoid new development being located in areas at risk from sea level rise and storm surges</li> <li>• Guide new development to areas not at risk from fluvial flooding</li> <li>• Minimise the requirement for ‘technical fixes’ to solve flooding and water supply issues</li> <li>• Encourage local access to goods, services and facilities in order to reduce the need for movement and reliance on transport infrastructure that could be vulnerable to climate change impacts</li> <li>• Guide new development to locations that are least likely to experience water supply shortages</li> <li>• Guide development to locations that will not be at risk from subsidence arising from climate change (e.g. clay soils)</li> <li>• Exploit the environmental, social and economic opportunities afforded by climate change</li> <li>• Where possible compensate for loss of habitats by creation of similar habitats in less vulnerable areas</li> </ul>			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>Water resources strategy. Regional action plan for Anglian Region (Environment Agency, December 2009)</b></p>		<p>Status: Regional action plan</p>	
<p>Source: <a href="http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/PlanHome/RPG/RPG14/Supporting%20docs/EA%20WR%20Anglian%20STR.pdf">http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/PlanHome/RPG/RPG14/Supporting%20docs/EA%20WR%20Anglian%20STR.pdf</a></p>			
<p>This strategy is linked to the new Water Resource Strategy for England and Wales, launched in 2009. There are four main aims of the water strategy for England and Wales:</p> <ul style="list-style-type: none"> <li>• Adapting to and mitigating climate change</li> <li>• A better water environment</li> <li>• Sustainable planning and management of water resources</li> <li>• Water and the water environment are valued</li> </ul> <p>This regional action plan should how it is intended to meet the challenges facing water resources in the Anglian region. It considers local pressures and priorities and reflects the measures in RBMPs.</p>	<p>There are no indicators or targets as such but many actions related to local planning</p>	<p>The issues raised by this strategy are important for the LDF.</p> <ul style="list-style-type: none"> <li>• The priorities for the strategy are:                             <ul style="list-style-type: none"> <li>Protecting the environment</li> <li>Driving water efficiency</li> <li>Ensuring resilience of water resources</li> <li>Sharing and development of water resources</li> </ul> </li> </ul> <p>Many specific actions are identified which involve local authorities including:</p> <p><i>An22 – we will encourage local authority planners to consider carbon use as part of their work on Water Cycle Strategies especially when water companies are planning new water services infrastructure</i></p> <p><i>An29 – we will develop closer links with mineral planners to identify and maximize water resources development opportunities</i></p> <p><i>An36 – we will work with planners, developers and water companies to guide, promote and ensure the implementation /retrofit of strategic and local</i></p>	<p>The issue of water resources and demand is an important component of sustainability which needs to be considered in the SA framework. It is particularly significant in the Eastern region which has the lowest average rainfall of any UK region, and climate change is predicted to place significant additional pressures on resources.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p><i>sustainable drainage systems where appropriate</i>  <i>An44 – we will consider opportunities to combine flood alleviation schemes with water resources development schemes, where appropriate, to maximize benefits for water resources whilst not compromising flood defences</i>  <i>An45 – We will work with developers, LDVs and local planning authorities to encourage that all new developments are built to level three of the Code for Sustainable Homes</i></p> <p>These all will have to be reviewed in preparing local planning documents.</p>	
<b>Sub-Regional</b>			
<b>Chilterns AONB Management Plan 2014-2019</b>			Status: Management plan
Source: <a href="http://www.chilternsaonb.org/conservation-board/management-plan.html">http://www.chilternsaonb.org/conservation-board/management-plan.html</a>			
<p>The Countryside and Rights of Way Act 2000 introduced a statutory duty on local authorities and Conservation Boards to produce a management plan for an AONB. The plan contains policies and actions to conserve the natural beauty of the AONB and to help everyone enjoy it.</p> <p><i>The Chilterns AONB Management Plan 2014-2019: A Framework for Action</i> was produced by the Chilterns Conservation Board following a review of the 2008 – 2013 Plan and wide public consultation. It contains</p>	Not applicable	The Strategy does not have statutory authority but N Herts LDF should take account of any relevant guidance.	The impacts of the LDF on the characteristics of Chiltern AONB should be considered in the SA.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>a comprehensive summary of the key issues facing the AONB and the management actions needed to conserve this special place.</p> <p>The Conservation Board has also prepared more detailed guidance for building design in the Chilterns. This has been adopted as SPG by the majority of LAs covering the AONB.</p>			
<p><b>Upper Ouse and Bedford Ouse Catchment Abstraction Management Strategy (Feb 2013)</b></p> <p><b>Cam and Ely Ouse, including South Level CAMS (Feb 2013)</b></p> <p><b>Upper Lee CAMS (Feb 2013)</b></p>			<p>Status: Environment Agency Strategies</p>
<p><a href="http://publications.environment-agency.gov.uk/pdf/GEAN0305BIRM-e-e.pdf?lang=_e">http://publications.environment-agency.gov.uk/pdf/GEAN0305BIRM-e-e.pdf?lang=_e</a>  <a href="http://publications.environment-agency.gov.uk/pdf/GEAN0207BLUY-e-e.pdf">http://publications.environment-agency.gov.uk/pdf/GEAN0207BLUY-e-e.pdf</a>  <a href="http://publications.environment-agency.gov.uk/pdf/GETH0506BKWP-e-e.pdf?lang=_e">http://publications.environment-agency.gov.uk/pdf/GETH0506BKWP-e-e.pdf?lang=_e</a></p>			
<p>Catchment Abstraction Management Strategies (CAMS) are strategies for management of water resources at a local level. The first two are the two key CAMS for North Herts. Upper Lee CAMS also covers a small portion of the District. Within the Upper Ouse and Bedford Ouse the relevant area is Water Resource Management Unit (WRMU) 6: River Hiz. Within the Cam and Ely Ouse CAMS the relevant area is Water Resource Management Unit (WRMU) C – Upper River Cam, River Rhee and River Granta and Chalk. The CAMS set out how much water is available in the catchment and the Environment Agency’s abstraction licensing strategy for managing water resources.</p>	<p>No specific targets and indicators. However, both CAMS report that the flows for both the Rivers Hiz and Rhee are over licensed. In addition the River Rhee chalk is over-abstracted. The future strategy in summary is to allow these areas to remain over-licensed to meet the needs of rural areas, but not to allow new consumptive groundwater licences or new consumptive low flow (generally summer conditions) surface water licences. The Upper Lee CAMS has also identified that the catchment is over-abstracted, or is over licensed.</p>	<p>The three CAMS show that new water resources are not available to meet any increased demand generated by the proposed new housing developments. The LDF Core Strategy deals with Policy on water resources. However, the use of SUDS can protect water resources, and sites where SUDS are viable should therefore be prioritised for development.</p>	<p>Consider viability of SUDS when appraising individual sites.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>The vision for the Upper Ouse and Bedford Ouse Catchment Abstraction Management Strategy (CAMS) is to ensure that the water resources are managed sustainably for the future, with due regard for environmental, abstractors and other water users' needs.</p>			
<p><b>Thames Catchment Flood Management Plan (Dec 2009)</b></p>			<p>Status: Environment Agency Strategy Consultation Document</p>
<p>Source: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/293903/Thames_Catchment_Flood_Management_Plan.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/293903/Thames_Catchment_Flood_Management_Plan.pdf</a></p>			
<p>Catchment Flood Management Plans (CFMPs) provide an overview for managing the long-term flood risk within a catchment over the next 50 to 100 years. The Thames Region covers a small part of the District. Most of the District is in the Anglian Region (see Great Ouse CFMP below).</p> <p>The Thames CFMP characterises the elements of the catchment in North Hertfordshire as “narrow flood plains and mixed land use”. It notes that compared with Thames Region as a whole, the level of flood risk in these catchments is small. Its approach for the catchment is:</p> <ul style="list-style-type: none"> <li>• PPS25 provides the policy framework to make sure that flood risk is considered in new developments.</li> <li>• There does not need to be a radical change in the way we manage the risk in these areas. We will continue to maintain watercourses, increase flood awareness and provide appropriate flood warnings.</li> </ul>	<p>None relevant</p>	<p>Ensure that choices of development sites take account of flood risk.</p>	<p>Consider flood risk when appraising individual sites.</p>
<p><b>Great Ouse Catchment Flood Management Plan (Jan 2011)</b></p>			<p>Status: Environment Agency Strategy Consultation Document</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Source: <a href="https://www.gov.uk/government/publications/great-ouse-catchment-flood-management-plan">https://www.gov.uk/government/publications/great-ouse-catchment-flood-management-plan</a>			
<p>Catchment Flood Management Plans (CFMPs) provide an overview for managing the long-term flood risk within a catchment over the next 50 to 100 years. The Anglian region, in particular the Great Ouse River Basin, covers the majority of district and the four towns of Hitchin, Letchworth, Baldock and Royston.</p> <p>Being located at the top of the catchment the majority of the district is covered by the policy 3 classification, which is simply continue with existing maintenance. Originally Hitchin had been viewed as having a higher flood risk level, however this was scaled back when more detailed modelling work was undertaken.</p>	None relevant	Ensure that choices of development sites take account of flood risk.	Consider flood risk when appraising individual sites

# County Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<b>County</b>			
<b>Hertfordshire Local Transport Plan 2011-2031</b>		Status: County plan	
Source: <a href="http://www.hertsdirect.org/services/transtreets/ltp/live/">http://www.hertsdirect.org/services/transtreets/ltp/live/</a>			
<p>The vision of the LTP is: To provide a safe, efficient and resilient transport system that serves the needs of business and residents across Hertfordshire and minimises its impact on the environment.</p> <p>This will be achieved through:</p> <ul style="list-style-type: none"> <li>• Making best use of the existing network and introducing targeted schemes where improvements are required so as to deliver a reliable and readily usable transport network to benefit local business, encourage further economic growth and allow access for all to everyday facilities.</li> <li>• Promoting and supporting sustainable travel to reduce growth in car traffic and contribute to improved health and quality of life for residents with a positive impact on the environment and on the wider challenge of reducing transport's contribution to climate change.</li> </ul> <p>Five goals support the vision</p>	<p>The plan includes targets and indicators related to the vision and objectives. Many of these relate to national indicators which are no longer live.</p>	<p>The Local Plan should include policies that promote the sustainable transport aims of the LTP.</p>	<p>Access and transport are key aspects of sustainable development that need to be considered in the SA. Transport-related issues will be relevant to many SA objectives.</p> <p>A SEA has already been carried out on the LTS.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> <li>Support economic development and planned dwelling growth</li> <li>Improve transport opportunities for all and achieve behavioural change in mode choice</li> <li>Enhance quality of life, health and the natural, built and historic environment for all Hertfordshire residents</li> <li>Improve the safety and security of residents and other road users</li> <li>Reduce transport's contribution to greenhouse gas emissions and improve its resilience.</li> </ul>			
<b>SEA of Local Transport Plan 2011-2031</b>		Status: Formal SEA undertaken by Hertfordshire County Council	
Source: <a href="http://www.hertsdirect.org/services/transtreets/ltp/live/evidence/LTP3daughterdocSEAs/">http://www.hertsdirect.org/services/transtreets/ltp/live/evidence/LTP3daughterdocSEAs/</a>			
Appraisal Framework contains a set of sustainable development objectives	Comprehensive set of targets and indicators contained in baseline review	The appraisal should be read in conjunction with the LTP: it gives additional information on the Sustainability implications of the Plan.	The results of the appraisal of policies should also inform this appraisal process.
<b>A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire: BAP (March 2006)</b>		Status:	
Source: <a href="http://hef.org.uk/nature/biodiversity/">http://hef.org.uk/nature/biodiversity/</a>			
The Herts BAP was drawn up in response to the <i>UK Biodiversity Action Plan</i> published in January 1994 and the detailed report, <i>Biodiversity: The UK Steering Group Report</i> , published December 1995 which includes detailed action plans for threatened habitats and species. It was originally produced in 1998 and the original habitat and species action plans, were revised in 205/6. Its aims are: <ul style="list-style-type: none"> <li>To ensure that national targets for species and habitats, as specified</li> </ul>	The plan evaluates the status of habitats and species in the county and identifies key habitats and species of national and local significance and High Biodiversity Areas. The plan contains targets in respect of its planned actions, many of which are specific and detailed. The plan stresses that a BAP is both a product and on-going process. The agreed objectives for the BAP are: <ul style="list-style-type: none"> <li>To establish a plan partnership through identifying and consulting key partners in the process.</li> <li>To produce an overview of our present</li> </ul>	In considering the relations with other plans the BAP states: 'Local Biodiversity Action Plans link to the statutory planning process in two ways. Information generated by the local biodiversity plans can provide detailed information for revision of development plans, for example, the identification of High Biodiversity Areas. In addition, the statutory planning process can make a major contribution to achievement of the Local Biodiversity Action Plan targets, in particular through policies for site	Biodiversity is a key aspect of sustainable development that needs to be included within the SA framework. The baseline review should include indicators of biodiversity.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>in the UK Action Plan, are translated into effective action at the local level.</p> <ul style="list-style-type: none"> <li>• To identify targets for species and habitats appropriate to the local area, and reflecting the values of people locally.</li> <li>• To develop effective local partnerships to ensure that programmes for biodiversity conservation are maintained in the long-term.</li> <li>• To raise awareness of the need for biodiversity conservation in the local context.</li> <li>• To ensure that opportunities for conservation and enhancement of the whole biodiversity resource are fully considered.</li> <li>• To provide a basis for monitoring progress in biodiversity conservation, at both local and national level.</li> <li>• Within each habitat and species action plan to identify delivery mechanisms and sources of finance and advice.</li> <li>• To publish the plan and implement the agreed programme of action.</li> <li>• To establish a long term monitoring programme to measure the effectiveness of the Plan in achieving national and local targets.</li> </ul>	<p>knowledge of the biodiversity resource in the county.</p> <ul style="list-style-type: none"> <li>• To prepare a series of prioritised habitat action plans to guide work on protecting, restoring and re-creating a sustainable level of biodiversity in the county.</li> <li>• Within each habitat action plan to identify detailed targets reflecting both national and local importance for the first ten years.</li> <li>• To identify a list of priority species for the preparation of action plans. Concise target statements should be prepared for all chosen species.</li> </ul>	<p>protection and enhancement and the creation of new habitats in appropriate locations.'</p>	
<p><b>Hertfordshire's Strategic Economic Plan (2014)</b></p>		<p>Status: Consultation Draft</p>	
<p>Source: <a href="http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf">http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf</a></p>			
<p>Sets out a long term blueprint for smart</p>	<p>Includes targets for 2030 of :</p>	<p>Identifies economic growth areas, which</p>	<p>Sustainable economic growth is a</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
economic growth in Hertfordshire.	<ul style="list-style-type: none"> <li>• 16,600 additional homes</li> <li>• 38,600 additional jobs</li> <li>• £3bn net additional uplift in GVA (measured at constant prices).</li> </ul>	include North Herts.	sustainability issue which the SA needs to consider
<b>Hertfordshire Joint Municipal Waste Management Strategy 2007</b>		Status: Joint Strategy	
Source: <a href="http://www.hertsdirect.org/services/envplan/waste/wasteaware/yourinfo/ourwaste/">http://www.hertsdirect.org/services/envplan/waste/wasteaware/yourinfo/ourwaste/</a>			
<p>A Joint Municipal Waste Management Strategy for Hertfordshire setting out how waste problems are to be addresses over the next 2 decades.</p> <p>The strategy was updated by the Hertfordshire Waste Partnership in July 2007 and adopted by each authority in the following months. The Strategy was formally launched at a signing ceremony on 27 November 2007.</p>	The strategy includes detailed targets, mainly based on PSA and other existing targets. It does not contain any indicators as such, but they are implicit for many of the targets.	This strategy is only marginally relevant to the Plan to the extent that planning policies may effect the delivery of the waste strategy.	Management of waste is an important SD issue that needs to be considered in the SA.
<b>Hertfordshire Minerals Local Plan Review 2002- 2016</b>		Status: Adopted	
Source: <a href="http://www.hertsdirect.org/services/envplan/plan/hccdevplan/mlp/mlpadooptionmarch2007/">http://www.hertsdirect.org/services/envplan/plan/hccdevplan/mlp/mlpadooptionmarch2007/</a>			
In accordance with the Town and Country Planning Act 1990 (as amended), Hertfordshire County Council has a duty to prepare and review a Minerals Local Plan. The County Council adopted its first Minerals Local Plan in July 1998. Some policies were saved in March 2010.		Of limited direct relevance to the LDF, since Herts County Council is the designated Minerals Planning Authority.	Minerals extraction is relevant to many aspects of sustainable development such as agriculture, transport, employment, land use planning and resource use.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<b>Hertfordshire Renewable and Low Carbon technical study (2010)</b>		Status: Study report	
Source: <a href="http://www.hertsdirect.org/services/envplan/plan/renewablelowcarbonstudy/">http://www.hertsdirect.org/services/envplan/plan/renewablelowcarbonstudy/</a>			
<p>The 'Hertfordshire Renewable and Low Carbon Energy Technical Study' identifies opportunities to bring forward renewable and low carbon technologies within Hertfordshire and supports the reduction of carbon dioxide emissions from residential and non-residential development.</p> <p>The study was commissioned to support emerging planning policies across the County but will also guide the future development of sustainable energy sources within Hertfordshire.</p>	Not applicable	<p>Intended to help guide planning policies in relation to renewable and low carbon technologies.</p> <p>Sets out specific proposals for core strategy policies.</p>	<p>Increasing the proportion of energy obtained from renewable sources is a key requirement of sustainability. The reduction greenhouse gas emissions will need to be an objective within the SA framework.</p>

# Local Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<b>North Hertfordshire District Council Corporate Plan 2016-21</b>		Status: Corporate plan	
Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/Corporate%20Plan%202016.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/Corporate%20Plan%202016.pdf</a>			
<p>There are three objectives for the Council for 2016/21, which are</p> <ul style="list-style-type: none"> <li>• To work with our partners to provide an attractive and safe environment for our residents, where diversity is welcomed and the disadvantaged are supported</li> <li>• To promote sustainable growth within our district to ensure economic and social opportunities exist for our communities, whilst remaining mindful of our cultural and physical heritage</li> <li>• To ensure that the Council delivers cost effective and necessary services to our residents that are responsive to developing need and financial constraints We will also continue to deliver</li> </ul>	Not applicable	Important context in terms of council priorities, which should underpin planning documents.	The SA framework should be checked against the plan to ensure that all relevant issues have been considered.
<b>North Hertfordshire Housing and Homelessness Strategy 2013-2018</b>		Status: Strategy	
Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/files/nh_housing_and_homelessness_strategy-2.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/files/nh_housing_and_homelessness_strategy-2.pdf</a>			
<p>The strategy notes the following key issues :</p> <ul style="list-style-type: none"> <li>• The population is growing and ageing;</li> <li>• Increasing number of smaller households - 65% of dwellings have three or more bedrooms;</li> </ul>	The strategy includes an action plan to deliver the strategic priorities.	Directly relevant to Local Plan	The provision of decent, affordable housing is an essential element of sustainability that needs to be considered in the SA. The action plan also addresses fuel poverty and energy efficiency in homes.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> <li>• Increasing number of households unable to buy on open market</li> <li>; • Increasing number of households dependent on housing benefit to meet housing costs;</li> <li>• Poor energy efficiency and fuel poverty, particularly in private sector housing;</li> <li>• Demand for adaptations is likely to increase;</li> <li>• Increasing number of households in insecure tenancies in the private rented sector at risk of homelessness.</li> </ul> <p>It identifies the following <b>priorities</b> for housing in North Herts:</p> <ol style="list-style-type: none"> <li>1. Make the best use of existing housing stock;</li> <li>2. Maximise new housing supply;</li> <li>3. Warmer, safer, healthier homes;</li> <li>4. The management and prevention of homelessness</li> </ol>			
<b>Biodiversity Action Plan</b>		Status:	
Source:			
<p>This local Biodiversity Action Plan is aimed at promoting integrated approaches towards effective biodiversity conservation and planning for sustainable development both within N.H.D.C. and in liaison with various partners. It should also help fulfil the role of the Council towards conserving the district's natural heritage as set out in measures such as The Countryside and Rights of Way Act 2000, Local Government Act 2000, and Conservation (Natural Habitats etc.) 1994.</p> <p>It sets out a series of actions that are intended to enable the Council to</p>	<p>The plan sets out currently known information and detailed actions in relation to habitats and species relevant to the District. Many of the actions are directed at improving the accuracy of data. It includes detailed targets for particular habitats as appendices. These are mainly stated in broad, rather than quantified terms.</p>	<p>'Local Biodiversity Action Plans link to the statutory planning process in two ways. Information generated by the local biodiversity plans can provide detailed information for revision of development plans, for example, the identification of High Biodiversity Areas. In addition, the statutory planning process can make a major contribution to achievement of the Local Biodiversity Action Plan targets, in particular through policies for site protection and enhancement and the creation of new habitats in appropriate locations.'</p> <p><i>A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire: BAP (April 1998)</i></p>	<p>Biodiversity is a key aspect of sustainable development that needs to be included within the SA framework. The baseline review should include indicators of biodiversity.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>identify priorities for biodiversity conservation; to establish resources and responsibilities for programmes of action, review and monitoring. Implicit within these actions is a requirement for promotion of enhanced awareness and education in biodiversity issues and opportunities for involvement for all levels of society.</p>			
<p><b>North Hertfordshire Rural Strategy 2010-15 (March 2005)</b></p>		<p>Status: Strategy – now expired, but not directly replaced and issues are still relevant</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/index/community_and_living/rural_communities.htm">http://www.north-herts.gov.uk/index/community_and_living/rural_communities.htm</a></p>			
<p>Key issues are grouped under ten headings:</p> <p><b>Protecting and Enhancing the Environment</b> – heritage, climate change, reducing waste and encouraging recycling, biodiversity, access to the countryside</p> <p><b>Providing Decent and Affordable Housing</b> – relevant, sustainable and affordable housing in rural areas</p> <p><b>Travel, Transport and Connectivity</b> – parish travel plans, extended cycling strategy, improved public rights of way, better internet connectivity</p> <p><b>Children and Young People</b> – improved opportunities for rural children and young people to take part in sport and physical activity, establish rural youth councils</p> <p><b>Strengthening Communities and Involving People</b> – reduce social</p>	<p>None</p>	<p>Many of the issues raised are directly relevant to the Local Plan, particularly under the themes of Housing; travel and strengthening communities</p>	<p>Ensure that all relevant issues raised are considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>exclusion, greater community participation</p> <p><b>A Safer Community</b> – responsible citizenship, community reassurance days, deal with anti-social motoring</p> <p><b>Health and Recreation</b> – improve informal recreation opportunities, parish paths partnership, access to GPs and NHS dentists</p> <p><b>Older People</b> – transport links, combat isolation of older people</p> <p><b>Economic Prosperity and Employment</b> – sustainable economic development, Eastern Plateau, diversification</p> <p><b>Promoting Lifelong Learning, Training and Skills Development</b> – improve participation in education and training by people living in rural areas</p>			
<p><b>Sustainable Community Strategy 2009- 2021</b></p>		<p>Status: Strategy</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/files/sustainable_community_strategy_-_final.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/files/sustainable_community_strategy_-_final.pdf</a></p>			
<p>The strategy has been produced by the LSP, now the North Hertfordshire Partnership (NHP). It addresses 10 themes, which have arisen out of public consultation:</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing the environment</li> <li>• Improving the life chances of children and young people.</li> <li>• Strengthening communities and involving people</li> <li>• Improving health and wellbeing.</li> <li>• Enriching the lives of our elders.</li> </ul>	<p>The strategy includes broad priorities for each theme, along with a set of indicators taken from the National Indicator set. Progress of the strategy is reported regularly to NHP meetings and via annual reports presented at community conferences</p>	<p>Most of the themes are directly relevant to the Local Plan</p>	<p>The SA should consider issues raised in the strategy.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Increasing economic prosperity and employment. <ul style="list-style-type: none"> <li>• Promoting lifelong learning, training and skills development</li> <li>• Providing decent and affordable housing.</li> <li>• Improving travel and transport</li> <li>• A safe community.</li> </ul>			
<b>Contaminated Land Strategy (December 2012)</b>		Status: Strategy	
Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/nhdc_contaminated_land_strategy_ver6.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/nhdc_contaminated_land_strategy_ver6.pdf</a>			
This strategy was drawn up under of Part IIA (inserted April 2000) of the Environmental Protection Act 1990. This is extremely complex, but essentially requires local authorities to take a staged approach to the remediation of contaminated land: <ol style="list-style-type: none"> <li>1) The identification of land, with reference to an explicit definition, which can be formally determined to be 'contaminated land'</li> <li>2) The identification of the action required to clean up this contaminated land</li> <li>3) The identification of those responsible for the clean up of contaminated land</li> </ol> NHDC's Contaminated Land Strategy sets out how it will implement this regime .	Not applicable. The strategy is essentially a statement of how the new procedures are to be implemented.	Contaminated land issues need to be considered in drawing up the LDF.	Contaminated land issues need to be considered in the SA. They are relevant to pollution and the reuse of brownfield sites.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>Community Halls Strategy (October 2011)</b></p>		<p>Status: Council policy</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/Community%20Halls%20Strategy_final_31-11-11%20%282%29.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/Community%20Halls%20Strategy_final_31-11-11%20%282%29.pdf</a></p>			
<p>The purpose of this document is to define North Hertfordshire District Council's role in the operation of existing community halls, provide a strategy for supporting those facilities in a sustainable way, and advise on the construction and operational management of new builds in accordance with anticipated housing and infrastructure developments up to 2031</p>	<p>Not applicable</p>	<p>The replacement of existing facilities and provision of additional facilities could be achieved through the use of section 106 agreements.</p>	<p>Community facilities need to be considered when appraising access to services and facilities.</p>
<p><b>Supplementary Planning Document Vehicle Parking Provision at New Development</b></p>		<p>Status: Adopted as SPD March 2006 Updated 2011 Associated SA/SEA prepared off the SPD in line with national and European legislation.</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/files/vehicle_parking_at_new_development_spd_sept_2011.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/files/vehicle_parking_at_new_development_spd_sept_2011.pdf</a></p>			
<p>This Supplementary Planning Document (SPD) supplements Policy 55 in the North Hertfordshire District Local Plan Number 2 with Alterations, and accords with guidance in Planning Policy Statement (PPS) 12: Local Development Frameworks. It is also consistent with North Hertfordshire District Council's (NHDC) Car Parking Strategy 2004 – 2009 (adopted 27 July 2004).</p> <p>The Parking Strategy is compatible with the SPG on Parking Provision at New Development adopted by Hertfordshire County Council (HCC) on 18 December 2000. The HCC Guidance supplements Policy 25: Car Parking, as set out in the Hertfordshire Structure Plan Review 1991 – 2011</p>	<p>The SPD does not provide car-parking standards. Standards already exist in a number of documents and the SPD sets out guidance on how to interpret and apply these standards in North Hertfordshire.</p>	<p>Car parking needs to be considered in the Local Plan, particularly with regard to new development.</p> <p>The SPD provides guidance on:</p> <ul style="list-style-type: none"> <li>• determining which developer contributions could and should be sought</li> <li>• the production of zonal maps (including defining and scoring parking zones)</li> <li>• how the standards could be applied</li> <li>• how to incorporate travel plans</li> <li>• how to set and apply accessibility charges</li> <li>• how the parking assessment fits in with the issue of a Transport Assessment</li> </ul>	<p>Although sustainable development aims to reduce car use, it is important that car parking is managed to enable effective access to services and to minimise negative impacts. Car parking issues should be considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>(adopted April 1998) and is accompanied by a Best Practice Guide (published March 2003).</p> <p>The purpose of the SPD is to explain the Council's policy on vehicle parking provision at new development. Its intention is to provide clear guidance and more certainty for developers.</p> <p>The SPD explains two new, important differences to previous policy on parking at new development.</p> <ul style="list-style-type: none"> <li>• Firstly the Draft SPD explains how the concept of 'maximum' rather than 'minimum' standards; and</li> <li>• Secondly introduces a zonal approach to parking restraint within the four towns of Baldock, Letchworth Garden City, Hitchin and Royston as well as Knebworth.</li> </ul>			
<p><b>Planning Obligations Supplementary Planning Document</b></p>		<p>Status: Adopted Nov 2006 Associated SA/SEA prepared of the draft SPD in line with national and European legislation.</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/home/planning/planning-applications/planning-obligations/guidance-planning-obligations-supplementary">http://www.north-herts.gov.uk/home/planning/planning-applications/planning-obligations/guidance-planning-obligations-supplementary</a></p>			
<p>The SPD is concerned with four towns of Baldock, Hitchin, Letchworth Garden City and Royston as well as the rural areas within North Hertfordshire District. It outlines the Council's approach to planning obligations in relation to planning applications and reflects the Council's corporate priorities and objectives. It will enable developers and landowners to be aware at an early stage what infrastructure and services may be</p>	<p>The SPD sets certain standard charges and threshold requirements for developments. These include:</p> <ul style="list-style-type: none"> <li>• community centre and halls</li> <li>• leisure</li> <li>• open space, outdoor sport and recreation</li> <li>• public realm</li> <li>• sustainable transport</li> </ul>	<p>The provision of additional facilities, services and infrastructure would be achieved through the use of section 106 agreements. The standards therefore need to be included in the SPD.</p>	<p>Planning obligations need to be considered when appraising access to services and facilities.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>sought to cope with additional demands brought on by new development and offset any harmful impacts to the natural, historic or built environment.</p> <p>The SPD takes into account the latest Government advice contained in Circular 05/2005 on Planning Obligations and will supplement Policy 51 – Development Effects and Planning Gain of the ‘saved Local Plan’ North Hertfordshire District Local Plan No.2 with Alterations. The SPD will eventually accompany relevant policies in the merging Local Development Framework (LDF).</p> <p>The cumulative impact of development is recognised as an important issue within the draft SPD, where it is considered that collectively new development, through incremental growth, creates additional demands.</p> <p>The SPD uses a ‘standard charge’ approach to address some of the likely impacts on infrastructure, services and facilities within an area.</p>	<ul style="list-style-type: none"> <li>• waste collection and recycling</li> <li>• education</li> <li>• libraries</li> <li>• youth and child care</li> <li>• affordable housing</li> </ul> <p>Guidance is also provided on other types of contributions, although no set target is provided. These include:</p> <ul style="list-style-type: none"> <li>• environmental issues</li> <li>• Economic development</li> <li>• Development an flood risk</li> <li>• Sustainable construction methods</li> <li>• Community safety.</li> </ul>		
<p><b>Strategic Housing Market Assessment (2015) and Strategic Housing Land Availability Assessment (2016 update)</b></p>		<p>Evidence and background reports for the Local Plan process.</p>	
<p>Source: see <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/Stevenage%20and%20North%20Herts%20Housing%20Market%20Assessment%20Update%20June%202015%20final%20report.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/Stevenage%20and%20North%20Herts%20Housing%20Market%20Assessment%20Update%20June%202015%20final%20report.pdf</a>  <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/strategic-housing-land">http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/strategic-housing-land</a></p>			
<p>Sets the policy and evidence background for housing need and development within North Herts.</p>	<p>The SHMA identifies an objectively assessed need for 14,400 dwellings in North Herts during the period 2011 -2031</p>	<p>Providing for housing needs is a key function of the Local Plan. The SHLAA identifies the sites which are suitable,</p>	<p>Housing growth for the district is a key sustainability issue, in terms of meeting need and demand, but also in relation to</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		available and achievable. It suggests that there is the potential for 19,146 new homes in the District between 2011 and 2031, i.e. a surplus of 4,746 homes.	environmental impacts of growth (e.g. water use, transport, CO2 emissions, impacts on local environmental quality etc).
<b>Employment Land Review (2013)</b>		Evidence base for Local Plan	
Source: see <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/files/a-00853-report-north-hertfordshire-elr-final-report-feb-final-i.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/files/a-00853-report-north-hertfordshire-elr-final-report-feb-final-i.pdf</a>			
The purpose of the review is to advise on jobs targets, current employment land supply and future land requirements within North Hertfordshire up to 2031.	The review assesses the likely future need for employment land across different usage classes	The document provides jobs targets and employment land demand figures for the Local Plan	Employment sites are a key aspect of sustainability and their relationship to residential areas, will be important in terms of travel patterns.
<b>Productive North Herts: Economic Development Strategy (2015)</b>		Strategy	
Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/Economic%20Development%20Strategy.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/Economic%20Development%20Strategy.pdf</a>			
Presents, as the basis for delivery, the Council's aims and proposed actions for improving economic prosperity across the District so that residents and businesses can thrive and contribute to creating sustainable communities.	<p>Identifies the following challenges:</p> <ul style="list-style-type: none"> <li>• The need for growth which reinforces the principles of Green Belt</li> <li>• Tired looking employment areas, some with access issues</li> <li>• No local economic identity or brand</li> <li>• Pockets of deprivation</li> <li>• High levels of congestion on main transport routes</li> <li>• High levels of out-commuting</li> <li>• Ensuring our town centres remain vibrant in a changing retail environment</li> </ul> <p>And the following opportunities:</p> <ul style="list-style-type: none"> <li>• Potential for growth in high-end sectors such as advanced manufacturing and life sciences</li> <li>• Growth of Cambridge</li> <li>• Growth of Luton airport</li> <li>• Highly skilled residents</li> <li>• A1 and A10 Growth Corridors</li> </ul>	Supports the Local Plan target of at least 3,600 new jobs by 2025. Progress with delivery will inform the ongoing development of the Local Plan.	Economic growth is key to long-term sustainability of North Hertfordshire, but needs to be delivered in conjunction with social and environmental objectives.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<ul style="list-style-type: none"> <li>Business Improvement Districts in three of the four towns</li> </ul>		
<b>North Hertfordshire Retail Study Update (2016)</b>		Evidence base for Local Plan	
Source: <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/North%20Herts%20Retail%20Study%20Update%20-%20NLP%20June%202016.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/North%20Herts%20Retail%20Study%20Update%20-%20NLP%20June%202016.pdf</a>			
<p>Provides an up to date position in relation to the potential growth of North Hertfordshire up to 2031. It provides a future strategy for meeting additional town centre development floorspace requirements within towns, town centres and strategic housing allocations</p>		<p>Hitchin and Letchworth Garden City are the largest centres and should continue to act as the principal centres within the District. Baldock and Royston should complement Hitchin and Letchworth Garden City town centres by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities and other services. The village and neighbourhood centres should cater for top-up and basket convenience shopping and services, but are likely to provide a more limited range of comparison shopping.</p> <p>Some forms of development may be more appropriate in smaller centres, if there are localised areas of deficiency. The nature and scale of retail/leisure development proposed and the catchment area the development seeks to serve will be relevant in assessing the area of search for sequential sites.</p> <p>Future plan policies should continue to define shopping frontages, primary shopping areas and town centre boundaries, necessary for applying the sequential approach and also maintain an appropriate mix of uses within town centre.</p>	<p>Retail and leisure uses will impact on sustainability issues, including travel patterns.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>North Herts Landscape Study (Character, Sensitivity and Capacity) (2011)</b></p>		<p>Evidence base for Local Plan</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/north-herts-landscape-study">sehttp://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/north-herts-landscape-study</a></p>			
<p>This document is based on the original Landscape character Assessment work carried out by Babbie in 2004 and the subsequent Sensitivity and Capacity work carried out by the Landscape Partnership in 2011. The information in the Study is used for:</p> <ul style="list-style-type: none"> <li>• Advising on development control matters for NHDC and SBC</li> <li>• Policy development for future development plans</li> <li>• Providing a framework for other landscape planning</li> </ul>	<p>No targets or indicators as such. Identifies sites of landscape sensitivity and capacity (to accommodate development). North Hertfordshire District comprises two nationally recognised character areas:</p> <ol style="list-style-type: none"> <li>1. East Anglian Chalk -the eastern part of the district</li> <li>2. Chilterns – the area west of Stevenage</li> </ol> <p>In addition small fragments of other character areas are represented:</p> <ol style="list-style-type: none"> <li>3. South Suffolk and North Essex Claylands</li> <li>4. Bedfordshire and Cambridgeshire clayland</li> <li>5. North Thames basin</li> </ol> <p>The Study itself includes general chapters on</p> <ul style="list-style-type: none"> <li>• Physical features of the landscape</li> <li>• Historical and cultural influences</li> </ul> <p>It then provides detailed landscape character assessments of all areas of North Herts.</p>	<p>The purpose of the study is to ensure that any required new development is directed towards those sites that can best accommodate it. Change should only be accommodated whilst retaining and, where possible, strengthening regional character and local distinctiveness.</p>	<p>This is a key issue for NHDC and thus for the sustainability appraisal.</p>
<p><b>Strategic Flood Risk Assessment (2008)</b></p>		<p>Evidence base for Local Plan</p>	
<p>Source: see <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/strategic-flood-risk-assessment">http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/strategic-flood-risk-assessment</a></p>			
<p>In order to guide development within North Hertfordshire and to ensure that the effects of flooding are properly considered in determining planning</p>	<p>Identifies flood risk to potential development sites focusing on areas classified as Flood Zone 2 and 3 by the EA. Identifies flood risk in Zone 3 taking into</p>	<p>Location of new development should be steered away from flood risk areas (zones 2 and 3) and should ideally improve flood prevention infrastructure and measures.</p>	<p>Flood risk is an important sustainability issue that the SA should consider</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>applications, the Council commissioned a Strategic Flood Risk Assessment (SFRA).</p>	<p>account the presence and standard of existing flood defences. Determines, if not already known, the flood defence standards of protection. Determines the potential increase in flood risk to existing development due to increased run-off from any proposed development areas. Assesses the suitability of areas for the use of sustainable drainage systems. Assesses the potential increase in flood risk as a result of climate change. Assesses the effect of flood defence failures to establish areas of rapid inundation. The SFRA has concentrated on the following areas:- Whitwell and Kimpton to the south west. Hitchin, Letchworth Garden City and Baldock to the north. West of Stevenage The town of Royston has no watercourses within its immediate vicinity, therefore fluvial flood risk has not been assessed at this location.</p>	<p>New development also has an impact on existing sewerage infrastructure and capacity.</p>	
<p><b>Rye Meads Water Cycle Study (2009 and 2016 update) and Royston Water Cycle Study (2012)</b></p>		<p>Evidence base for Local Plan</p>	
<p>Source: see <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/water-cycle-studies">http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/water-cycle-studies</a> and <a href="http://www.stevenage.gov.uk/content/15953/26379/43876/Water-Cycle-Strateg-Review.pdf">http://www.stevenage.gov.uk/content/15953/26379/43876/Water-Cycle-Strateg-Review.pdf</a></p>			
<p>Water cycle studies have been prepared for the Rye Meads Catchment and the Royston area as a result of specific water infrastructure related issues in these area which need to be addressed if the proposed level of housing growth is to be achieved. The Rye Meads Water Cycle Study was originally prepared to provide evidence for the East of</p>	<p>The water quality of rivers within the study area is generally compliant with objectives set by the EA, however under the emerging WFD the majority of watercourses will fail to meet the required quality, mainly due to excessive concentrations of nutrients. WwTW may be required to produce a discharge with a much higher quality in the future than at present, which may even lead to a possible reduction of current maximum volumetric flow consent if the</p>	<p>There are two main ways in which new development can affect quality and hydro-ecology of receiving water systems:</p> <ul style="list-style-type: none"> <li>• Altered surface runoff rate and quality</li> <li>• Increase in treated foul effluent and storm discharges from the foul sewerage catchment</li> </ul> <p>The first issue can be addressed by the use of SUDS. The second issue will provide a constraint to development both in</p>	<p>The SA needs to take account of the likely effects of increased development on water quality and water resources and to reference the mitigation measures outlined in the Water Cycle studies.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>England Plan and involved a number of different Local Authorities and stakeholders. The Royston Study was more focused and just involved Anglian Water and the Environment Agency.</p>	<p>specified chemical and biological quality improvements are not achievable through improved treatment and financial investment. This has the potential to constrain development, but only after 2026, and possibly not until after 2031. Before then, the EA have advised TWU that they are unlikely to tighten consent standards. Water efficiency measures, aspiring to achieve water neutrality, and routing flows from future development into other WwTW catchments where feasible, will allow the management of this risk to some extent. The EA have also advised that any required improvements would not be beyond best available technology, although the cost implications of this will have to be assessed internally by TWU. Utilising surface runoff attenuation and treatment (in both urban and rural locales), such as source control measures and integrated wetlands, can help to reduce the nutrient concentrations in the watercourses.</p>	<p>terms of the network capacity and sewage treatment capacity but not until 2026 and possibly not until 2031. The Plan should take account of both these issues in proposing sites for development.</p>	
<p><b>Green Space Study(2009) and Green infrastructure Plan (2009)</b></p>		<p>Evidence base for Local Plan</p>	
<p>Source: see <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/green-space-study">http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/green-space-study</a>  <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/green-infrastructure">http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/evidence-base/green-infrastructure</a></p>			
<p>Green space strategy sets out standards for provision of green space in the district. The resulting standards will feed into the developing Green Infrastructure Plan (GIP) for North Hertfordshire District and Stevenage and will also feed into the Local Development Framework, specifically the proposed Planning Obligations SPD for North Herts.</p> <p>The Green Infrastructure Plan for the</p>	<p>Green space</p> <p>Recreational and amenity green space standard 0.77 ha/1000 (towns), 2.49 ha/1000 (rural)</p> <p>Natural &amp; semi-natural green space standard 1.47 ha/1000 (towns) 6.37 ha/1000 (rural)</p> <p>Other standards for allotments, play space and outdoor sports</p>	<p>The GI Plan sets out a landscape led, holistic and sustainable framework for the future growth of Stevenage, and for the four North Hertfordshire towns, planning for adequate and appropriate new green spaces and links, to create a 'greenprint' for new development which responds to the sense of place and connects communities better with their 'natural environment'.</p>	<p>Green infrastructure is an important component of the social and physical infrastructure of sustainable communities and is especially relevant when planning significant housing developments on Greenfield sites.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>District, with particular reference to the Stevenage and North Hertfordshire Action Plan Area (SNAP), prepared in light of the significant future growth this area is expected to receive. The Plan will enhance existing green infrastructure and connections and provide a holistic consideration of green infrastructure deficiency, and likely future need in light of the growth of Stevenage, to inform priorities for new green infrastructure. The Plan establishes the policy context for green infrastructure and the baseline in terms of environmental and socio economic character. It also provides a GI deficiency analysis in addition to recommendations and design principles for the proposed GI network.</p>	<p>The GI Plan using Natural England's ANGSt model for GI provision.</p>		
<p><b>Hitchin Town Centre Strategy (Sept 2004)</b></p>		<p>Status:</p>	
<p>Source:</p>			
<p>This is the first Town Centre Strategy prepared under the Town Centre Template adopted by NHDC in May 2001.</p> <p>It sets out 54 detailed policies under the themes:</p> <ul style="list-style-type: none"> <li>• Land Use Activities</li> <li>• Community Facilities</li> <li>• Accessibility</li> <li>• Community Safety</li> <li>• Built Environment and Public Spaces</li> <li>• Promotion and Marketing</li> </ul>	<p>No specific quantified targets.</p> <p>Proposals for monitoring but no specific indicators included.</p>	<p>Many of the issues and policies are relevant to the LDF and should be considered.</p> <p>The Hitchin Town Centre Strategy was developed in the context of current planning policies and may require amending to be compatible with the LDF once adopted.</p>	<p>Many of the issues raised should be considered in the SA framework, particularly in respect of the built environment, town centres and accessibility.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p><b>Baldock Town Centre Strategy (January 2006)</b></p>		<p>Status: Final Version</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/index/planning/planning_policy_and_projects/planning_for_town_centres/baldock_town_centre_strategy.htm">http://www.north-herts.gov.uk/index/planning/planning_policy_and_projects/planning_for_town_centres/baldock_town_centre_strategy.htm</a></p>			
<p>This is the second Town Centre Strategy prepared under the Town Centre Template adopted by NHDC in May 2001. It includes an action plan, which will be reviewed on an annual basis.</p> <p>The strategy sets out the following vision for Baldock town centre: ‘To maintain, regenerate and develop an attractive, safe, accessible, vibrant and lively town centre, based on its historical context, for the local community and visitors to work, live and relax’.</p> <p>A number of key aims are also identified to achieve this vision, namely:</p> <ul style="list-style-type: none"> <li>• ensure the long term economic sustainability and viability of the town centre;</li> <li>• promote a balanced mix and range of land uses within the town centre that will contribute to its vitality and local character;</li> <li>• generate employment opportunities and housing for the benefit of the local community;</li> <li>• enhance the environment of the town centre by promoting and conserving the historic character and layout of the town, achieving good quality design and improving public spaces;</li> <li>• actively promote the weekly chartered street market and ensure it continues to operate successfully;</li> <li>• provide a safe and secure environment;</li> <li>• encourage development to the highest quality achievable which complements and enhances the historic character of the town;</li> <li>• promote a town centre accessible to all by</li> </ul>	<p>The accompanying Action Plan document contains a series of actions and outputs but these are directly related to the aims of the Strategy and are not of general relevance to the plan and SA.</p>	<p>This strategy and the LDF should be mutually supportive, with this strategy providing local expression of the LDF Core Strategy.</p>	<p>Many of the issues raised are considered in the SA framework, particularly in respect of the built environment, town centres and accessibility.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>encouraging a choice of transport modes;</p> <ul style="list-style-type: none"> <li>• improve access for pedestrians and other non-car users to and within the town centre;</li> <li>• improve and replace existing community facilities;</li> <li>• ensure the long term management and maintenance of the town centre as a whole, for the benefit of shoppers, businesses and residents;</li> <li>• improve tourism and inward investment to the town;</li> <li>• encourage greater community involvement in the life of the town centre;</li> <li>• retain the local identity/charm and cultural heritage of the town centre; and</li> <li>• make the most efficient use of land, buildings, energy, and materials.</li> </ul> <p>The strategy includes policy guidance for the town centre under the following themes:</p> <ul style="list-style-type: none"> <li>• Built Environment</li> <li>• Public Spaces</li> <li>• The Street Scene</li> <li>• Enhancement Opportunities</li> <li>• Land Use Activities</li> <li>• Community Facilities</li> <li>• Transport &amp; Access</li> <li>• Community Safety</li> <li>• Promotion &amp; Marketing</li> </ul>			
<p><b>Letchworth Garden City Town Centre Strategy (Jan 2007)</b></p>		<p>Status: Adopted as Supplementary Planning Document (SPD) in January 2007</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/index/planning/planning_policy_and_projects/planning_for_town_centres/lethworth_town_centre_strategy.htm">http://www.north-herts.gov.uk/index/planning/planning_policy_and_projects/planning_for_town_centres/lethworth_town_centre_strategy.htm</a></p>			
<p>This is the third Town Centre Strategy prepared under the Town Centre Template adopted by NHDC in May 2001.</p> <p>It sets out 34 detailed policies under the themes:</p>	<p>No specific quantified targets.</p> <p>Proposals for monitoring as part of an Action Plan but no specific indicators included.</p>	<p>Many of the issues and policies are relevant to the LDF and should be considered.</p> <p>The Letchworth Garden City Town Centre Strategy was developed in the context of current planning policies and may require</p>	<p>Many of the issues raised should be considered in the SA framework, particularly in respect of the built environment, town centres and accessibility.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> <li>• Built &amp; historic environment</li> <li>• Public spaces</li> <li>• The Street Scene</li> <li>• Enhancement Opportunities</li> <li>• Land Use Activities</li> <li>• Community Facilities</li> <li>• Transport and Access</li> <li>• Community Safety</li> <li>• Promotion and Marketing</li> </ul>		amending to be compatible with the LDF once adopted.	
<b>North Hertfordshire Urban Design Assessment (2007)</b>		Status: Evidence base for Local Plan	
Source:			
<p>The documents provide a set of urban design criteria against which development, conservation and change can be assessed. They are divided into the following categories:</p> <ul style="list-style-type: none"> <li>• Making places;</li> <li>• Continuity and enclosure;</li> <li>• Making connections;</li> <li>• Quality of the public realm;</li> <li>• Settlement-wide criteria.</li> </ul>	Not applicable.	Many of the issues and guidance are relevant to the Local Plan and should be considered, particularly in the sections on the built and historic environment.	Many of the issues raised should be considered in the SA , particularly in respect of the historic built and environment.
<b>Royston Town Centre Strategy (2008)</b>		LDF evidence base.	
Source: <a href="http://herts.gov.uk/index/environment_and_planning/planning/local_development_framework/background_papers.htm">herts.gov.uk/index/environment_and_planning/planning/local_development_framework/background_papers.htm</a>			
<p>This is the fourth town centre strategy prepared by the district council.</p> <p>It specifically sets out the following vision for Royston: “to have a thriving Town Centre with a strong sense of identity with a clearly identifiable and vibrant heart. New development will contribute to</p>	Not applicable	Many of the issues and policies are relevant to the LDF and should be considered	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>meeting the community's aspiration for Royston to be an attractive success and sustainable historic market town in the local area. The Town Centre will be a welcoming place that is a pleasure to live in, work in and visit"</p> <p>Alongside the creation of the town centre strategy was the creation of an action plan, demonstrating the councils commitment acting as an enabler in delivering the strategy.</p>			
<p><b>NHDC Design SPD (July 2012)</b></p>		<p>Evidence base for Local Plan</p>	
<p>Source: <a href="http://www.north-herts.gov.uk/planning/planning-policy/local-plan-current-policy/supplementary-planning-documents/design">http://www.north-herts.gov.uk/planning/planning-policy/local-plan-current-policy/supplementary-planning-documents/design</a></p>			
<p>The design SPD expands on the emerging policies in both the Core Strategy DPD and Development Policies DPD, specifically Core Policy B: Design and Sustainability and Development Policy 5: Design, safety and sustainability.</p> <p>The SPD has been produced to inspire, raise standards and influence the design of development to ensure that it respects and complements the existing built character and natural environment of the District</p>	<p>Not applicable</p>	<p>The Local Plan policies need to reference and take account of the SPD policies</p>	<p>Many of the issues in the design SPD are important sustainability concerns. \Re-use of materials, reducing the need to travel, use of renewable technologies are all important considerations.</p>
<p><b>Hitchin UTP (2011)</b></p>		<p>Evidence base for Local Plan</p>	
<p><a href="http://www.hertsdirect.org/services/transtreets/transplan/tcatp/">http://www.hertsdirect.org/services/transtreets/transplan/tcatp/</a></p>			
<p>The aim is to develop a range of transport schemes, across all modes of travel, which will address existing problems and prepare Hitchin for future growth.</p>	<p>Not applicable</p>	<p>Many of the projects will be required in advance of development</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>The UTP sets out the proposed transport improvements for the next 5 years. The plan is designed to meet local needs as well as delivering against the wider policy context</p>			
<p><b>Letchworth and Baldock UTP (Jan 2012)</b></p>		Evidence base for Local Plan	
<p>Source: <a href="http://www.hertsdirect.org/services/transtreets/transplan/tcatp">http://www.hertsdirect.org/services/transtreets/transplan/tcatp</a></p>			
<p>The aim is to develop a range of transport schemes, across all modes of travel, which will address existing problems and prepare Letchworth for future growth.</p> <p>The UTP sets out the proposed transport improvements for the next 5 years. The plan is designed to meet local needs as well as delivering against the wider policy context</p>	Not applicable	Many of the projects will be required in advance of development	
<p><b>Royston UTP (April 2010)</b></p>		Evidence base for Local Plan	
<p><a href="http://www.hertsdirect.org/services/transtreets/transplan/tcatp/">http://www.hertsdirect.org/services/transtreets/transplan/tcatp/</a></p>			
<p>The aim is to develop a range of transport schemes, across all modes of travel, which will address existing problems and prepare Royston for future growth.</p> <p>The UTP sets out the proposed transport improvements for the next 5 years. The plan is designed to meet local needs as well as delivering against the wider policy</p>	Not applicable	Many of the projects will be required in advance of development	Promoting more sustainable modes of transport in accordance with the Local Transport Plan and other Government guidance is a key feature

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
context			



# Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

Appendix 2: Key Sustainability Issues and Baseline Review

September 2016

North Hertfordshire District Council  
 Sustainability appraisal of the North Hertfordshire Proposed Submission  
 Local Plan  
 Appendix 2: Key Sustainability Issues and Baseline Review

A report by CAG Consultants

September 2016

Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
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# Overview

This appendix contains background material for the SA/SEA, produced to support the appraisal process.

The list of sustainability issues included below was developed from the review of plans, programmes and policies (Appendix 1) and from the review of baseline data included in part 2 of this document. Part 2 is a summary of data for a series of indicators associated with each of the sustainability appraisal objectives.

# Part 1: Key Sustainability Issues

SA Objective <sup>1</sup>	Issues
<b>ECONOMIC ACTIVITY</b>	
1 Achieve sustainable levels of prosperity and economic growth	<p>Need to provide more highly-skilled employment opportunities in the District. There is a significant net daily outflow of commuters, with the average out commuter being more highly skilled than the average in-commuter.</p> <p>Difficulties in competing with large urban centres for the provision of employment and facilities</p> <p>Promotion of rural tourism. Visitors can be important to rural areas, but the District is not seen as a prime tourist location.</p>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>	
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value</u>	Significant and increasing pressure on greenfield sites in order to meet the needs for housing and economic growth.
<u>2(b) Provide access to green spaces</u>	The development of greenfield sites on the edges of existing settlements may reduce access to open countryside for existing residents.
<u>2 (c) deliver more sustainable location patterns and reduce the use of motor vehicles</u>	<p>Population and mobility factors have changed the function of villages from employment service centres to dormitory/residential functions reducing their social and physical diversity.</p> <p>The density of traffic on the principal road network is high and increasing but the rural nature of the District makes the provision of sustainable travel modes more challenging.</p>
<b>ENVIRONMENTAL PROTECTION</b>	
<u>3(a) Protect and enhance biodiversity</u>	Pressures on locally significant habitats and species in the District. These include fragmentation of habitats, loss of corridors and the direct impacts of agriculture and new development, including waste water treatment and water extraction.
<u>3(b) Protect and enhance landscapes</u>	Landscape and townscape character likely to be impacted by the significant level of new development needed in the District.
<u>3(c) Conserve and where appropriate enhance the historic environment</u>	The District's rich heritage of market towns and the Garden City suggest that there are localised heritage issues which will arise over more detailed site selection.

<sup>1</sup> Those relevant to the SEA Directive are shown underlined

<b>SA Objective <sup>1</sup></b>	<b>Issues</b>
<u>3(d) Reduce pollution from any source</u>	Quality of surface and ground water could be threatened by the water supply needs and drainage from future developments. North Hertfordshire is in an area of groundwater sensitivity and there are constraints on sewage infrastructure around Royston and Stevenage. Although data is limited, air quality issues could become more significant with continued growth in development and traffic.
<b>CLIMATE CHANGE</b>	
<u>4(a) Reduce greenhouse gas emissions</u>	Emissions of greenhouse gases in the District could rise with further development in the District and associated growth in transport.
<u>4(b) Improve the District's ability to adapt to climate change</u>	A significant number of existing homes and potential new development sites face surface water flood risks.
<b>A JUST SOCIETY</b>	
5(a) Share access to services and benefits of prosperity fairly	Whilst the District is relatively prosperous there are pockets of income and/ or multiple deprivation in relation to national standards. In the towns these occur in parts of Hitchin and Letchworth. In the rural areas specific issues are isolation and lack of access to services.
5(b) Provide access to services and facilities for all	There has been a reduction in village services and employment over the last 20 years. This particularly affects the elderly and young people.
5(d) Increase access to decent and affordable housing	Although lower than the County average, high and increasing property prices mean home ownership is out of the reach of many households.
5(f) Improve conditions and services that engender good health and reduce health inequalities	Noise from air and road transport has a significant effect on quality of life in the District. Proposed developments will have significant additional impacts.
<b>RESOURCE USE AND WASTE</b>	
6(a) Use natural resources efficiently; reuse, use recycled where possible	Although not yet a barrier to new development, water supply in the District could become constrained in future decades.
6(b) Reduce waste	The costs of and constraints on landfilling waste and the need to reduce emissions mean there is a need for ongoing improvements to waste reduction, reuse and recycling.

## Part 2: Baseline data review

# Economy

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																																																																																						
<b>1 Achieve sustainable levels of prosperity and economic growth</b>																																																																																																																														
<b>Gross Value Added £ per head</b>	<p>The estimated GVA per head in NHDC in 2004 was £15,229*</p> <p>*This estimate should be treated with caution because of methodological difficulties making local area estimates.</p> <p>No more recent updates have been found.</p>	<p>Workplace based GVA £/head:</p> <table border="1"> <tr><td>2000</td><td>17,717</td></tr> <tr><td>2001</td><td>18,605</td></tr> <tr><td>2002</td><td>19,354</td></tr> <tr><td>2003</td><td>20,351</td></tr> <tr><td>2004</td><td>21,530</td></tr> <tr><td>2005</td><td>22,153</td></tr> </table> <p>Residence based GVA £/head:</p> <table border="1"> <tr><td>2006</td><td>24,238</td></tr> <tr><td>2007</td><td>24,164</td></tr> <tr><td>2008</td><td>24,629</td></tr> <tr><td>2009</td><td>26,562</td></tr> <tr><td>2010</td><td>25,369</td></tr> <tr><td>2011</td><td>25,548</td></tr> <tr><td>2012</td><td>25,280</td></tr> <tr><td>2013</td><td>26,035</td></tr> <tr><td>2014</td><td>26,992</td></tr> <tr><td>2015</td><td>28,363</td></tr> </table> <p>Hertfordshire 28,363 GVA</p> <p>EEFM 2014, Forecast GVA Growth per annum 2011-2031 (% pa): 2.3%pa.</p>	2000	17,717	2001	18,605	2002	19,354	2003	20,351	2004	21,530	2005	22,153	2006	24,238	2007	24,164	2008	24,629	2009	26,562	2010	25,369	2011	25,548	2012	25,280	2013	26,035	2014	26,992	2015	28,363	<p>NUTS1 (UKH) GVA/head growth%:</p> <p>Workplace based GVA £/head</p> <table border="1"> <tr><td>2000</td><td>13,403</td></tr> <tr><td>2001</td><td>13,067</td></tr> <tr><td>2002</td><td>14,785</td></tr> <tr><td>2003</td><td>15,684</td></tr> <tr><td>2004</td><td>16,532</td></tr> <tr><td>2005</td><td>17,084</td></tr> <tr><td>2006</td><td>17,890</td></tr> <tr><td>2007</td><td>18,857</td></tr> </table> <p>Residence based GVA £/head</p> <table border="1"> <tr><td>2001</td><td>16,147</td></tr> <tr><td>2002</td><td>16,858</td></tr> <tr><td>2003</td><td>17,700</td></tr> <tr><td>2004</td><td>18,441</td></tr> <tr><td>2005</td><td>18,862</td></tr> <tr><td>2006</td><td>19,589</td></tr> <tr><td>2007</td><td>20,524</td></tr> <tr><td>2014</td><td>23,063</td></tr> </table> <p>2012 2.1 2013 2.8 2014 4.2</p> <p>The East of England is expected to outperform the UK in the medium to long term, according to the latest (Spring 2013) baseline forecasts, with 8.5% employment growth over 2012-21 compared with 5.6% in the UK.</p>	2000	13,403	2001	13,067	2002	14,785	2003	15,684	2004	16,532	2005	17,084	2006	17,890	2007	18,857	2001	16,147	2002	16,858	2003	17,700	2004	18,441	2005	18,862	2006	19,589	2007	20,524	2014	23,063	<p>Workplace based GVA £/head</p> <table border="1"> <tr><td>2000</td><td>14,685</td></tr> <tr><td>2001</td><td>15,409</td></tr> <tr><td>2002</td><td>16,220</td></tr> <tr><td>2003</td><td>17,153</td></tr> <tr><td>2004</td><td>17,967</td></tr> <tr><td>2005</td><td>18,551</td></tr> <tr><td>2006</td><td>19,413</td></tr> <tr><td>2007</td><td>20,463</td></tr> </table> <p>Residence based GVA £/head</p> <table border="1"> <tr><td>2001</td><td>15,409</td></tr> <tr><td>2002</td><td>16,220</td></tr> <tr><td>2003</td><td>17,153</td></tr> <tr><td>2004</td><td>17,967</td></tr> <tr><td>2005</td><td>18,551</td></tr> <tr><td>2006</td><td>19,413</td></tr> <tr><td>2007</td><td>20,463</td></tr> <tr><td>2014</td><td>25,367</td></tr> </table>	2000	14,685	2001	15,409	2002	16,220	2003	17,153	2004	17,967	2005	18,551	2006	19,413	2007	20,463	2001	15,409	2002	16,220	2003	17,153	2004	17,967	2005	18,551	2006	19,413	2007	20,463	2014	25,367	No target identified	<p>Annual average growth (%) 1995 – 2001</p> <table border="1"> <tr><td>UK</td><td>5.0</td></tr> <tr><td>England</td><td>5.1</td></tr> <tr><td>EoE</td><td>4.9</td></tr> <tr><td>Herts</td><td>7.6</td></tr> </table> <p>Annual average growth (%) 2006</p> <table border="1"> <tr><td>UK</td><td>2.8</td></tr> <tr><td>England</td><td>3.0</td></tr> <tr><td>EoE</td><td>3.0</td></tr> <tr><td>Herts</td><td>2.7</td></tr> </table> <p>Annual average growth (%) 2014</p> <table border="1"> <tr><td>UK</td><td>4.6</td></tr> <tr><td>England</td><td>4.6</td></tr> <tr><td>EoE</td><td>5.3</td></tr> </table> <p>In 2013 real GVA increased in 31 of the 40 NUTS2 sub-regions. The largest percentage increases were in: Bedfordshire and Hertfordshire (9.5%) Herts GVA is above UK average and continually growing in a similar trend (1998-2015) (<a href="http://www.neighbourhood.statistics.gov.uk/">http://www.neighbourhood.statistics.gov.uk/</a>). GVA per head indices for East of England NUTS1 fell from 99 points in 1997 to 92 points in 2014. This was the fourth largest NUTS1 area decrease compared to the UK average during this period. Only London and the North East regions' per head indices increased compared with the UK average (<a href="http://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2015#regional-nuts1-gva-estimates">http://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2015#regional-nuts1-gva-estimates</a>). Nominal (unsmoothed) GVA per</p>	UK	5.0	England	5.1	EoE	4.9	Herts	7.6	UK	2.8	England	3.0	EoE	3.0	Herts	2.7	UK	4.6	England	4.6	EoE	5.3	<p>Noting the difficulties with small area estimates and the absence of recent data, the GVA per head in NHDC appears lower than the county average, but above the regional average.</p> <p>The North Hertfordshire economy includes a number of industries that contribute significantly to the overall GVA, although not necessarily employing a huge amount of people. North Hertfordshire experiences an overall net outflow of 11,100 daily commuters, with the average out-commuter being more highly skilled than those commuting into the district. As such, there is a clear trend of residents commuting out of the district to work in more highly skilled jobs (census 2001)(Productive North Herts Evidence Document, 2015).</p>	<p><a href="http://www.dtistats.net/sd/bci/bciregionseast.htm">http://www.dtistats.net/sd/bci/bciregionseast.htm</a></p> <p>Source: Regional Accounts, ONS Hertfordshire Local Economy Assessment 2004</p> <p>East of England Observatory web site <a href="http://www.eastofenglandobservatory.org.uk/viewResource.aspx?id=15918">http://www.eastofenglandobservatory.org.uk/viewResource.aspx?id=15918</a></p> <p><a href="http://enquire-hertscc.gov.uk/qol/2007/economy07.cfm">http://enquire-hertscc.gov.uk/qol/2007/economy07.cfm</a></p> <p><a href="http://www.statistics.gov.uk/statbase/Product.asp?vlnk=14650">http://www.statistics.gov.uk/statbase/Product.asp?vlnk=14650</a></p> <p>Source: NUTS tables 1.1 and 1.4 GVA at current basic prices by region: <a href="http://www.statistics.gov.uk/downloads/theme_economy/NUTS1-2-3.pdf">http://www.statistics.gov.uk/downloads/theme_economy/NUTS1-2-3.pdf</a></p> <p><a href="http://www.neighbourhood.statistics.gov.uk/HTMLDocs/dvc220/index.html">http://www.neighbourhood.statistics.gov.uk/HTMLDocs/dvc220/index.html</a></p> <p><a href="http://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2015#regional-nuts1-gva-estimates">http://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2015#regional-nuts1-gva-estimates</a></p> <p><a href="http://www.cambridgeshireinsight.org.uk/file/2675/download">http://www.cambridgeshireinsight.org.uk/file/2675/download</a></p> <p><a href="http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/rel/regional-trends/regional-economic-analysis/sub-regional-productivity--february-2015/srprodnuts01.xls">http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/rel/regional-trends/regional-economic-analysis/sub-regional-productivity--february-2015/srprodnuts01.xls</a></p> <p><a href="http://www.cambridgeshireinsight.org.uk/file/2155/download">http://www.cambridgeshireinsight.org.uk/file/2155/download</a></p>
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
						filled job (£); by NUTS1 (UKH), NUTS 2 (UKH2) and NUTS 3 (UKH23), 2002 – 2013 shows a trend of continuous upward growth.		
<b>New business registration rate per 10,000 resident population aged 16 and above</b>	2012 61.5 2013 76.3 2014 74.9	69.8 89.9 90.8	52.4 66.9 67.5	61.9 77.7 78.8	No target identified	Rates of new business registrations have increased at all levels 2012-2014	North Hertfordshire's performance is below that for Hertfordshire but significantly above that for the wider EoE region. It is broadly in line with the national average.	<a href="http://iainform.local.gov.uk/">http://iainform.local.gov.uk/</a>
<b>Employment rate</b> <b>Percentage of people of working age in employment (Residence-based)</b>	1999 76.5 2000 79.0 2001 80.4 2002 80.2 2003 82.0 2004 83.2 2005 80.3 2006 78.3 2007 78.0 2008 74.8 2009 78.6 2010 73.2 2011 76.9 2012 75.2 2013 73.0 2014 75.3 2015 74.8	79.6 81.8 80.4 80.3 81.0 80.4 80.4 80.2 77.2 78.8 77.3 75.1 74.3 75.0 77.2 77.5 78.0	77.6 79.1 79.0 78.8 78.3 78.6 78.3 77.4 77.0 77.7 75.1 73.4 73.2 74.1 74.4 75.4 76.0	74.0 74.4 74.6 74.3 74.2 74.3 74.7 74.3 74.4 74.5 72.2 70.4 70.5 70.3 70.8 71.5 72.7 74.1	No target identified	No clear trend data available.  (Note that National figures refer to UK rather than England.)	There were 68,564 adults in employment in North Herts in 2011 (Herts LIS). There were 622,000 adults in employment in Herts at end of 2015 (Nomisweb). 2011 census reweighting of UK Labour Force Survey shows slightly lower employment rating between mid-2010 and end-2013 than published results. Unemployment in North Herts is below UK averages from 1999-2015	1999-2003 source: Labour Force Survey, Office for National Statistics (Note that 1999 figures are not ONS estimates and that 2001 figures are not consistent with Census totals)  <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a> <a href="http://www.hertslis.org">http://www.hertslis.org</a>  <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/Appendix%201%20-%20%20Evidence%20Summary%20for%20consultation.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/Appendix%201%20-%20%20Evidence%20Summary%20for%20consultation.pdf</a>
<b>Unemployed benefit claimants (rate)</b>	2000 1.6 2001 1.2 2002 1.0 2003 1.3 2004 1.5 2005 1.4 2006 1.5 2007 1.5 2008 1.2  2010 3.0 2011 2.4  2015 1.2 2016 1.1	1.5 1.2 1.1 1.4 1.4 1.6 1.5 1.3  2.9 2.4  1.2 1.0	2.3 1.9 1.7 1.8 1.8 2.0 2.0 1.7  3.6 3.0  1.5 1.1	3.3 2.8 2.5 2.5 2.4 2.6 2.5 2.2  4.3 3.7  1.9 1.5	No target identified	The unemployment benefit claimant count in North Hertfordshire at April 2015 was 951 which gave a proportion of 1.2%. This represented a decrease of 408 people from the previous year from a figure of 1,349 (1.7%). The North Herts proportion matches the county average (1.2%), which has also decreased from 12,547 to 8,695 ( <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/AMR%20Final%202015%20v2.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/AMR%20Final%202015%20v2.pdf</a> ).	2000-2008: The claimant rate in N Herts. is approximately the county average which is lower than both regional and national averages. Figures are percentages of working age resident population receiving JSA in the quarter ending March 31 <sup>st</sup> for the year specified.  No data 2012-2014 found.	<a href="http://www.dtiStats.net/sd/bci/bciregionseast.htm">http://www.dtiStats.net/sd/bci/bciregionseast.htm</a> (Data to 2004) Source: Labour Market Division, ONS  Quarterly Unemployment Bulletin, HCC <a href="http://www.hertsdirect.org/infobase/docs/pdfstore/qunemia_n08.pdf">http://www.hertsdirect.org/infobase/docs/pdfstore/qunemia_n08.pdf</a>  <a href="http://atlas.hertslis.org/lAS/profiles/profile?profileId=1019&amp;geoTypeId=16&amp;qeolds=26#asProfileSection2">http://atlas.hertslis.org/lAS/profiles/profile?profileId=1019&amp;geoTypeId=16&amp;qeolds=26#asProfileSection2</a>  <a href="http://www.hertsdirect.org/docs/pdf/m/munemian11.pdf">http://www.hertsdirect.org/docs/pdf/m/munemian11.pdf</a>  <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/AMR%20Final%202015%20v2.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/AMR%20Final%202015%20v2.pdf</a>
<b>Employment Employee jobs – workplace based</b>	1998 49,197 1999 46,389 2000 48,788 2001 51,361 2002 49,820 2003 50,100 2004 50,000 2005 51,400	495,646 473,030 494,041 502,267 487,617 488,500 487,700 502,000	2,188,185 2,147,063 2,241,651 2,271,254 2,277,763 2,304,700 2,303,000 2,360,700	21,158,389 21,602,111 21,914,852 22,057,115 22,175,255 25,710,600 26,067,500 26,496,600	No target identified	Nationally there was a rise of approximately 5% in the total number of jobs over the period 1998-2002.  The trend shows a continual growth in the number of jobs across all 4 area regions over the	The national figures are for Great Britain.  Between 2012-2014 the number of jobs in North Herts and Herts increased at a greater rate than the other area	1998-02 data source: Annual Business Inquiry (Note that year-on-year variations for small areas should be treated with caution as they may not be statistically significant because of the sample size) 2003-7 data source: <a href="https://www.nomisweb.co.uk/reports/lmp/la/2038431797/subreports/abi_time_series/report.aspx">https://www.nomisweb.co.uk/reports/lmp/la/2038431797/subreports/abi_time_series/report.aspx</a>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																																																										
	2006 47,600 2007 46,000	487,800 491,500	2,382,100 2,377,600	26,351,600 26,599,200		period 1998-2015.	regions: North Herts 7.4% Herts 7.9% EoE 5.4% GB 4.3%	<a href="https://www.nomisweb.co.uk/reports/imp/la/1941962834/subreports/bres_time_series/report.aspx?">https://www.nomisweb.co.uk/reports/imp/la/1941962834/subreports/bres_time_series/report.aspx?</a> <a href="https://www.nomisweb.co.uk/reports/imp/la/2038431797/subreports/abi_time_series/report.aspx">https://www.nomisweb.co.uk/reports/imp/la/2038431797/subreports/abi_time_series/report.aspx</a> <a href="https://www.nomisweb.co.uk/reports/imp/la/1946157226/subreports/bres_time_series/report.aspx?">https://www.nomisweb.co.uk/reports/imp/la/1946157226/subreports/bres_time_series/report.aspx?</a>																																																																																										
	2009 45,800 2010 45,900 2011 44,800 2012 45,200 2013 46,400 2014 48,800	518,500 515,600 518,000 521,900 537,400 566,400	2,422,500 2,400,100 2,405,300 2,419,300 2,447,100 2,556,000	26,642,100 26,581,300 26,593,500 26,752,900 27,096,300 27,950,900																																																																																														
<b>Employee jobs by sector</b>	<table border="1"> <thead> <tr> <th colspan="5">Employee jobs (2014)</th> </tr> <tr> <th></th> <th>North Hertfordshire (Employee Jobs)</th> <th>North Hertfordshire (%)</th> <th>East (%)</th> <th>Great Britain (%)</th> </tr> </thead> <tbody> <tr> <td>Total Employee Jobs</td> <td>48,800</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Full-Time</td> <td>32,400</td> <td>66.4</td> <td>66.1</td> <td>68.3</td> </tr> <tr> <td>Part-Time</td> <td>16,400</td> <td>33.6</td> <td>33.9</td> <td>31.7</td> </tr> <tr> <th colspan="5">Employee Jobs By Industry</th> </tr> <tr> <td>Primary Services (A-B: Agriculture And Mining)</td> <td>0</td> <td>0.1</td> <td>0.3</td> <td>0.4</td> </tr> <tr> <td>Energy And Water (D-E)</td> <td>400</td> <td>0.9</td> <td>0.9</td> <td>1.1</td> </tr> <tr> <td>Manufacturing (C)</td> <td>6,900</td> <td>14.0</td> <td>8.5</td> <td>8.5</td> </tr> <tr> <td>Construction (F)</td> <td>3,100</td> <td>6.4</td> <td>5.4</td> <td>4.5</td> </tr> <tr> <td>Services (G-S)</td> <td>38,400</td> <td>78.6</td> <td>84.8</td> <td>85.6</td> </tr> <tr> <td>Wholesale And Retail, Including Motor Trades (G)</td> <td>10,100</td> <td>20.8</td> <td>17.7</td> <td>15.9</td> </tr> <tr> <td>Transport Storage (H)</td> <td>1,000</td> <td>2.1</td> <td>4.4</td> <td>4.5</td> </tr> <tr> <td>Accommodation And Food Services(I)</td> <td>3,800</td> <td>7.7</td> <td>6.9</td> <td>7.1</td> </tr> <tr> <td>Information And Communication (J)</td> <td>2,700</td> <td>5.4</td> <td>4.1</td> <td>4.1</td> </tr> <tr> <td>Financial And Other Business Services(K-N)</td> <td>9,300</td> <td>19.0</td> <td>22.8</td> <td>22.2</td> </tr> <tr> <td>Public Admin, Education And Health (O-Q)</td> <td>9,600</td> <td>19.7</td> <td>24.8</td> <td>27.4</td> </tr> <tr> <td>Other Services (R-S)</td> <td>1,900</td> <td>3.9</td> <td>4.1</td> <td>4.4</td> </tr> </tbody> </table> <p>Source: ONS business register and employment survey</p>				Employee jobs (2014)						North Hertfordshire (Employee Jobs)	North Hertfordshire (%)	East (%)	Great Britain (%)	Total Employee Jobs	48,800	-	-	-	Full-Time	32,400	66.4	66.1	68.3	Part-Time	16,400	33.6	33.9	31.7	Employee Jobs By Industry					Primary Services (A-B: Agriculture And Mining)	0	0.1	0.3	0.4	Energy And Water (D-E)	400	0.9	0.9	1.1	Manufacturing (C)	6,900	14.0	8.5	8.5	Construction (F)	3,100	6.4	5.4	4.5	Services (G-S)	38,400	78.6	84.8	85.6	Wholesale And Retail, Including Motor Trades (G)	10,100	20.8	17.7	15.9	Transport Storage (H)	1,000	2.1	4.4	4.5	Accommodation And Food Services(I)	3,800	7.7	6.9	7.1	Information And Communication (J)	2,700	5.4	4.1	4.1	Financial And Other Business Services(K-N)	9,300	19.0	22.8	22.2	Public Admin, Education And Health (O-Q)	9,600	19.7	24.8	27.4	Other Services (R-S)	1,900	3.9	4.1	4.4	No target identified	Due to space restrictions previous years are not shown.	Almost half the employment in North Hertfordshire (45%) is concentrated in the following four broad industrial sectors: manufacturing (15%), retail (12%), education (9%) and health (9%). While the former two categories show a higher concentration compared to the national average, the latter two categories are slightly lower.  North Hertfordshire has a strong representation from the private sector, indicated by the below average levels of employment concentrated in the public sector. The public sector is less represented compared to the national average; public administration (2% v 5% nationally) education (9% v 10% nationally) and health (9% v 13% nationally).	<a href="https://www.nomisweb.co.uk/reports/imp/la/1946157226/epor.aspx?#ld">https://www.nomisweb.co.uk/reports/imp/la/1946157226/epor.aspx?#ld</a> <a href="http://www.ons.gov.uk/economy/grossvalueadded/gva/bulletins/regionalgrossvalueaddedincomeapproach/december2015#regional-nuts1-gva-estimates">http://www.ons.gov.uk/economy/grossvalueadded/gva/bulletins/regionalgrossvalueaddedincomeapproach/december2015#regional-nuts1-gva-estimates</a>
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources			
<b>Median gross full-time weekly earnings by place of work</b>	Full-time workers Median £/head	Full-time workers Median £/head	Full-time workers Median £/head	Full-time workers Median £/head		The figures show an annual increase in gross weekly pay since 2000.	Due to changes in methodology, figures up to 2006 are discontinuous with those since (ONS). Several data sets have been amended by ONS in recent years, thus past data may no longer tally.  Hertfordshire and North Herts both show earnings consistently above the national and regional averages.	<a href="http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=13101">http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=13101</a> Source: Annual Survey of Hours and Earnings (ASHE) (Note that year-on-year variations for small areas should be treated with caution as they may not be statistically significant because of the sample size) 2004 data onwards: <a href="http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=13101">http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=13101</a>  <a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157226/subreports/ashew_time_series/report.aspx?">https://www.nomisweb.co.uk/reports/lmp/la/1946157226/subreports/ashew_time_series/report.aspx?</a>  <a href="http://www.neighbourhood.statistics.gov.uk/HTMLDocs/dvc126/index.html">http://www.neighbourhood.statistics.gov.uk/HTMLDocs/dvc126/index.html</a>			
	2004	447.5	2004	469.1	2004				419.1	2004	425.0
	2005	451.9	2005	483.3	2005				427.7	2005	436.0
	2006	459.4	2006	486.6	2006				440.6	2006	449.8
	2007	476.9	2007	488.7	2007				450.5	2007	463.6
	2008	506.7	2008	514.7	2008				468.1	2008	483.1
	NB figures for North Herts are unreliable (CV 5-10%: ASHE)										
	2009	512.2	2009		2009				478.6	2009	489.9
	2010	520.3	2010		2010				488.7	2010	500.3
	2011	482.8	2011		2011				489.3	2011	500.0
	2012	492.5	2012		2012				495.2	2012	507.9
	2013	547.2	2013		2013				505.0	2013	517.6
	2014	549.9	2014		2014				504.1	2014	520.4
	2015	580.6	2015		2015				517.5	2015	529.0
	<b>Median gross full-time weekly earnings by place of residence</b>	2002	458	481	411				401		As a general trend the data shows annual increases since 2002, with occasional exceptions.
2003		463	492	429	415						
2004		488	499	447	429						
2005		502	518	457	432						
2006		497	527	466	445						
2007		531	543	479	459						
2008		559	568	498	479						
2009		572.5		509.5	490.5						
2010		612.8		523.3	501.7						
2011		616.1		525.0	500.2						
2012		625.2		531.4	508.3						
2013		644.6		543.5	517.9						
2014		636.1		539.1	521.1						
2015		637.3		551.0	529.6						

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources	
<b>Average house prices by house type</b>	1996	82,391	95,838	71,771	73,117	House prices have significantly increased since the 1990s and continue to rise.	National data from 2016 is for England.  The county has relatively high property prices with homeownership continuing to be out of reach for many households.  N Herts district is significantly more affordable compared to the county average but prices are still significantly higher than the regional and national averages.	<a href="http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=1575&amp;l=3">http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=1575&amp;l=3</a> Source: Land Registry <a href="http://www.landreg.gov.uk/">http://www.landreg.gov.uk/</a>  <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/</a> Source: Land Registry <a href="http://www.landregistry.gov.uk/">http://www.landregistry.gov.uk/</a>  <a href="http://www.north-herts.gov.uk/index/living/housing_and_environmental_health_service/housing_services/housing_strategy/housing_market_in_north_hertfordshire.htm">http://www.north-herts.gov.uk/index/living/housing_and_environmental_health_service/housing_services/housing_strategy/housing_market_in_north_hertfordshire.htm</a>  Data for 1 <sup>st</sup> Q 2008 (except NHDC): <a href="http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/socio/hprices/">http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/socio/hprices/</a>  <a href="http://atlas.hertsis.org/IAS/dataviews/tabular?viewId=977&amp;geoid=16&amp;subsetId=">http://atlas.hertsis.org/IAS/dataviews/tabular?viewId=977&amp;geoid=16&amp;subsetId=</a>  <a href="http://www.rightmove.co.uk/house-prices-in-Hertfordshire.html">http://www.rightmove.co.uk/house-prices-in-Hertfordshire.html</a>  <a href="http://atlas.hertsis.org/IAS/profiles/profile?profileId=900&amp;geoTypeId=16&amp;geoids=26">http://atlas.hertsis.org/IAS/profiles/profile?profileId=900&amp;geoTypeId=16&amp;geoids=26</a>	
	1997	91,093	107,129	78,930	80,599				
	1998	105,368	121,910	86,794	87,778				
	1999	112,099	134,324	95,700	98,385				
	2000	136,799	158,559	110,372	110,589				
	2001	148,289	173,202	124,616	121,769				
	2002	169,028	201,519	149,299	141,108				
	2003	201,956	227,179	172,257	159,357				
	2004	218,768	243,347	190,218	181,330				
	2005	225,168	258,255	200,501	192,247				
	2006	248,132	273,005	212,186	206,715				
	2007	256,769	294,917	227,766	222,619				
	1 <sup>st</sup> Q 2008		1 <sup>st</sup> Q 2008	1 <sup>st</sup> Q 2008	England and Wales				
	D'ached	431,800	D'ached 617,100	D'ached 354,700	1 <sup>st</sup> Q 2008				
	Semi	268,100	Semi 312,800	Semi 217,000	D'ached 343,100				
	Terrace	204,600	Terrace 240,700	Terrace 185,100	Semi 197,500				
	Flat*	159,700	Flat* 184,600	Flat* 155,600	Terrace 174,100				
	Average	266,050	Average 338,800	Average 228,100	Flat* 200,300				
					Average 228,750				
	1 <sup>st</sup> Q 2016:		1 <sup>st</sup> Q 2016:	1 <sup>st</sup> Q 2016:	1 <sup>st</sup> Q 2016:				
	D'ached	636,600	D'ached 771,600	D'ached 417,300	D'ached 391,900				
	Semi	360,100	Semi 460,500	Semi 287,400	Semi 246,000				
	Terrace	309,900	Terrace 353,600	Terrace 247,500	Terrace 240,600				
	Flat*	188,300	Flat* 240,200	Flat* 181,800	Flat* 267,100				
	Average	359,600	Average 425,800	Average 295,600	Average 282,400				

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources	
<b>Average house price to earnings ratio</b>	Ratio of lower quartile house prices to lower quartile earnings	Ratio of lower quartile house prices to lower quartile earnings	Ratio of lower quartile house prices to lower quartile earnings	Ratio of lower quartile house prices to lower quartile earnings		Over the period 2000 to 2013 house prices in the District increased significantly more than average earnings.	An issue of concern in the district is housing affordability.	<a href="http://www.communities.gov.uk/documents/housing/xls/152924.xls">http://www.communities.gov.uk/documents/housing/xls/152924.xls</a> Table 156	
	2000 5.60	2000 5.99	2000 4.43	2000 3.98					
	2001 5.61	2001 6.40	2001 5.02	2001 4.22					
	2002 6.99	2002 7.63	2002 5.96	2002 4.72					
	2003 8.35	2003 8.39	2003 6.68	2003 5.23					
	2004 8.53	2004 9.07	2004 7.57	2004 6.27					
	2005 8.26	2005 9.47	2005 8.01	2005 6.82					
	2006 9.21	2006 9.39	2006 8.03	2006 7.12					
	2007 9.46	2007 10.00	2007 8.56	2007 7.25					
	2008 9.45	2008 10.08	2008 8.26	2008 6.98					
	2009 8.92	2009 9.02	2009	2009					
	2010 9.02	2010 9.25	2010	2010					
	2011 + 9.71	2011 + 9.63	2011 +	2011 +					
	2012 ^ 9.17	2012 ^ 9.50	2012 ^	2012 ^					
	2013 ^ 8.37	2013 ^ 9.37	2013 ^	2013 ^					
	Ratio of median house prices to median earnings	Ratio of median house prices to median earnings	Ratio of median house prices to median earnings	Ratio of median house prices to median earnings	Ratio of median house prices to median earnings		North Herts & Hertfordshire are well above national and regional averages.	+ Figures have been revised due to revisions in ASHE data.	<a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetales/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetales/</a> Tables 576 and 577
	2000 5.43	2000 5.81	2000 4.49	2000 4.21					
	2001 5.71	2001 5.94	2001 4.75	2001 4.47					
	2002 6.15	2002 6.58	2002 5.61	2002 5.07					
	2003 7.47	2003 7.64	2003 6.58	2003 5.83					
	2004 7.71	2004 8.18	2004 7.22	2004 6.58					
	2005 7.52	2005 8.16	2005 7.48	2005 6.81					
	2006 8.34	2006 8.41	2006 7.43	2006 6.91					
	2007 8.63	2007 9.09	2007 7.88	2007 7.26					
	2008 8.23	2008 8.94	2008 7.78	2008 6.94					
	2009 7.30	2009 8.13	2009	2009 6.27					
	2010 7.92	2010 8.72	2010	2010 7.01					
2011 + 8.73	2011 + 9.01	2011 +	2011 + 6.69						
2012 ^ 8.84+	2012 ^ 8.89	2012 ^	2012 ^ 6.86						
2013 ^ 8.15^	2013 ^ 8.75	2013 ^	2013 ^ 6.72						

# Land Use and Development Patterns

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value</b>								
<b>Proportion of new homes built on previously developed land (PDL)</b>	% residential development on PDL 2001/2 34.1 2002/3 48.8 2003/4 57.8 2004/5 55.2 2005/6 54.0 2006/7 61.9 2007/8 66.2 2008/9 71.9 2009/10 82.6 2010/11 94.5 2011/12 98.8 21012/13 86.3 2013/14 79.5 2014/15 84.4	% residential development on PDL 2000/1 64 2001/2 58 2002/3 77 2003/4 82 2004/5 78 2005/6 86 2006/7 87 2009 93 2010 93 2011 85 2012 82 2013 73 2014 73	Proportion of new dwellings on PDL 2000 54 2001 59 2002 58 2003 60 2004 63 2005 69 2006 65 2007 68	Proportion of new dwellings on PDL 2000 59 2001 61 2002 64 2003 67 2004 72 2005 74 2006 73 2007 73 2008 78 2009 77 2010 67 2011 64	There is a national target to build 60 per cent of additional housing in on previously developed land and through the conversions of existing buildings. This was originally set for 2008, and has now been retained as an ongoing policy aim.	There is some indication of a trend towards an increase in residential development on PDL at all levels.  Hertfordshire has consistently surpassed the national target, since its introduction in 2000.  Regional figures followed those for England in that dwelling completions and dwellings built on PDL peaked in 2007 in all but two regions. Actual densities achieved on PDL peaked in six regions in 2007, a year earlier than nationally: the national data were affected by the exceptionally high densities in London during the recession. The differences between actual and assumed densities on PDL stand out in the regions. Assumed densities (especially after 2002) were persistently below actual densities in the North East, West Midlands, East of England, South East and South West, though conversely in the other four regions assumed densities were usually well above actual densities by 2009. (Source: Building in a small island, 2011.)	The proportion of new homes built on brownfield sites in NHDC was significantly below the county and slightly below regional and national averages. This reflects the rural nature of the area.  NB Data from different sources were not found to be consistent, thus sources are shown.  Changes to PPS3 made in June 2010: the definition of previously developed land in Annex B now excludes private residential gardens. The removal of residential gardens from the definition of PDL, is evidenced by a further quite significant drop in the percentage of dwellings built on PDL in the year. This is also compounded by a lack of allocated brownfield sites, due to a majority local plans not yet being adopted, or at a very early stage in their evolution since the move away from local development frameworks in accordance with NPPF. <a href="http://atlas.herts.gov.uk/IAS/profiles/profile?profileid=974&amp;geoTypeid=16&amp;ge">http://atlas.herts.gov.uk/IAS/profiles/profile?profileid=974&amp;geoTypeid=16&amp;ge</a>	<a href="http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032255.pdf">http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032255.pdf</a>  NHDC Housing Monitoring Report 2004-05  NHDC Housing Monitoring Report 2006-07 <a href="http://www.north-herts.gov.uk/housing_monitoring_report_2006_-_2007-2.pdf">http://www.north-herts.gov.uk/housing_monitoring_report_2006_-_2007-2.pdf</a>  North Herts Local Development Framework: Annual Monitoring Report 2006-7 <a href="http://enquire.hertsc.gov.uk/qol/2007/landuse07.cfm">http://enquire.hertsc.gov.uk/qol/2007/landuse07.cfm</a>  <a href="http://www.communities.gov.uk/documents/statistics/doc/1005536.doc">www.communities.gov.uk/documents/statistics/doc/1005536.doc</a>  <a href="http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetables/landusechange/">http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetables/landusechange/</a>  Information on national policy on brownfield land can be found at: <a href="http://www.parliament.uk/commons/lib/research/briefings/snsc-01387.pdf">http://www.parliament.uk/commons/lib/research/briefings/snsc-01387.pdf</a>  <a href="https://www.gov.uk/government/speeches/previously-developed-land-and-density">https://www.gov.uk/government/speeches/previously-developed-land-and-density</a>  <a href="http://atlas.herts.gov.uk/IAS/profiles/profile?profileid=974&amp;geoTypeid=16&amp;geoids=26">http://atlas.herts.gov.uk/IAS/profiles/profile?profileid=974&amp;geoTypeid=16&amp;geoids=26</a>  <a href="http://www.herts.gov.uk/content/lisdocs/pdfs/env/qolreport09.pdf">http://www.herts.gov.uk/content/lisdocs/pdfs/env/qolreport09.pdf</a>  <a href="http://webarchive.nationalarchives.gov.uk/20100528142817/http://gos.gov.uk/gos/docs/Planning/Regional_Planning/Regional_Spatial_Strategy/EE_Plan1.pdf">http://webarchive.nationalarchives.gov.uk/20100528142817/http://gos.gov.uk/gos/docs/Planning/Regional_Planning/Regional_Spatial_Strategy/EE_Plan1.pdf</a>  Building in a small Island, 2011.

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																		
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Stock of previously developed land.	ENGLAND:																									
	Year	NLUD PDL suitable for housing <sup>1</sup>	LUCS land changing to residential <sup>2</sup>	LUCS % residential from PDL <sup>3</sup>	LUCS PDL used for housing (ha) <sup>4</sup>																					
	2001	28,060	5,460	55	3,003																					
	2002	28,520	5,050	57	2,878																					
	2003	29,480	5,250	58	3,045																					
	2004	28,650	3,790	62	2,350																					
	2005	27,640	4,280	63	2,696																					
	2006	26,750	4,200	65	2,730																					
	2007	26,510	4,780	68	3,250																					
	2008	28,810	2,770	70	1,939																					
2009	31,160	2,140	69	1,477																						
Source: Building in a small island, 2011. The area of land changing to residential use fluctuated over the years, on a slightly downward trend: this was despite the number of dwellings built increasing year on year until the recession hit after 2007, demonstrating the reduced need for land due to the higher densities achieved.																										
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2001	4,480	850	58	493																						
2002	3,980	790	55	434																						
2003	5,120	760	59	448																						
2004	4,880	510	59	301																						
2005	4,430	670	60	402																						
2006	4,400	560	60	336																						
2007	4,180	700	62	434																						
2008	4,440	400	61	244																						
2009	4,290	400	66	264																						
Source: Building in a small island, 2011.																										
						<p><b>Table 6 Replenishment of PDL suitable for housing by region 2001-09 (ha)</b></p> <table border="1"> <thead> <tr> <th>Region</th> <th>PDL available in 2009</th> <th>PDL available in 2001</th> <th>PDL gain/(loss) 2001-9</th> <th>Use of PDL for housing 2001-9</th> <th>Replenishment of PDL 2001-9</th> </tr> </thead> <tbody> <tr> <td>ENGLAND</td> <td>31,160</td> <td>28,060</td> <td>3,100</td> <td>23,368</td> <td>26,468</td> </tr> <tr> <td>East of England</td> <td>4,290</td> <td>4,480</td> <td>(190)</td> <td>3,356</td> <td>3,166</td> </tr> </tbody> </table> <p>Source: Building in a small island, 2011.</p>			Region	PDL available in 2009	PDL available in 2001	PDL gain/(loss) 2001-9	Use of PDL for housing 2001-9	Replenishment of PDL 2001-9	ENGLAND	31,160	28,060	3,100	23,368	26,468	East of England	4,290	4,480	(190)	3,356	3,166
Region	PDL available in 2009	PDL available in 2001	PDL gain/(loss) 2001-9	Use of PDL for housing 2001-9	Replenishment of PDL 2001-9																					
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																																																																							
<b>Loss of greenfield land to residential development</b>	hectares 2001/2 6.19 2002/3 21.32 2003/4 3.68 2004/5 15.37  In 2006-7 251 dwellings were built on Greenfield sites in North Hertfordshire.  Info collected appears to have changed to number of dwellings.  2013-2015 saw 4% of new residential addresses in North Herts created within the Green Belt.			Table P382: NonPDL changing to residential development within the Green Belt in England: %  2013/14 67 2014/15 66  2013-2015 saw 3% of new residential addresses in England created within the Green Belt.		In England 2014-15, 3 per cent of new residential addresses created were within the Green Belt. This is the same level as recorded in 2013-14. In 2014-15, 56 per cent of new residential addresses created within the Green Belt were built on previously-developed land. This is a decrease on the 62 per cent recorded in 2013-14. • Of all land changing to residential use in 2014-15, 7 per cent was within designated Green Belt, a decrease from the 8 per cent recorded in 2013-14.		<a href="http://enquire.hertscc.gov.uk/qol/2007/landuse07.cfm">http://enquire.hertscc.gov.uk/qol/2007/landuse07.cfm</a> (QOL – Quality of Life)  Table P311; <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/513168/1415_Land_Use_Change_Statistics_Live_Tables_P300_-_P390.xlsx">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/513168/1415_Land_Use_Change_Statistics_Live_Tables_P300_-_P390.xlsx</a>  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/511627/Land_use_change_statistics_England_2014-15.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/511627/Land_use_change_statistics_England_2014-15.pdf</a>																																																																																																							
<b>Area of Green belt (ha)</b>	2003 14,060  2007 14,250  2013 14,250 2014 14,250 2015 14,250	83,620  84,730	600,470  554,240	1,671,600  1,635,670  1,639,090 1,638,610 1,636,620		Although Green Belt land has remained fairly stable in N Herts & Hertfordshire, even increasing slightly since 2003, the future trend may see a significant decrease in greenbelt area due to projected new housing plans	Nationally, some Green Belt is being lost each year and this is likely to increase given projected housing targets. Locally, the amount of Green Belt remains stable.	Local Planning Authority Green Belt Statistics England 2007 <a href="http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/localplanningauthority/">http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/localplanningauthority/</a> <a href="http://enquire.hertscc.gov.uk/qol/2007/landuse07.cfm">http://enquire.hertscc.gov.uk/qol/2007/landuse07.cfm</a> <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/142688.pdf">http://www.communities.gov.uk/documents/planningandbuilding/pdf/142688.pdf</a> <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/green_belt_review_part_1a_november_2014.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/green_belt_review_part_1a_november_2014.pdf</a> <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/green_belt_review_part_1a_november_2014.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/green_belt_review_part_1a_november_2014.pdf</a>																																																																																																							
<b>Number of vacant properties</b>	<table border="1"> <tr> <td colspan="2">Dwellings vacant up to 12 months</td> </tr> <tr> <td></td> <td>%</td> </tr> <tr> <td>2003</td> <td>n/a</td> </tr> <tr> <td>2004</td> <td>0.1</td> </tr> <tr> <td>2005</td> <td>0.2</td> </tr> <tr> <td colspan="2">Number of all vacant dwellings excluding second homes</td> </tr> <tr> <td>2012</td> <td>1449</td> </tr> <tr> <td>2013</td> <td>1249</td> </tr> <tr> <td>2014</td> <td>1116</td> </tr> <tr> <td>2015</td> <td>1157</td> </tr> <tr> <td colspan="2">Number of long term vacant dwellings excluding second homes</td> </tr> <tr> <td>2012</td> <td>458</td> </tr> </table>	Dwellings vacant up to 12 months			%	2003	n/a	2004	0.1	2005	0.2	Number of all vacant dwellings excluding second homes		2012	1449	2013	1249	2014	1116	2015	1157	Number of long term vacant dwellings excluding second homes		2012	458	<table border="1"> <tr> <td colspan="2">Dwellings vacant up to 12 months</td> </tr> <tr> <td></td> <td>%</td> </tr> <tr> <td>2003</td> <td>n/a</td> </tr> <tr> <td>2004</td> <td>0.1</td> </tr> <tr> <td>2005</td> <td>0.2</td> </tr> <tr> <td colspan="2">Number of all vacant dwellings excluding second homes</td> </tr> <tr> <td>2012</td> <td>10,215</td> </tr> <tr> <td>2013</td> <td>8414</td> </tr> <tr> <td>2014</td> <td>8151</td> </tr> <tr> <td>2015</td> <td>8342</td> </tr> <tr> <td colspan="2">Number of long term vacant dwellings excluding second homes</td> </tr> <tr> <td>2012</td> <td>3102</td> </tr> </table>	Dwellings vacant up to 12 months			%	2003	n/a	2004	0.1	2005	0.2	Number of all vacant dwellings excluding second homes		2012	10,215	2013	8414	2014	8151	2015	8342	Number of long term vacant dwellings excluding second homes		2012	3102	<table border="1"> <tr> <td colspan="2">All vacant dwellings excluding second homes</td> </tr> <tr> <td></td> <td>%</td> </tr> <tr> <td>2003</td> <td>1.4</td> </tr> <tr> <td>2004</td> <td>2.1</td> </tr> <tr> <td>2005</td> <td>2.5</td> </tr> <tr> <td colspan="2">Dwellings vacant up to 12 months</td> </tr> <tr> <td>2003</td> <td>0.1</td> </tr> <tr> <td>2004</td> <td>0.2</td> </tr> <tr> <td>2005</td> <td>0.1</td> </tr> <tr> <td colspan="2">Long-term vacant</td> </tr> <tr> <td>2003</td> <td>1.1</td> </tr> <tr> <td>2004</td> <td>0.8</td> </tr> <tr> <td>2005</td> <td>0.6</td> </tr> </table>	All vacant dwellings excluding second homes			%	2003	1.4	2004	2.1	2005	2.5	Dwellings vacant up to 12 months		2003	0.1	2004	0.2	2005	0.1	Long-term vacant		2003	1.1	2004	0.8	2005	0.6	<table border="1"> <tr> <td colspan="2">All vacant dwellings excluding second homes</td> </tr> <tr> <td></td> <td>%</td> </tr> <tr> <td>2003</td> <td>2.3</td> </tr> <tr> <td>2004</td> <td>2.5</td> </tr> <tr> <td>2005</td> <td>3.0</td> </tr> <tr> <td colspan="2">Dwellings vacant up to 12 months</td> </tr> <tr> <td>2003</td> <td>0.2</td> </tr> <tr> <td>2004</td> <td>0.2</td> </tr> <tr> <td>2005</td> <td>0.2</td> </tr> <tr> <td colspan="2">Long-term vacant</td> </tr> <tr> <td>2003</td> <td>1.4</td> </tr> <tr> <td>2004</td> <td>1.2</td> </tr> <tr> <td>2005</td> <td>1.2</td> </tr> <tr> <td colspan="2">Number of all vacant dwellings excluding second homes</td> </tr> <tr> <td></td> <td></td> </tr> </table>	All vacant dwellings excluding second homes			%	2003	2.3	2004	2.5	2005	3.0	Dwellings vacant up to 12 months		2003	0.2	2004	0.2	2005	0.2	Long-term vacant		2003	1.4	2004	1.2	2005	1.2	Number of all vacant dwellings excluding second homes					At district, county and national levels, the number of vacancies is decreasing year on year.	North Hertfordshire Empty Homes Strategy 2004-2007 (Oct 2004). <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&amp;b=276994&amp;c=hertfordshire&amp;d=13&amp;e=7&amp;q=455064&amp;i=1001x1003x1004&amp;m=0&amp;r=1&amp;s=1232216146390&amp;enc=1&amp;dsFamilyId=1618">http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&amp;b=276994&amp;c=hertfordshire&amp;d=13&amp;e=7&amp;q=455064&amp;i=1001x1003x1004&amp;m=0&amp;r=1&amp;s=1232216146390&amp;enc=1&amp;dsFamilyId=1618</a>  Council tax base (CTB)
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	2013 422 2014 301 2015 299	2013 2704 2014 2072 2015 2087		2012 704,357 2013 635,127 2014 610,123 2015 600,179				
				Number of long term vacant dwellings excluding second homes 2012 254,059 2013 216,050 2014 205,821 2015 203,596				
<b>Density of new housing development</b>	Average density per hectare 2001/2 23.2 2002/3 27.4 2003/4 43.7 2004/5 24.5 2005/6 23.5 2006/7 38.1 2008-11 26	1997 22 1998 24 1999 24 2000 24 2001 24 2002 27 2003 29 2004 2005 2006 2004-7 39 2008 2009 2010 2011	22 22 22 22 22 25 28 34 32 28 36	25 25 25 25 27 33 39 40 39 44 43 41 43 42	Target range 30-50	Recent data is not available for North Herts	NB average density varies according to whether the land was previously developed.	NHDC Housing Monitoring Reports, North Herts Local Development Framework : Annual Monitoring Report 2006-7  Source: Land Use Change Statistics .Table P231 Land Use Change: Density of new dwellings built, England 1989 to 2007 <a href="http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetables/landusechange/">http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetables/landusechange/</a> <a href="http://www.naturalengland.org.uk/about/board/oct07/101007-NEBP0728.pdf">http://www.naturalengland.org.uk/about/board/oct07/101007-NEBP0728.pdf</a>  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/267565/201312_-_Tables_P231-P232_-_LUCS_-_Density_of_new_dwellings.xls">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/267565/201312_-_Tables_P231-P232_-_LUCS_-_Density_of_new_dwellings.xls</a>  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/511627/Land_use_change_statistics_England_2014-15.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/511627/Land_use_change_statistics_England_2014-15.pdf</a>

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Amount of open space per 1000 population	<p>North Herts Green Space 2009</p> <table border="1"> <thead> <tr> <th>Total no. green space sites</th> <th>Freely Accessible (ha)</th> <th>Limited public access (ha)</th> <th>No public access (ha)</th> <th>Access Unknown (ha)</th> <th>Total (ha)</th> <th>2009 pop</th> <th>ha per 1000 population (based on all sites)</th> <th>ha per 1000 population (based on freely accessible or limited access sites only)</th> </tr> </thead> <tbody> <tr> <td>575</td> <td>675.24</td> <td>383.13</td> <td>114.14</td> <td>828.93</td> <td>2001.44</td> <td>124192</td> <td>16.12</td> <td>8.52</td> </tr> </tbody> </table>								Total no. green space sites	Freely Accessible (ha)	Limited public access (ha)	No public access (ha)	Access Unknown (ha)	Total (ha)	2009 pop	ha per 1000 population (based on all sites)	ha per 1000 population (based on freely accessible or limited access sites only)	575	675.24	383.13	114.14	828.93	2001.44	124192	16.12	8.52																																																					
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<p>Targets shown above.</p>					<p>There was a total of 128.06 hectares of pitch space in NHDC (2003) compared to 270.88 hectares in NHDC in 2009.</p>		<p>The main shortfall in provision is for Baldock which had 37% shortfall in outdoor play space and was the only town to have a shortfall (16%) in pitch space: Pavilions, Playing Fields and Sports Pitches Strategy NHDC 2005 -2010.</p>		<p>Pavilions, Playing Fields and Sports Pitches Strategy NHDC 2005 -2010</p> <p>North Hertfordshire District Council Outdoor Sports Facilities Action Plan (2014-2019) <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/A%20Outdoor%20Sports%20Facilities%20Action%20Plan%202014-2019.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/A%20Outdoor%20Sports%20Facilities%20Action%20Plan%202014-2019.pdf</a></p>																																																																						

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources	
	Action Plan (2014-2019).								
<b>Public Rights of Way (km)</b>	<b>Rights of way in NHDC</b>	No.	Length km				Rights of Way improvement Plan, 2011, provides detailed plans: <a href="http://www.hertsdirect.org/docs/pdf/r/LTP3rowip.pdf">http://www.hertsdirect.org/docs/pdf/r/LTP3rowip.pdf</a>	Source: Hertfordshire CC Source: <a href="http://www.hertsdirect.org">www.hertsdirect.org</a> Source: <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a>  <a href="http://www.hertsdirect.org/docs/pdf/r/LTP3rowip.pdf">http://www.hertsdirect.org/docs/pdf/r/LTP3rowip.pdf</a>	
	Footpaths	811	447						
	Bridleways	43	151						
	Roads used as public paths	19	19						
	Bridleway open to all traffic	42	46						
	Total		663						
	Hertfordshire has 1942 miles (3,127km) of Public Rights of Way with 5,221 paths recorded in the Definitive Map and Statement, (excluding unclassified county roads). HCC 2010.								
<b>2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles</b>									
<b>Distance traveled to work (percentage people between 16 and 74 by distance range)</b>	<b>2001</b>						Average distance to work increased 1.5% between 2001-2011, in line with the increase at national level	Distance travelled to work in N Herts is higher than the national average and increasing. Increases in the proportion of Herts workers travelling further to work suggests that county is increasingly becoming a dormitory for commuting with fewer local jobs.	
	From home	18	16	16	14			<a href="http://neighbourhood.statistics.gov.uk/">http://neighbourhood.statistics.gov.uk/</a> Source: Census 2001, ONS	
	<2km	26	20	22	20			<a href="http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/dcp171776_357812.pdf">http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/dcp171776_357812.pdf</a>	
	2<5km	15	17	18	20				
	5<10km	16	15	15	18				
	10<20km	13	16	15	15				
	20<30km	5	7	7	5				
	30<40km	3	3	3	2				
	40<60km	2	3	2	2				
	60km<	3	3	3	3				
				<b>2011</b>					
	From home			17.3	15.0				
	Change			1.5%	1.6%				
<b>Mode of travel to work</b>	<b>2001</b>	<b>% people between 16 and 74</b>					The 2011 data shows there has been a significant reduction in the number of people driving to work since 2001.		<a href="http://neighbourhood.statistics.gov.uk/">http://neighbourhood.statistics.gov.uk/</a> Source: Census 2001, ONS
	People who work mainly from home	N Herts	Herts	EoE	England			<a href="http://www.hertsdirect.org/envroads/roadstrans/transplan/rafficantransportdata/trafficandtransportreports/">http://www.hertsdirect.org/envroads/roadstrans/transplan/rafficantransportdata/trafficandtransportreports/</a> (contains data from HCTS – Hertfordshire County Travel Survey 2005)	
	Underground, Metro, Light Rail or Tram	10	9	9	9				
	Train	0	2	1	3				
	Bus, Mini Bus or Coach	8	9	6	4				
	Motorcycle, Scooter or Moped	2	3	4	8				
	Driving a Car or Van	1	1	1	1				
	Passenger in a Car or Van	60	59	59	55				
	Taxi or Minicab	5	5	6	6				
	Bicycle	0	1	0	1				
	On foot	2	2	4	3				
	other	10	9	9	10				
	Not working								
	<b>2011 (%)</b>						<b>% people between 16 and 74</b>		
	All Usual Residents Aged 16 to 74 (number)	N Herts	Herts	EoE	England				
		91510		4245544	38881374				



Indicator	North Herts		Herts		East of England		National		Targets	Trends	Comments	Data sources				
<b>Air Transport Movements</b>	1995 1996		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	<p>Total UK air transport movements have continued to increase rapidly: Up 118% 1995-2014.</p> <p>Luton up 400% Stansted up 227%</p> <p>However, air transport movements at Luton peaked in 2008 and have declined since then. The peak at Stansted was in 2007.</p>	<p>Source - Civil Aviation Authority</p> <p>Hertfordshire's Traffic and Transport Data Report 2007 (published August 2008) p.18  <a href="http://www.hertsdirect.org/enroads/roadstrans/transplan/trafficantransportdata/trafficantransportreports/">http://www.hertsdirect.org/enroads/roadstrans/transplan/trafficantransportdata/trafficantransportreports/</a></p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/450479/avi0102.xls">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/450479/avi0102.xls</a></p>		
	<b>Air transport movements (aircraft landing or take-offs)</b>											<b>Thousands</b>				
	Luton	19	28	37	44	51	56	56	55	58	64	75			79	
	Stansted	63	75	82	102	132	144	151	152	169	177	178			190	
	All UK	1,251	1,317	1,385	1,476	1,556	1,635	1,666	1,657	1,695	1,804	1905			1948	
	2007 2008		2009	2010	2011	2012	2013	2014								
	<b>Air transport movements (aircraft landing or take-offs)</b>											<b>Thousands</b>			<b>Millions</b>	
	Luton	83	86	75	69	72	72	71	76							
	Stansted	192	177	156	143	137	131	132	143							
	All UK	1,574	1,548	1,422	1,349	1,416	1,407	1,437	1,482							
	<b>Domestic</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>			<b>2006</b>	
	Luton	0.1	0.5	0.7	0.9	1.3	1.7	1.8	1.7	1.7	1.6	1.6			1.5	1.7
	Stansted	0.8	1.0	1.2	1.2	1.5	1.4	2.0	2.5	2.7	2.7	2.7			2.7	2.7
All UK	14.0	15.2	16.0	16.7	17.5	18.6	19.2	21.0	22.6	24.2	25.1	24.9	22.6			
2007 2008		2009	2010	2011	2012	2013	2014									
Luton	Data not found															
Stansted	Data not found															
All UK	1,976	1,938	1,773	1,676	1,731	1,711	1,734	1,770								
<p>Source: Table AVI0102a (TSGB0202a)</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/450479/avi0102.xls">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/450479/avi0102.xls</a></p>																

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Levels of traffic on main roads	<b>2003</b> <b>Million vkm per day</b> All Ex mway /trunk 4.1 3.0  Traffic concentration vkm/day x 1000 per km <sup>2</sup> All Ex mt NHerts 11 8 County 18 12	<b>Average daily vehicle flows by road class '000 vehicles per day 2003</b> Road Urban Rural s n Mwa N/A 94.5 y A 19.3 22.7 B 11.2 8.1 C 8.9 7.6	<b>Average daily vehicle flows by road class '000 vehicles/day2003</b> Motorway 82.8 Rural main 17.8 Urban main 18.1 Rural minor 1.2 Urban minor 2.6 All roads 3.7	<b>Average daily vehicle flows by road class '000 vehicles/day '03</b> Motorway 78.0 Rural main 13.7 Urban main 20.7 Rural minor 1.0 Urban minor 2.4 All roads 3.9		Traffic in Herts grew 64% between 1980 and 2003, peaking in 1999 since when it has stabilised and reduced slightly.  2003-7 traffic levels remained fairly constant. However, between 2006 and 2007 there has been an overall increase in traffic levels of 1.2% across Hertfordshire. Hertfordshire motorway, trunk and principal road network experience average flows almost twice the national average.  Traffic levels in 2014 have experienced notable increases from 2013 levels on Motorway, trunk and A roads. Conversely there has been a decrease in traffic flows on C roads.  *The large growth in principal A traffic and reduction in motorway and trunk road traffic is due to the effect of the de-trunking of the A10.  Comparisons between traffic flow in Herts and UK show that this trend has continued and the Hertfordshire motorway, trunk and principal A road network carry traffic flows which are double the national average. (National data not yet available for 2013-14). <a href="http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf">http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf</a>  Traffic flows often vary between the districts of Hertfordshire and aren't always representative of overall County trends. Between 2013-14, North Herts showed a substantial (2.2%) change of flow (excluding Motorway and Trunk roads) <a href="http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf">http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf</a>	Data on vehicle movements are published in different forms for different areas which make direct comparisons difficult. Although N Herts, together with E Herts and St Albans, have the highest traffic levels in Herts, allowing for the area of the District, traffic concentrations are the lowest in the county. Because of the settlement patterns in the district and county vehicle movements on rural roads tend to be higher than average. There was no count on urban trunk roads due to the de-trunking of A10	Regional Transport Statistics, DfT, Nov 2004 Source: National Travel Survey Hertfordshire's Traffic & Transport Data Report 2003 and 2007 <a href="http://hertsdirect.org/infobase/docs/pdfstore/ttdr2.pdf">http://hertsdirect.org/infobase/docs/pdfstore/ttdr2.pdf</a> <a href="http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf">http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf</a>
	<b>2007</b> <b>Million vkm per day</b> All Ex mway /trunk 4.4 3.4  Traffic concentration vkm/day x 1000 per km <sup>2</sup> All Ex mt NHerts County	<b>Average daily vehicle flows by road class '000 vehicles per day 2006</b> Road Urban Rural s n Mwa N/A 87.9 y A 19.7 67.0* B 11.6 8.1 C 9.3 7.5	<b>Average daily vehicle flows by road class '000 vehicles/day '06</b> Motorway 86.1 Rural main 18.2 Urban main 18.2 Rural minor 1.2 Urban minor 2.4 All roads 3.8	<b>Average daily vehicle flows by road class '000 vehicles/day '06</b> Motorway 81.4 Rural main 14.1 Urban main 20.7 Rural minor 1.0 Urban minor 2.3 All roads 3.9				
	<b>2014</b> <b>Million vkm per day</b> All Ex mway /trunk 4.45 3.4	Vehicle Km increased by 0.8% from 2013-14, and correlates to national economic trends (GDP) <a href="http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf">http://www.hertsdirect.org/docs/pdf/ttdrinteractive.pdf</a>						
			NB *This figure includes Trunk(A) & Principal (A) Motorways are classified as rural roads					

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Road freight movements	<b>AAWD HGV flows Herts</b> <table border="1"> <thead> <tr> <th></th> <th>2002</th> <th>2003</th> <th>2007</th> </tr> </thead> <tbody> <tr> <td>M'w/</td> <td>8520</td> <td>8540</td> <td>12,646</td> </tr> <tr> <td>T</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Prin.</td> <td>1160</td> <td>1140</td> <td>1,139</td> </tr> <tr> <td>B</td> <td>350</td> <td>360</td> <td>340</td> </tr> <tr> <td>C</td> <td>200</td> <td>215</td> <td>212</td> </tr> </tbody> </table>			2002	2003	2007	M'w/	8520	8540	12,646	T				Prin.	1160	1140	1,139	B	350	360	340	C	200	215	212	<b>Road freight by origin Million tonnes</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Million tonnes</th> </tr> </thead> <tbody> <tr><td>1998</td><td>182</td></tr> <tr><td>1999</td><td>181</td></tr> <tr><td>2000</td><td>179</td></tr> <tr><td>2001</td><td>186</td></tr> <tr><td>2002</td><td>187</td></tr> <tr><td>2003</td><td>198</td></tr> <tr><td>2004</td><td>197</td></tr> <tr><td>2005</td><td>206</td></tr> <tr><td>2006</td><td>217</td></tr> </tbody> </table>	Year	Million tonnes	1998	182	1999	181	2000	179	2001	186	2002	187	2003	198	2004	197	2005	206	2006	217	<b>Road freight by origin Million tonnes</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Million tonnes</th> </tr> </thead> <tbody> <tr><td>1998</td><td>1379</td></tr> <tr><td>1999</td><td>1323</td></tr> <tr><td>2000</td><td>1347</td></tr> <tr><td>2001</td><td>1345</td></tr> <tr><td>2002</td><td>1390</td></tr> <tr><td>2003</td><td>1404</td></tr> <tr><td>2004</td><td>1483</td></tr> <tr><td>2005</td><td>1490</td></tr> <tr><td>2006</td><td>1551</td></tr> <tr><td>2007</td><td>1869</td></tr> </tbody> </table>	Year	Million tonnes	1998	1379	1999	1323	2000	1347	2001	1345	2002	1390	2003	1404	2004	1483	2005	1490	2006	1551	2007	1869		<p>Flow counts from 2002 to 2006 suggest that the volume of HGV traffic remained reasonably stable across the District and County over those years. Regional data shows an increase of 17% in the tonnage of road freight originating in East of England between 1993 and 2003 compared with a 9% rise for England as a whole. In 2003 63% of the road freight tonnage originating in EoE was transported within the Region, with the majority of the remainder going to London, SE and E. Midlands.</p> <p>Herts motorway and trunk road networks carry three times the national level of HGVs, with principal A roads carrying almost double the national levels.</p> <p>86% of total kilometres travelled per day by HGVs take place on the motorway, trunk or principal road networks.</p> <p>HGV flows were relatively stable between 2003-07. However from 2007 to 2009 there was a 19% reduction in HGV flow, which corresponds with the downturn of the UK's economy during this period. Since 2009 flows have generally fluctuated from year to year, with 2014 showing a slight decrease from the previous year.</p>	<p>In 2007 there was a decrease of about -3% in HGV vehicle km. This was noticeable around Watford, perhaps due to the M1 roadworks in 2007 (Herts CC)</p>	<p>Statistics, DfT, Nov 2004 Source: National Travel Survey Hertfordshire's Traffic &amp; Transport Data Report 2003 Note that data for District and County are based on average daily flows, whereas Regional and National data are based on estimates of annual total freight lifted. Source: Regional Transport Statistics 2007 (DfT) And Road Freight Statistics 2007, DfT <a href="http://www.dft.gov.uk/pgr/statistics/datatablespublications/regionaldata/rtts/regtranstats2007">http://www.dft.gov.uk/pgr/statistics/datatablespublications/regionaldata/rtts/regtranstats2007</a>  <a href="http://hertsdirect.org/infobase/docs/pdfstore/ttdr2.pdf">http://hertsdirect.org/infobase/docs/pdfstore/ttdr2.pdf</a></p>
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# Environmental Protection

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																			
<b>3(a) Protect and enhance biodiversity</b>																											
<b>Populations of wild birds</b>	Available data do not allow consistent estimates of bird populations at District level.	<p>The British Trust for Ornithology's Breeding Birds Survey (BBS) provides data on bird population changes. In Hertfordshire, 94 BBS plots were surveyed in 2009.</p> <p>Four key indicator species have been chosen to reflect the quality of particular habitats or land-use types in Hertfordshire. The following data is from the 2010 BBS report (BTO) and the 2009 Hertfordshire Bird Report (Herts Bird Club):</p> <table border="1"> <tr> <td>Skylark</td> <td>Decline -13%</td> </tr> <tr> <td>Song thrush</td> <td>Decline -14%</td> </tr> <tr> <td>House sparrow</td> <td>Decline -5%</td> </tr> <tr> <td>Grey Heron</td> <td>149 nests occupied in 2009</td> </tr> </table>	Skylark	Decline -13%	Song thrush	Decline -14%	House sparrow	Decline -5%	Grey Heron	149 nests occupied in 2009	<p>The BTO BBS 2014 report showed that the Green Woodpecker increased by 132% and Turtle Dove declined by 92% in EoE.</p> <table border="1"> <tr> <td></td> <td>1995-2013</td> </tr> <tr> <td>Skylark</td> <td>Decline -23%</td> </tr> <tr> <td>Song thrush</td> <td>Decline -12%</td> </tr> <tr> <td>House sparrow</td> <td>Decline -35%</td> </tr> <tr> <td>Grey Heron</td> <td>Decline -42%</td> </tr> </table> <p>Over 20,000 hectares of the District's land holding is under SPA or pSPA (proposed Special Protection Area) designation specifically for woodlark and nightjar. A key requirement of this designation is the continuation of cyclic clearfelling of coniferous woodland to maintain breeding habitat for these rare birds.</p> <p>Forest Enterprise East of England Regional Strategic Plan, 2005. <a href="http://www.forestry.gov.uk/pdf/eafd-a4-strategy.pdf/\$FILE/eafd-a4-strategy.pdf">http://www.forestry.gov.uk/pdf/eafd-a4-strategy.pdf/\$FILE/eafd-a4-strategy.pdf</a></p>		1995-2013	Skylark	Decline -23%	Song thrush	Decline -12%	House sparrow	Decline -35%	Grey Heron	Decline -42%	<p>In 2014, the breeding farmland bird index in England was less than half of its 1970 level (a decline of 56 per cent) – the second lowest level recorded.</p> <p>The largest declines in farmland bird populations occurred between the late seventies and the early nineties; however, there has been a significant on-going decline of eight per cent between 2008 and 2013. The long term decline of farmland birds in England has been driven mainly by the decline of those species that are restricted to or highly dependent on farmland habitats (the 'specialists'). Between 1970 and 2014, populations of farmland specialists declined by 72 per cent. By contrast, the index of those species found on farmland and other widespread habitats (the 'generalists') was two per cent below its 1970 baseline level in 2014. However, between 2008 and 2013, the smoothed index of farmland generalists showed a significant decline of five per cent and the farmland specialists a significant decline of ten per cent.</p> <p>Nine of the 12 farmland</p>			<p><b>Populations of farmland birds 1970-2014:</b></p> <p>Source: British Trust for Ornithology, Defra, Joint Nature Conservation Committee, Royal Society for Protection of Birds.</p> <p>Note: i) Sixty seven measurements overall (average per year) for multiplex overall (2009 per year)</p>	<p><b>Populations of woodland birds 1970-2014:</b></p> <p>Source: British Trust for Ornithology, Defra, Joint Nature Conservation Committee, Royal Soc Protection of Birds.</p> <p>Note: i) figures in brackets show the number of species. ii) graph shows unsmoothed trends (dashed lines) and smoothed trends (solid lines).</p>	<p><a href="http://www.defra.gov.uk/environment/statistics/wildlife/research/download/wbrds200503.pdf">http://www.defra.gov.uk/environment/statistics/wildlife/research/download/wbrds200503.pdf</a></p> <p>Source: Wild bird indicators for the English regions: 1994 – 2003 (Defra, March 2005)</p> <p><a href="http://www.bto.org/bbs/results/bbsreport.htm">www.bto.org/bbs/results/bbsreport.htm</a></p> <p>Source: Breeding Bird Survey Reports (BTO/JNCC/RSPB)</p> <p><a href="http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf">http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf</a></p> <p>Quality of Life Report 2004, (HEF, 2005)</p> <p>Hertfordshire Biological Records Centre</p> <p>Source: North Herts District Council Annual Monitoring Report 2007 (on web)</p> <p>Hertfordshire Biodiversity Action Plan Update with data from BTO 2006 and Hertfordshire Bird Club's 2004 Bird Report</p> <p><a href="http://www.naturallengland.org.uk/regions/east/sonne.htm">www.naturallengland.org.uk/regions/east/sonne.htm</a></p> <p>Biodiversity Action Plan - updated 2006</p> <p><a href="http://enquire.hertscc.gov.uk/gol/2006/50yearvision.pdf">http://enquire.hertscc.gov.uk/gol/2006/50yearvision.pdf</a></p> <p><a href="http://www.bto.org/birdtrends2007/key_findings.htm">http://www.bto.org/birdtrends2007/key_findings.htm</a></p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/471728/England_Wild_birds_1970-2014_2_.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/471728/England_Wild_birds_1970-2014_2_.pdf</a></p> <p><a href="http://www.forestry.gov.uk/pdf/eafd-a4-strategy.pdf/\$FILE/eafd-a4-strategy.pdf">http://www.forestry.gov.uk/pdf/eafd-a4-strategy.pdf/\$FILE/eafd-a4-strategy.pdf</a></p> <p><a href="https://www.google.co.uk/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;source=web&amp;cd=4&amp;cad=rja&amp;uact=8&amp;ved=0ahUKewiR5v6o19HMAhULKB4KHSUbDckQFqguMAM&amp;url=https%3A%2F%2Fwww.gov.uk%2Fgovernment%2Fuploads%2Fsystem%2Fuploads%2Fattachment_data%2Ffile%2F471728%2FEngland_Wild_birds_1970-2014_2_.pdf&amp;usq=AFQjCNFV6bJ3VFNCPu0kFthLJUYJiHtB0g&amp;sig2=Nb8T8y0pXKi4HORhWbW3w">https://www.google.co.uk/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;source=web&amp;cd=4&amp;cad=rja&amp;uact=8&amp;ved=0ahUKewiR5v6o19HMAhULKB4KHSUbDckQFqguMAM&amp;url=https%3A%2F%2Fwww.gov.uk%2Fgovernment%2Fuploads%2Fsystem%2Fuploads%2Fattachment_data%2Ffile%2F471728%2FEngland_Wild_birds_1970-2014_2_.pdf&amp;usq=AFQjCNFV6bJ3VFNCPu0kFthLJUYJiHtB0g&amp;sig2=Nb8T8y0pXKi4HORhWbW3w</a></p> <p><a href="http://www.rspb.org.uk/">http://www.rspb.org.uk/</a></p>
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				<p>specialists have declined since 1970, with five (grey partridge, turtle dove, starling, tree sparrow and corn bunting) having declined by over 85 per cent; the smoothed index for turtle dove shows a decline of 69 per cent over the last five years (2008 to 2013). The turtle dove is now included on the Red List of conservation concern.</p> <p>In 2014, the breeding woodland bird index in England was 23 per cent lower than its 1970 level – up slightly from the lowest level recorded in 2013.</p> <p>Seven of the woodland specialists have at least halved since 1970, with three species (willow tit, spotted flycatcher and lesser redpoll) having declined by over 90 per cent relative to 1970. By contrast, populations of five woodland specialists (blackcap, great spotted woodpecker, green woodpecker, nuthatch and sparrowhawk) have more than doubled since 1970 and have remained broadly stable or continued to increase in the short term, since 2008.</p> <p>The breeding Farmland bird index 1995-2009:</p> <table border="1"> <tr> <td>Skylark</td> <td>Decline -23%</td> </tr> <tr> <td>Song thrush</td> <td>Increase +22%</td> </tr> <tr> <td>House sparrow</td> <td>Decline -18%</td> </tr> <tr> <td>Grey Heron</td> <td>Decline -3%</td> </tr> </table>	Skylark	Decline -23%	Song thrush	Increase +22%	House sparrow	Decline -18%	Grey Heron	Decline -3%				<p><a href="http://www.hnhs.org/birds/view.php?id=6#BAP">http://www.hnhs.org/birds/view.php?id=6#BAP</a></p> <p><a href="https://www.bto.org/volunteer-surveys/heronries-census">https://www.bto.org/volunteer-surveys/heronries-census</a></p> <p><a href="http://www.bto.org/sites/default/files/u16/downloads/reports/bbsreport14.pdf">http://www.bto.org/sites/default/files/u16/downloads/reports/bbsreport14.pdf</a></p> <p><a href="http://incc.defra.gov.uk/docs/UKBI2015_DS_C5_Final.xlsx">http://incc.defra.gov.uk/docs/UKBI2015_DS_C5_Final.xlsx</a></p>
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<div style="border: 1px solid black; padding: 10px;"> <p><b>2020 Mission</b></p> <p>Our mission is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p> <p><b>Outcome 1 – Habitats and ecosystems on land</b> (including freshwater environments)</p> <p>By 2020 we will have put in place measures so that biodiversity is maintained and enhanced, further degradation has been halted and where possible, restoration is underway, helping deliver more resilient and coherent ecological networks, healthy and well-functioning ecosystems, which deliver multiple benefits for wildlife and people, including:</p> <ul style="list-style-type: none"> <li>• 1A. Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition;</li> <li>• 1B. More, bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000 ha;</li> <li>• 1C. By 2020, at least 17% of land and inland water, especially areas of particular importance for biodiversity and ecosystem services, conserved through effective, integrated and joined up approaches to safeguard biodiversity and ecosystem services including through management of our existing systems of protected areas and the establishment of nature improvement areas;</li> <li>• 1D. Restoring at least 15% of degraded ecosystems as a contribution to climate change mitigation and adaptation.</li> </ul> <p><b>Outcome 3 – Species</b></p> <p>By 2020, we will see an overall improvement in the status of our wildlife and will have prevented further human-induced extinctions of known threatened species.</p> <p>Source: <b>Biodiversity 2020: A strategy for England's wildlife and ecosystem services</b>  <a href="https://www.cbd.int/doc/world/gb/gb-nbsap-v3-p1-en.pdf">https://www.cbd.int/doc/world/gb/gb-nbsap-v3-p1-en.pdf</a></p> </div>																

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<b>Number and extent of designated and other sites</b>	<p>In 2013 there were 317 wildlife sites in N Herts covering 2030 hectares.</p> <p>In terms of statutory nature conservation sites there are only three SSSIs in the district. Knebworth Woods SSSI and Wain Wood SSSI are oak/hornbeam woodlands. Therfield Heath SSSI is the most important herb rich chalk grassland in the county.7 Collectively the three sites occupy a small fraction of the district and all three are widely spaced from one another. Habitat fragmentation is therefore an issue. Isolated areas of acid grassland persist in the south western part of the district.</p> <p>SNAP is located centrally within Key Biodiversity Area 99, which comprises concentrations of oak/hornbeam woodlands. Knebworth Woods SSSI is located within the SNAP area. This site is a relatively large (120.8ha) oak/hornbeam woodland located between Langley and the A1(M) corridor. In terms of its nature conservation value, it is considered to be the most important woodland of its type in north Hertfordshire. A number of woodland district level Wildlife Sites are distributed evenly across the remaining SNAP area.</p>	<p>Six National Character Areas (NCAs) coincide with Hertfordshire, together describing the county's natural distinctiveness. These are the Chilterns (NCA 110), East Anglian Chalk (NCA 87), Thames Valley (NCA 115), Northern Thames Basin (NCA 111), South Suffolk &amp; North Essex Clayland (NCA 86) and a very small area of the Bedfordshire Claylands (NCA 88).</p> <p><a href="http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf">http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf</a></p> <p>Hertfordshire has very little semi-natural habitat remaining and existing habitat networks are highly fragmented and failing. Woodland makes up about 10% of the county area, which is over half the total remaining area of all habitats. However, even woodland networks are highly fragmented and only a small proportion of those sites are classed as ancient – those of the highest value. Heathland is our most threatened habitat, with only 13 ha remaining from roughly 5,000 ha in existence as recently as 175 years ago. Remaining fragments are now so small and fragmented that this unique habitat is in danger of being lost from Hertfordshire entirely.</p> <p><a href="http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf">http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf</a></p>				No trend information is available for North Herts	<p>Data for N. Herts shows estimates of the areas of different habitat types identified in the District, together with the area of each identified as County Wildlife Sites.</p> <p>The County data shows the areas of various designations together with the proportion of the total area of the county each represents.</p>	<p>NHDC Biodiversity Plan (adopted July 2005)</p> <p>The State of Biodiversity in 1992-2002 (HEF, 2003)</p> <p>State of the Natural Environment: <a href="http://www.naturalengland.org.uk/sona/resourcedocs.htm">www.naturalengland.org.uk/sona/resourcedocs.htm</a></p> <p>NHDC Annual Monitoring Report 2006-7 <a href="http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm">http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm</a></p> <p><a href="http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf">http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf</a></p> <p><a href="http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf">http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf</a></p> <p>North Hertfordshire District Green Infrastructure Plan, 2009. <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/part_2e_ecology_and_biodiversity-2.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/part_2e_ecology_and_biodiversity-2.pdf</a></p>

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% of SSSIs in good condition	There are six Sites of Special Scientific Interest (SSSI) in the District, which cover approximately 300 ha of land, the vast majority of which is in just two sites: Therfield Heath and Knebworth Woods. Only 3.2% by area are assessed as favourable. 96.3% are assessed as unfavourable/recovering and 0.5% are unfavourable with no change. (NHerts AMR 2015).	<p>Percentage favourable/favourable recovering</p> <table border="1"> <thead> <tr> <th>Year</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>68</td> </tr> <tr> <td>2005</td> <td>66</td> </tr> <tr> <td>2006</td> <td>70</td> </tr> <tr> <td>2007</td> <td>87</td> </tr> </tbody> </table> <p>2008 87.7% are meeting the target condition, 5% are declining and 0% have been partly or wholly destroyed</p>	Year	%	2004	68	2005	66	2006	70	2007	87	As at 1 August 2006, 79% of SSSI's in the East of England were classed as being in favourable/recovering condition.  2008 77.9% SSSIs are meeting the required condition 13.66% are declining, and 0.02% has been partly or completely destroyed.	As of April 2015 in England, 58.4% of SSSIs were in an 'unfavourable, recovering' condition, 1.6% were in an 'unfavourable, declining' condition, 2.3% were in an 'unfavourable, no change' condition, and 37.5% were in a favourable condition			The condition of SSSIs in N Herts is very poor compared to county and national averages. This appears to be primarily due to the lack of satisfactory management of several of the larger woodland and grassland sites in the District. At the county level, the condition of SSSI is above the national average.	<p>Individual, County, Regional and National condition summaries available at <a href="http://www.english-nature.org.uk">www.english-nature.org.uk</a></p> <p><a href="http://www.english-nature.org.uk/special/ssi/reportAction.cfm?Report=sdr13&amp;Category=C&amp;Reference=1021">http://www.english-nature.org.uk/special/ssi/reportAction.cfm?Report=sdr13&amp;Category=C&amp;Reference=1021</a></p> <p><a href="http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf">http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf</a></p> <p>Source: Quality of Life Report 2004, (HEF, 2005)</p> <p><a href="http://www.sustainable-development.gov.uk/sustainable/quality04/mainid/04s06.htm">http://www.sustainable-development.gov.uk/sustainable/quality04/mainid/04s06.htm</a></p> <p>Source: Quality of life counts: 2004</p> <p>North Herts Annual Monitoring Report 2007 <a href="http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm">http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm</a></p> <p>2008 data: <a href="http://www.english-nature.org.uk/special/ssi/reportIndex.cfm">www.english-nature.org.uk/special/ssi/reportIndex.cfm</a></p> <p><a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/AMR%20Final%202015%20v2.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/AMR%20Final%202015%20v2.pdf</a></p>
Year	%																	
2004	68																	
2005	66																	
2006	70																	
2007	87																	
Implementation of BAP	The Heathland BAP identifies core areas for restoration as the Berkhamsted and Tring Commons complex, Harpenden-Wheathampstead complex, Upper Colne Valley, Broxbourne-Northaw-Hatfield Park complex. The Wheathampstead complex contains the Heartwood project where there is a need to ensure that Heartwood and its landscape and habitat context fit together and to facilitate car free access to such sites to avoid further pressures on the habitat resource. A number of the river valleys in the county are chalk streams, which are nationally important and a Biodiversity Action Plan priority habitat. (Hertfordshire Strategic Green Infrastructure Plan (Incorporating the	<p><b>While all our local habitats and species are of value, in that they form the components of Hertfordshire's biodiversity, some are a greater priority for conservation. This is either because a high proportion of the national or European total of a particular habitat is found in the area, because they are rare or because they are declining and under threat. This 50 Year Vision considers the whole range of habitats found in the county, under seven generic habitat action plans:</b></p> <p>Woodlands Wetlands</p> <p><a href="http://www.hef.org.uk/nature/biodiversity_vision/chapter_03_habitat.pdf">http://www.hef.org.uk/nature/biodiversity_vision/chapter_03_habitat.pdf</a> Excerpt taken from Herts BAP, 2010.</p> <p>Biodiversity 2020: A strategy for England's wildlife and ecosystem services, published in 2011, shortly after the White Paper, has as its mission to halt overall biodiversity loss, support healthy well-functioning ecosystems, and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people: <b>UK Post-2010 Biodiversity Framework.</b></p>			<p>Heaths and acid grassland Neutral grassland Chalk grassland Farmland Urban</p> <p>However, due to both ecological needs and resource constraints, targets and actions must be prioritised. The following section reviews the habitats and species of conservation concern found in the county, evaluates their relative importance and identifies priorities for action.</p>			<p>NHDC Biodiversity Plan (adopted July 2005) Some additional information on current workplan available from Agenda for Biodiversity Cabinet Meeting 25<sup>th</sup> July 2005.</p> <p><a href="http://www.hertsdirect.org/docs/pdf/s/SHiP.pdf">http://www.hertsdirect.org/docs/pdf/s/SHiP.pdf</a></p> <p><a href="http://www.hef.org.uk/index.html">http://www.hef.org.uk/index.html</a></p> <p><a href="http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf">http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf</a></p>										

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Extent/populations of important BAP habitats and species		GreenArc area 2011.) See local BAP.					The NH BAP provides extensive estimates of habitats present in the District, together with counts of species of UK priority and conservation concern (noting the lack of sufficient data to fully evaluate these). It is impractical to summarise these data as a single indicator.	NHDC Biodiversity Plan (adopted July 2005) <a href="http://www.hef.org.uk/index.htm">http://www.hef.org.uk/index.htm</a>
<b>3(b) Protect and enhance landscapes</b>								
Area of ancient semi-natural woodland (ASNW)	The total area of woodland in NH is 2296 Ha representing approx. 6% of total area of the District. Of which 1226 Ha covering 3.3% of the District is ASNW.  Most extant larger ancient semi-natural woods of the district, covering some 634 Ha or 1.6% are designated as County Wildlife Sites	Total of 12,612 Ha of woodland representing 7.7% of county area. Of the 15000 ha of woodland in Hertfordshire, 3280 ha (22%) is ancient semi-natural woodland over 0.25 ha and a further 2130 ha is plantation on ancient woodland sites (Report of the State of Hertfordshire's Environment, Hertfordshire Environmental Forum, 1992).	Total of 115,256 Ha of woodland representing 6 % of Regional area.	Approximately 7% of England is covered by woodland of which about 40% (331,000ha) is ASNW.			<a href="http://www.magic.gov.uk/MagicMap.aspx">http://www.magic.gov.uk/MagicMap.aspx</a> shows areas within Herts of ASNW.  Recent data unavailable	NHDC Biodiversity Plan (adopted July 2005) <a href="http://www.defra.gov.uk/erdp/docs/eastchapter/east12/wildlife.htm">http://www.defra.gov.uk/erdp/docs/eastchapter/east12/wildlife.htm</a>  <a href="http://www.naturalengland.org.uk/sona/resources.html">www.naturalengland.org.uk/sona/resources.html</a>
% of land designated for particular quality or amenity value	Under investigation	<p>The County has the following 'Special Designations':</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Chiltern Area of Outstanding Natural Beauty</li> <li>• Colne Valley &amp; Lea Valley Regional Parks</li> <li>• Garden Cities (Letchworth, Welwyn Garden City)</li> <li>• New Towns (Stevenage, Hatfield, Hemel Hempstead, Welwyn Garden City)</li> <li>• Conservation Areas</li> <li>• Area of confirmed Community Forest (Walling Chase)</li> <li>• Aldenham Country Park</li> <li>• National Trust Land - at Ashridge and Shaw's Corner (Ayot St Lawrence)</li> <li>• English Heritage – i.e. Berkhamsted Castle</li> <li>• SSSIs - there are 43 Sites of Special Scientific Interest in the County</li> <li>• Scheduled Ancient Monuments - statutory protected archaeological sites</li> </ul> <p><a href="#">herts-renewable-and-low-carbon-energy-study-technical-report.pdf</a></p>						<a href="#">herts-renewable-and-low-carbon-energy-study-technical-report.pdf</a>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources							
<b>3(c) Conserve and, where appropriate, enhance the historic environment</b>															
<b>Number and extent of conservation areas</b>	41 conservation areas <table border="1"> <thead> <tr> <th></th> <th>hectares</th> </tr> </thead> <tbody> <tr> <td>2005</td> <td>1198.19</td> </tr> <tr> <td>2009</td> <td>1195.18</td> </tr> </tbody> </table>		hectares	2005	1198.19	2009	1195.18	There is no valid basis for comparative data.						There was a small decrease of 5ha from 2005 to 2009.	Source: NHDC Planning Department
	hectares														
2005	1198.19														
2009	1195.18														
<b>Grade I and II* buildings at risk</b>	There are currently 14 Heritage at Risk sites in N Herts, 7 of which are buildings or structures. One of these is Grade I and 4 are Grade II*	There are 20 at risk sites in Herts, 11 of which are buildings or structures. Two of these are Grade I and 6 are Grade II* (includes N Herts).	There are 46 at risk sites in EoE, of which 34 are buildings or structures. Eight are Grade I and 26 are Grade II*.	In England in 2015 there were 5,534 HAR sites on the register. One third of sites have been removed from the HAR register since 2010.	A further 750 sites at risk will be removed from the HAR register by 2018.	Nationally the proportion of Grade I and II* considered at risk dropped from 3.8% in 1999 to 3.2% in 2008. The East of England region has the lowest proportion of buildings at risk.  In the East of England 108 (33%) of entries from the 2010 HAR Register were removed by 2015, against the national target to remove 25% over the 5 year period..	The EoE has the lowest percentage (2%) of buildings at risk of any English region. Heritage At Risk in Hertfordshire : July 2008 (English Heritage news release)	<a href="http://www.english-heritage.org.uk/server/show/nav.1424">http://www.english-heritage.org.uk/server/show/nav.1424</a>  Source: English Heritage – Buildings at Risk Register Heritage At Risk in Hertfordshire : July 2008 (English Heritage news release <a href="http://www.nds.coi.gov.uk">www.nds.coi.gov.uk</a> )  <a href="https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/results?q=north+hertfordshire&amp;searchtype=har&amp;page=1">https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/results?q=north+hertfordshire&amp;searchtype=har&amp;page=1</a>  EoE Register, 2015, Historic England. <a href="https://content.historicengland.org.uk/images-books/publications/har-2015-registers/ee-har-register2015.pdf/">https://content.historicengland.org.uk/images-books/publications/har-2015-registers/ee-har-register2015.pdf/</a>							
<b>Number of ancient monuments destroyed or at risk</b>	Currently 1 ancient monument at high risk in N Herts. This is included in the building at risk register.  39 Scheduled monuments are at medium risk out of a total of 65	Of the 176 Scheduled Ancient Monuments in Hertfordshire, 90 are at medium risk	Currently 39 ancient monuments at risk in EoE.  Of the region's 1,706 scheduled monuments 17% are at high risk and a further 43% at medium risk.	378 monuments were removed from the Heritage at Risk Register for positive reasons between 2014-15.. However, 70 new archaeology entries were added. The result is that the total percentage of scheduled monuments on the Register in 2015 fallen to 13.6%. Historic England HAR register, 2015.			The only ancient monument currently at risk in Herts is the one in N Herts.	<a href="http://www.english-heritage.org.uk/server/show/nav.1424">http://www.english-heritage.org.uk/server/show/nav.1424</a>  Source: English Heritage – Buildings at Risk Register Monuments At Risk 2008: East of England <a href="http://www.english-heritage.org.uk/upload/pdf/localauthoritiesstatistics.pdf">http://www.english-heritage.org.uk/upload/pdf/localauthoritiesstatistics.pdf</a> <a href="http://www.english-heritage.org.uk/hc/upload/pdf/HC_2008_EE_DATA_repo_t_web.pdf">http://www.english-heritage.org.uk/hc/upload/pdf/HC_2008_EE_DATA_repo_t_web.pdf</a>  Historic England HAR register, 2015.  <a href="https://historicengland.org.uk/advice/heritage-at-risk/archaeology/scheduled-monuments-at-risk/">https://historicengland.org.uk/advice/heritage-at-risk/archaeology/scheduled-monuments-at-risk/</a>							
<b>3(d) Reduce pollution from any source</b>															
<b>Rivers in good or fair quality</b>		There are 41 water bodies within Hertfordshire;  In 2014, 9.8% of the water bodies were classified as good; these include the Hexton Brook and the Cat Ditch. 39.0% of the water bodies were classified as moderate; these include the River Ver and the Lee from Luton Hoo Lakes to Hertford.		Only 27% of water-bodies in England are currently classified as being of 'good status' under new standards set down by the <a href="#">EU Water Framework Directive</a> .	The WFD says that every EU member: must reach 'good water body status' by 2015, and cannot allow water body standards to drop. The	Previously in England assessment of river quality had been based on water chemistry and biological indicators. In Hertfordshire monitoring over the period 1990 – 2008 was showing that the water quality of rivers had generally been improving, as shown in the 2009 Hertfordshire Quality of Life Report.	North Hertfordshire is covered by Anglian Water and Thames Water. Affinity Water serves most of Hertfordshire.	<a href="http://www.anglianwater.co.uk/index.php?sectionid=82&amp;parentid=30">www.anglianwater.co.uk/index.php?sectionid=82&amp;parentid=30</a>  <a href="http://atlas.herts.gov.uk/AS/profiles/profile?profileid=980&amp;geoTypeld=16&amp;geolds=26">http://atlas.herts.gov.uk/AS/profiles/profile?profileid=980&amp;geoTypeld=16&amp;geolds=26</a>  <a href="https://www.gov.uk/government/publications/2010-to-2015-government-policy-water-quality/2010-to-2015-government-policy-water-quality">https://www.gov.uk/government/publications/2010-to-2015-government-policy-water-quality/2010-to-2015-government-policy-water-quality</a>  Item 4(b) - Background Report.							

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources												
		<p>39.0% of the water bodies were classified as poor; these include the River Quin and the River Beane from confluence with Stevenage Brook to Lee. 4.9% of Hertfordshire's water bodies were classified as bad; these include the River Hiz and the Upper Gade to confluence with River Bulbourne. 7.3% of the water bodies are classified as not yet assessed.</p> <p>There was no significant change between 2013 and 2014.</p>			<p>deadline for achieving 'good water body status' can be extended to 2021 or 2027 if needed for 'technical or economic' reasons.</p>															
<b>Air quality – number of days per year any parameter exceeds its Nation Standard</b>	<p>There are no monitoring sites in N Herts conforming to the standards required for this indicator. However, the monitoring within district suggests conditions similar to the county figures.</p>	<p><b>No. of exceedences 2003</b></p> <table border="0"> <tr> <td>Rural</td> <td>54.0</td> </tr> <tr> <td>Urban backgrnd</td> <td>46.5</td> </tr> <tr> <td>Urban roadside</td> <td>25.25</td> </tr> </table> <p><b>No. of exceedences 2007</b></p> <table border="0"> <tr> <td>Rural ozone</td> <td>33.0</td> </tr> <tr> <td>Urban backgrnd</td> <td>2.0</td> </tr> <tr> <td>Urban roadside</td> <td>15.5</td> </tr> </table> <p>In 2007 the number of exceedences was more than the target</p>	Rural	54.0	Urban backgrnd	46.5	Urban roadside	25.25	Rural ozone	33.0	Urban backgrnd	2.0	Urban roadside	15.5			<p>2007 Hertfordshire target is 35 exceedences for the year.</p>	<p>No clear trends can be identified from available data. There are significant differences year on year due primarily to differing weather conditions.</p>	<p>The dominant pollutant causing most exceedences is ozone which tends not to be localised and is highly sensitive to weather conditions.</p>	<p>Herts. and Beds. Air Pollution Monitoring Network Annual Report, 2003 and 2007</p> <p><a href="http://hertsbedsair.org.uk/reports.asp">http://hertsbedsair.org.uk/reports.asp</a></p> <p><a href="http://enquire.hertscc.gov.uk/qol/2007/airquality07.cfm">http://enquire.hertscc.gov.uk/qol/2007/airquality07.cfm</a></p> <p><a href="http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-management-areas-north-hertfordshire">http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-management-areas-north-hertfordshire</a></p>
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<b>Number of Air Quality Management Areas</b>	<p>In June 2012, an area along Stevenage Road, Hitchin was declared as an Air Quality Management Area (AQMA) because nitrogen dioxide concentrations were being detected that were above the air quality standard set to be protective of human health.</p>	<p>Of the 29 AQMAs currently declared in Hertfordshire, 14 are declared on local authority roads and 15 are associated with Highways Agency roads i.e. motorways</p>			<p>The European Union's Air Quality Directive prescribes limits and target values for concentrations of air pollutants present in ambient air (including Nitrogen Dioxide).</p>	<p>The number of air quality management areas (AQMAs) declared on Hertfordshire's local roads has significantly increased in the last few years, from 4 in 2008, to 10 in 2011, and 14 in 2012. A number of district/boroughs have warned the County Council that they will possibly be declaring more AQMAs in the near future (a further 4-5 AQMAs), this would bring the county's total to nearly 20 AQMAs.</p>	<p>The pollutant that is in exceedance in Hertfordshire is Nitrogen Dioxide (NO2), which has a national standard of 40µg/m3 or 21 ppb (parts per billion).</p>	<p><a href="http://www.hertsdirect.org/docs/pdf/h/highandtraninfontearquality20131024.pdf">http://www.hertsdirect.org/docs/pdf/h/highandtraninfontearquality20131024.pdf</a></p>												

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
					The UK is currently in breach of its obligations to comply with Nitrogen Dioxide limits.			

# Climate Change

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<b>4(a) Reduce greenhouse gas emissions</b>																																																																				
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
					<i>Council and the District as a whole rise to the stretching government targets to reduce greenhouse gas emissions in the UK by at least 34% by 2020 and 80% by 2050 (measured against 1990 levels).NHD C Climate Change Policy</i>			
<b>Energy use per household</b>	<p>Total energy used for domestic use for the district :</p> <p>1,184.5 GWh (2005) 1,151.5 GWh (2006)</p> <p>Total population in 2007 was 122,500 Total households 51,000, so energy use was approx. 0.02GWh per household</p> <p>2011 N Herts data: 924.6Gwh(ONS).</p>		<p>Total energy used for domestic use for the region:</p> <p>51,118.5 GWh (2005) 50,138.4 GWh (2006)</p> <p>Total population in 2007 was 5,661,000 Total number of households in 2004 was 2.30 million, so energy use in 2006 was about 0.02GWh per household.</p> <p>2011 EoE data: 39,756.6 GWh</p>	<p>Total energy used for domestic use for Great Britain</p> <p>561,594 GWh (2005) 549,208 GWh (2006)</p> <p>Total population in 2007 was 59,216,200 Household estimates were approx. 25 million, so energy use was about 0.03GWh</p> <p>In England &amp; Wales, 2011, average household energy consumption was 16.1 MWh, a decrease of 46.6% compared to 2007.</p>	<p>Govt. target : by 2010 for homes to be 20% more energy efficient than they were in 2000; also to save 3.5Mt carbon by 2010. No new targets have been set</p>	<p>Energy use by households grew by 19% 1990-2004. Despite some improvements in efficiency, there was also an increase in the number of households, homes were being warmed more, and there was greater use of energy-using appliances.</p> <p>Since 2000 domestic energy use has decreased by 19 per cent, whilst there has been an increase of 12 per cent in the number of UK households and a 9.7 per cent increase in the UK population. At a per household level, energy consumption is the lowest since prior to 1970 and has fallen by 37 per cent since 1970, with the bulk of the decrease occurring since 2004 (29 per cent). Since 2013, consumption per household has decreased by 15 per cent, consistent with warmer average temperatures, particularly during the winter months. This compares to a 21 per cent decrease from 2010 to 2011, also reflecting unusually warmer average temperature. Domestic consumption as a proportion of the total UK final consumption of</p>		<p>Final energy consumption at Regional and Local Authority Level 2005-6 GWh (published October 2008 <a href="http://berr.ecgroup.net/Publications/Energy/EnergyStatistics.aspx">http://berr.ecgroup.net/Publications/Energy/EnergyStatistics.aspx</a></p> <p>DTI Energy Trends, Mar 2007 <a href="http://www.berr.gov.uk/files/file38674.pdf">http://www.berr.gov.uk/files/file38674.pdf</a> Dept Energy and Climate Change (DECC) Energy Trends, Dec 2008 <a href="http://www.berr.gov.uk/files/file49202.pdf">http://www.berr.gov.uk/files/file49202.pdf</a></p> <p><a href="http://www.nationalgrid.com/UK">http://www.nationalgrid.com/UK</a></p> <p><a href="http://www.nao.org.uk/publications/0708/household_energy_consumption.aspx">http://www.nao.org.uk/publications/0708/household_energy_consumption.aspx</a></p> <p><a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/ivetables-households/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/ivetables-households/</a></p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/449134/ECUK_Chapter_3_-_Domestic_factsheet.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/449134/ECUK_Chapter_3_-_Domestic_factsheet.pdf</a></p> <p><a href="http://bit.ly/1sfRkIE">http://bit.ly/1sfRkIE</a></p> <p><a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/HECA%202015%20-%20final_0.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/HECA%202015%20-%20final_0.pdf</a></p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
						energy products was 27 per cent, a 1 percentage point increase compared to 1990.		
% of energy from renewable sources		The proposed target for Hertfordshire was that 153 GWh of electricity should be produced from renewable resources by 2010, with estimated contributions as follows: Onshore Wind: 96,000 MWh per year Biomass: 57,000 MWh per year Total: 153,000 MWh per year 153 GWh represents only 3% of Hertfordshire's predicted electricity consumption.	There are 928 renewable energy production sites in the East of England, generating the highest regional capacity in England. In the East of England, 52 per cent of capacity is from wind (most from offshore), 33 per cent is from PV (photovoltaics) and 8 per cent from landfill gas. EoE has 19 per cent of the UK's landfill gas capacity, 13 per cent of the UK's sewage gas capacity and 12 per cent of the PV.  In EoE, generation in 2012 and 2013 increased by 121 per cent and 33 per cent respectively, before falling by 26 per cent in 2014. This is primarily due to the effects of Tilbury power station, which converted to biomass at the end of 2011, closing for a few months (due to a fire) in 2012, before closing in August 2013. EoE is the second highest English region generating 52,948 kWh/GVA (£million) or 171% capacity compared to national figures. 'Renewable electricity in Scotland, Wales, Northern Ireland and the regions of England in 2014'.	Between 2003 and 2014, there was a 510 per cent increase in generation from renewables in the UK 'Renewable electricity in Scotland, Wales, Northern Ireland and the regions of England in 2014'.  The amount of electricity generated from renewables sources in 2011 was 34,410 GWh, a 33 per cent increase on 2010. Wind generation saw the largest increases – offshore wind up 68 per cent, and onshore wind up 45 per cent. Hydro generation also saw a large increase, up 56 per cent. Generation capacity increased by 3.1 GW (33 per cent) to 12.3 GW. The main sources of this increase were: solar photovoltaics (up 0.9 GW); plant biomass (up 0.8 GW, mainly due to the conversion of Tilbury B power station to dedicated biomass); onshore wind (up 0.6 GW) and offshore wind (up 0.5 GW). <a href="http://bit.ly/1sfUps0">http://bit.ly/1sfUps0</a>	East of England: (including offshore wind) By 2010 14% By 2020 44%  UK: by 2020 target is 15% of energy consumption to be from renewables; (it is currently about 1.5%) BERR	In terms of change to total renewables generating capacity, EoE is the third highest English region (+618MW 2013-14). Of which, (+547 MW) was from growth in solar energy production.  'Renewable electricity in Scotland, Wales, Northern Ireland and the regions of England in 2014'.	Most of the East of England's renewable energy target will be met from offshore wind (Renewables East)	<a href="http://www.sustainability-east.com/assets/Renewables%20Report.pdf">http://www.sustainability-east.com/assets/Renewables%20Report.pdf</a>  <a href="http://www.berr.gov.uk/whatwedo/energy/sources/renewables/Reform%20of%20Renewables%20Obligation%20June%202008/">www.berr.gov.uk/whatwedo/energy/sources/renewables/Reform of Renewables Obligation June 2008:</a> <a href="http://www.berr.gov.uk/files/file46838.pdf">http://www.berr.gov.uk/files/file46838.pdf</a> <a href="http://www.berr.gov.uk/consultations/page46710.html">http://www.berr.gov.uk/consultations/page46710.html</a>  <a href="http://www.renewableseast.org.uk/uploads/2006-3-1_EofERenewableEnergyStatistics.pdf">http://www.renewableseast.org.uk/uploads/2006-3-1_EofERenewableEnergyStatistics.pdf</a>  <a href="http://bit.ly/1sfUps0">http://bit.ly/1sfUps0</a>  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/462357/Regional_renewable_electricity_2014.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/462357/Regional_renewable_electricity_2014.pdf</a>
Road freight movements							See Objective 2 (b)	

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>4(b) Improve the District's ability to adapt to climate change</b>								
<b>Area at risk from flooding</b>	7,400 properties are at risk from surface water flooding across N Herts.  NI 189: Percentage of agreed actions to implement long term flood and coastal erosion risk management plans that are being undertaken satisfactorily: 2008-09: 50% 2009-10: 100%	Hertfordshire falls across two river basin districts: the Thames, which contains the majority of the county and the Greater Ouse which covers only a small extent of the county around Hitchin. Hertfordshire is categorised largely as towns and villages in open floodplain or chalk and rural downland catchments, with some scattered rural areas.  53,400 properties across Herts are at risk from surface water flooding.  NI 189: 2008-09: 100% 2009-10: 100%						Source: Environment Agency web site: 'Hertfordshire Floodline'  North Herts District Council Strategic Flood Risk Assessment (July 2008) <a href="http://www.north-herts.gov.uk/sfra_main_report_july_2008.pdf">http://www.north-herts.gov.uk/sfra_main_report_july_2008.pdf</a>  <a href="http://www.hertsdirect.org/docs/pdf/hertsifrmsall.pdf">http://www.hertsdirect.org/docs/pdf/hertsifrmsall.pdf</a>  NI 189 <a href="https://data.gov.uk/dataset/ni-189-flood-and-coastal-erosion-risk-management">https://data.gov.uk/dataset/ni-189-flood-and-coastal-erosion-risk-management</a>
<b>Planning to adapt to climate change</b>		2008-09: Level 1 2009-10: Level 1					NI 188 was reported on in 2008/9 and 2009/10. This measures the level of preparedness they have reached against the 5 levels of performance, graded 0 to 4. The higher the number, the better the performance.	NI 188 <a href="https://data.gov.uk/dataset/ni-188-planning-to-adapt-to-climate-change">https://data.gov.uk/dataset/ni-188-planning-to-adapt-to-climate-change</a>

# A Just Society

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<p><b>5(a) Share benefits of prosperity fairly</b></p>								

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<p style="text-align: center;"><b>Index of Multiple Deprivation - Counts of LSOAs in North Hertfordshire District within National Deciles and Quintiles</b></p> <table border="1"> <thead> <tr> <th></th> <th>North Hertfordshire District</th> <th>Hertfordshire</th> <th>East of England</th> <th>England</th> </tr> </thead> <tbody> <tr> <td>1 LSOAs in first decile Nationally (2015)</td> <td>0</td> <td>2</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 LSOAs in second decile Nationally (2015)</td> <td>1</td> <td>7</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 LSOAs in first quintile Nationally (2015)</td> <td>1</td> <td>9</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 LSOAs in second quintile Nationally (2015)</td> <td>7</td> <td>83</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 LSOAs in third quintile Nationally (2015)</td> <td>18</td> <td>161</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 LSOAs in fourth quintile Nationally (2015)</td> <td>25</td> <td>158</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 LSOAs in fifth quintile Nationally (2015)</td> <td>31</td> <td>279</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 Total LSOAs (2012)</td> <td>82</td> <td>690</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p style="text-align: center;"><small>Source: Department of Communities and Local Government, Indices of Deprivation.</small></p> <p style="text-align: center;"><b>Index of Multiple Deprivation - Counts of LSOAs in North Hertfordshire District within Hertfordshire Deciles and Quintiles</b></p> <table border="1"> <thead> <tr> <th></th> <th>North Hertfordshire District</th> <th>Hertfordshire</th> <th>East of England</th> <th>England</th> </tr> </thead> <tbody> <tr> <td>1 IOMD : LSOAs in first decile in Herts (2015)</td> <td>7</td> <td>69</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 IOMD : LSOAs in second decile in Herts (2015)</td> <td>7</td> <td>69</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 IOMD : LSOAs in first quintile in Herts (2015)</td> <td>14</td> <td>138</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 IOMD : LSOAs in second quintile in Herts (2015)</td> <td>17</td> <td>138</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 IOMD : LSOAs in third quintile in Herts (2015)</td> <td>20</td> <td>138</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 IOMD : LSOAs in fourth quintile in Herts (2015)</td> <td>16</td> <td>138</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 IOMD : LSOAs in fifth quintile in Herts (2015)</td> <td>15</td> <td>138</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 Total LSOAs (2012)</td> <td>82</td> <td>690</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p style="text-align: center;"><small>Source: Department of Communities and Local Government, Indices of Deprivation.</small></p> <p><small>Index of Multiple Deprivation for North Hertfordshire (Source Index of Multiple Deprivation 2010)</small></p> <p style="text-align: center;"><a href="http://bit.ly/1TG1iah">http://bit.ly/1TG1iah</a> NHerts SMHA Update, 2013.</p>										North Hertfordshire District	Hertfordshire	East of England	England	1 LSOAs in first decile Nationally (2015)	0	2	N/A	N/A	1 LSOAs in second decile Nationally (2015)	1	7	N/A	N/A	1 LSOAs in first quintile Nationally (2015)	1	9	N/A	N/A	1 LSOAs in second quintile Nationally (2015)	7	83	N/A	N/A	1 LSOAs in third quintile Nationally (2015)	18	161	N/A	N/A	1 LSOAs in fourth quintile Nationally (2015)	25	158	N/A	N/A	1 LSOAs in fifth quintile Nationally (2015)	31	279	N/A	N/A	1 Total LSOAs (2012)	82	690	N/A	N/A		North Hertfordshire District	Hertfordshire	East of England	England	1 IOMD : LSOAs in first decile in Herts (2015)	7	69	N/A	N/A	1 IOMD : LSOAs in second decile in Herts (2015)	7	69	N/A	N/A	1 IOMD : LSOAs in first quintile in Herts (2015)	14	138	N/A	N/A	1 IOMD : LSOAs in second quintile in Herts (2015)	17	138	N/A	N/A	1 IOMD : LSOAs in third quintile in Herts (2015)	20	138	N/A	N/A	1 IOMD : LSOAs in fourth quintile in Herts (2015)	16	138	N/A	N/A	1 IOMD : LSOAs in fifth quintile in Herts (2015)	15	138	N/A	N/A	1 Total LSOAs (2012)	82	690	N/A	N/A
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						<p>The English Indices of Deprivation 2015 are based on 37 separate indicators, organised across seven distinct domains of deprivation which are combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2015 (IMD 2015). This is an overall measure of multiple deprivation experienced by people living in an area and is calculated for every Lower layer Super Output Area (LSOA), or neighbourhood, in England. Every such neighbourhood in England is ranked according to its level of deprivation relative to that of other areas.</p> <p>According to the 2010 Index of Multiple Deprivation, North Hertfordshire is relatively affluent compared to other local authority areas. The Government is considering whether and how to update the Index of Multiple Deprivation, but has yet to do so. The district ranks 277th out of the 326 local authority areas in England, (1 being the most deprived). The Index of Multiple Deprivation is a measure based on seven different types ("domains") of deprivation. North Herts ranks better than some neighbouring local authorities, such as Stevenage, Luton and Central Beds</p> <p>Only 7.5% of the Super Output Areas (SOA)1 in the district come within the bottom two quintiles (0%-40%), for multiple deprivation (See Figure 7). These six SOAs are in Hitchin Oughton, Letchworth Wilbury, Letchworth Grange, Letchworth East and two in Letchworth South East. (N Herts AMR 2013-15).</p> <p>Range of IMD scores in N Herts (N Herts AMR 2013-15).</p> <table border="1"> <thead> <tr> <th>&lt;20% (most deprived)</th> <th>20%-40%</th> <th>40%-60%</th> <th>60%-80%</th> <th>&gt;80% (least deprived)</th> </tr> </thead> <tbody> <tr> <td>1.3</td> <td>6.3</td> <td>18.9</td> <td>27.8</td> <td>45.6</td> </tr> </tbody> </table> <p><small>Source: Indices of Multiple Deprivation 2010. Percentage of North Hertfordshire Super Output Areas by quintiles of Super Output Areas in England.</small></p>	<20% (most deprived)	20%-40%	40%-60%	60%-80%	>80% (least deprived)	1.3	6.3	18.9	27.8	45.6	<p>IMD:  <a href="http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/">http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/</a></p> <p>North Hertfordshire Sustainable Community Strategy:  <a href="http://www.north-herts.gov.uk/nhp_sustainable_community_strategy_-_final.pdf">http://www.north-herts.gov.uk/nhp_sustainable_community_strategy_-_final.pdf</a></p> <p>Indices of Deprivation, 2015. <a href="http://bit.ly/1JQwX5M">http://bit.ly/1JQwX5M</a></p> <p>N Herts AMR 2013-15  <a href="http://bit.ly/1JQwX5M">http://bit.ly/1JQwX5M</a> ONS Indices of Deprivation, 2015.  <a href="http://bit.ly/1Tjrtbn">http://bit.ly/1Tjrtbn</a></p> <p><a href="http://bit.ly/1TG1iah">http://bit.ly/1TG1iah</a> NHerts SMHA Update, 2013.</p>																																																																																	
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Percentage of People Claiming the Jobseeker's Allowance Benefit for a Year or More	2003	6.9	2003	9.7	2003	11.1	14.3	<p>No target identified</p> <p>The unemployment benefit claimant count (Total number, not just those claiming for 12 months+) in North Hertfordshire at April 2015 was 951 which gave a proportion of 1.2%. This represented a decrease of 408 people from the previous year from a figure of 1,349 (1.7%). The North Herts proportion matches the county average (1.2%), which has also decreased from 12,547 to 8,695.</p> <p>The proportion on long term claimants in Hertfordshire also showed variation by claimant age during the month, with claimants aged 55 and over most likely to be long term claimants (32% of the age group were long term claimants), while claimants aged 18 to 24 were least likely (13% of the age group were long term claimants)</p>	<p>Note that the indicator refers to the percentage of JSA claimants who have been receiving the benefit for more than a year.</p> <p>The UK JSA claimants for 12 months+ in March 2016 was 28.4%, a decline of -0.2 from the year previous.</p>	<p><a href="http://www.dtistats.net/sd/bc/regionseast.htm">http://www.dtistats.net/sd/bc/regionseast.htm</a></p> <p>Source: Labour Market Division, ONS</p> <p>Source: Office for National Statistics (JSA Claimants time series)</p> <p><a href="https://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx">https://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx</a></p> <p><a href="http://bit.ly/23ULWWD">http://bit.ly/23ULWWD</a></p> <p>HertsLIS <a href="http://bit.ly/1TEFFcf">http://bit.ly/1TEFFcf</a></p>
	2004	7.8	2004	10.3	2004	12.4	14.9			
	2005	9.8	2005	9.8	2005	11.4	13.9			
	2006	8.3	2006	12.2	2006	12.7	14.0			
	2007	11.1	2007	14.3	2007	15.3	16.3			
	2008	10.0	2008	9.6	2008	12.2	12.8			
	2008	10.0	2008	9.6	2008	12.2	12.8			
<p>The graph shows the percentage of long-term claimants (LTC) in Hertfordshire from July 2011 to March 2016, broken down by age group. The y-axis represents the percentage (0-40%), and the x-axis represents time in quarters. The 'Total LTC' (dark blue line) shows a general upward trend from approximately 15% in 2011 to a peak of about 32% in early 2014, followed by a decline to around 20% by 2016. The 'LTC aged 55+' (grey line) consistently shows the highest proportion, peaking at nearly 38% in 2014. The 'LTC aged 18-24' (orange line) shows the lowest proportion, fluctuating between 10% and 15%.</p>					<p>HertsLIS</p>					



Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>5(b) Provide access to services and facilities for all</b>								
<b>Access to services</b>	<p><b>Banks and Building Societies</b></p> <p>0-2kms 79%</p> <p>2-4kms 11%</p> <p>4-6kms 8%</p> <p>6-8kms 2%</p> <p><b>Cash Machines</b></p> <p>0-2kms 90%</p> <p>2-4kms 7%</p> <p>4-6kms 3%</p> <p><b>Doctors Surgeries</b></p> <p>0-2kms 85%</p> <p>2-4kms 12%</p> <p>4-6kms 3%</p> <p><b>Job Centres</b></p> <p>0-2kms 52%</p> <p>2-4kms 18%</p> <p>4-6kms 11%</p> <p>6-8kms 2%</p> <p>8-10kms 3%</p> <p>14-16kms 3%</p> <p>16-18kms 10%</p> <p>18-20kms 1%</p> <p><b>Libraries</b></p> <p>0-2kms 74%</p> <p>2-4kms 15%</p> <p>4-6kms 9%</p> <p>6-8kms 2%</p> <p><b>Petrol Stations</b></p> <p>0-2kms 90%</p> <p>2-4kms 7%</p> <p>4-6kms 3%</p> <p><b>Post Offices</b></p> <p>0-2kms 96%</p> <p>2-4kms 4%</p> <p><b>Primary Schools</b></p> <p>0-2kms 98%</p> <p>2-4kms 2%</p> <p><b>Secondary Schools</b></p> <p>0-2kms 72%</p> <p>2-4kms 19%</p> <p>4-6kms 6%</p> <p>6-8kms 3%</p> <p><b>Supermarkets</b></p> <p>0-2kms 83%</p> <p>2-4kms 7%</p> <p>4-6kms 8%</p> <p>6-8kms 2%</p>			<p>(July 2008) In England, 2005-7 Accessibility to supermarkets increased in 58% of neighbourhoods, but deteriorated in 17%. Accessibility of primary schools improved in 56% neighbourhoods and of secondary schools in 55%. Accessibility of centres of employment improved in 84% neighbourhoods (DEFRA)</p> <p>Perceptions of accessibility for households with or without a car 1997/8 to 2006/7:</p> <ul style="list-style-type: none"> <li>- Little change in accessing key services including corner shops, supermarkets, doctor or hospital.</li> <li>- Increase in perceived difficulty accessing a post office (for those without a car the increase was 10 to 17%) (DEFRA Sustainability Indicators)</li> </ul>		More recent data not found.	<p>These data are estimated on the basis of 'crows flying' distances from GIS maps and so may not reflect true access distances. Despite the rural nature of much of the district over 90% of the population are within 4kms of most services with the exception of Job Centres.</p>	<p>Source: The Countryside Agency, 2001</p> <p>July 2008: Sustainable Development: Accessibility <a href="http://www.defra.gov.uk/sustainable/government/progress">www.defra.gov.uk/sustainable/government/progress</a></p> <p>Sustainability Indicators: Progress <a href="http://www.defra.gov.uk/sustainable/government/progress/documents/SDIYP2008_a6.pdf">http://www.defra.gov.uk/sustainable/government/progress/documents/SDIYP2008_a6.pdf</a></p>
							<p>The main source of statistical information used to calculate the LTP3 accessibility indicator, is the annual Opinion Research Services (ORS) Environment Survey commissioned by Hertfordshire County Council. In March 2013 the final report from ORS reported the following figures for 2012;</p> <ul style="list-style-type: none"> <li>• When asked about accessibility to shops and other facilities in their local area, a fifth (20%) of residents feel that it is a major or minor issue, whereas the majority (80%) feel that it is not an issue at all.</li> <li>• At least 9 in 10 residents find it easy to get to a corner shop (93%), a medium to large supermarket (92%) and a doctor (92%). However, a third (33%) reported that it is difficult (very or fairly) for them to get to a local hospital.</li> <li>• Almost half of residents (49%) reported that the number of facilities to enable people with disabilities to use pedestrian crossings in their local area is a major or minor issue.</li> </ul> <p>On a positive note, the Scoots two wheeler scheme known as the "Wheels to Work" project has been very beneficial to some disadvantaged young people aged from 16 upwards. It enables those without the means to travel to work or education with a solution in the form of a 50 or 125cc scooter.</p> <p>The project is currently funded by the Department for Transport's 'Local Sustainable Transport Fund' via the County Council's "BIG Herts BIG Ideas" programme. The scheme is managed by Community Development Action Hertfordshire (CDA for Herts). Scoots clients pay a weekly fee for 1 year and receive a new scooter from the outset. After 1 year the scooter is transferred from 'Scoots' to the client providing a permanent solution to transport problems. Safety equipment, training, insurance and support are all included.</p> <p>The scheme currently has 56 clients, with a target of 160 clients by the end of 2014/15 of which 14 access training and education, 42 travel to work; 25 to the existing job and 17 to a new job. <b>QOL Report, Herts, 2014.</b></p>	
<b>Access to services (rural areas)</b>	See above.							

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>5(c) Promote community cohesion</b>								
Percentage of people who believe people from different backgrounds get on well together in their local area	2010: 86.5% (NI 001, 2010).	2010: 81.2% (NI 001, 2010).	2010: 78.2% (NI 001, 2010).	2010: 76.4% (NI 001, 2010).		Hertfordshire's overall score is good, significantly higher than the national average of 76.4%, suggesting that residents perceive the county to be a relatively cohesive area. However there are variations in this perception with individual district scores ranging from 71.8% to 86.5%, and even wider variations at ward level.	This indicator is NI 001. It is no longer reported, meaning more recent data is unavailable.	Information from LAA2 targets: <a href="http://www.hertslink.org/portal/Hertfordshire%20Forward_2/Laa/LAA2%20Targets.pdf">http://www.hertslink.org/portal/Hertfordshire%20Forward_2/Laa/LAA2%20Targets.pdf</a> <a href="http://bit.ly/1Tis6mA">http://bit.ly/1Tis6mA</a> NI 001, 2010 <a href="http://bit.ly/1NvNZys">http://bit.ly/1NvNZys</a> Community Cohesion Strategy: Building Stronger Communities in Hertfordshire, 2009. <a href="http://www.hertsdirect.org/docs/pdf/c/ccsbsih.pdf">http://www.hertsdirect.org/docs/pdf/c/ccsbsih.pdf</a>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>5(d) Increase access to decent and affordable housing</b>								
<b>Homelessness</b>	Households accepted as homeless 2002-3 202 2003-4 160 2004-5 141 2006-7 93 Source: Stevenage BC and NHDC Homelessness Strategy 2008-13	In 2012/13, the number of people being considered as homeless and in priority need was 1114. In 2013/14, this figure has increased slightly to 1139.	Households accepted as homeless 2004-5 10,131	Households accepted as homeless 2004-5 121,179 2007 100,000 2010 10,100 (44%) 2011 11,820 (46%) 2012 12,890 (48%) 2013 13,470 (48%) 2014 13,190 (48%) 2015 13,840 (50%)		The profile of homelessness has changed significantly since 2003. The most common cause in North Hertfordshire is 'parents no longer willing to accommodate'. The second most common cause of homelessness in North Hertfordshire is due to 'other relatives or friends no longer willing to accommodate'. <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a>	The East of England has the third lowest number of officially recognised homeless households by region, at just under 0.4% of all households (Crisis)	North Herts Homeless Strategy Stevenage BC and North Herts DC Homelessness Strategy 2008-13 <a href="http://www.stevenage.gov.uk/housing/housingadviceandhomelessness/homelessness/dnld_homelessness/homelessness-strategy-july08.pdf">http://www.stevenage.gov.uk/housing/housingadviceandhomelessness/homelessness/dnld_homelessness/homelessness-strategy-july08.pdf</a>  <a href="http://www.neighbourhood.statistics.gov.uk">www.neighbourhood.statistics.gov.uk</a> <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&amp;b=276994&amp;c=north+hertfordshire&amp;d=13&amp;q=455064&amp;i=1001x1003&amp;m=0&amp;r=1&amp;s=1232456878765&amp;enc=1&amp;domainId=7">http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&amp;b=276994&amp;c=north+hertfordshire&amp;d=13&amp;q=455064&amp;i=1001x1003&amp;m=0&amp;r=1&amp;s=1232456878765&amp;enc=1&amp;domainId=7</a>  <a href="http://www.crisis.org.uk/policywatch/pages/england_trends_over_time.html">http://www.crisis.org.uk/policywatch/pages/england_trends_over_time.html</a>  HertLIS QOL <a href="http://bit.ly/1rPKaKD">http://bit.ly/1rPKaKD</a>  Stevenage Borough Council and North Hertfordshire District Council Homelessness Strategy 2008 - 2013 <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a>  <a href="http://bit.ly/1ssst4r">http://bit.ly/1ssst4r</a>
<p><b>Chart 1: Statutory Homelessness Decisions</b></p> <p>Statutory Homelessness decisions per 100,000 households, for year ending 31 March 2015 - by type of decision</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>Eligible, but not homeless</li> <li>Not accepted: data on reason not disclosed by Communities and Local Government</li> <li>Eligible, homeless but not in priority need</li> <li>Eligible, homeless and in priority need, but intentionally</li> <li>Total households accepted as homeless and in priority need</li> </ul> <p>Source: Local Housing Authority P1E returns/ Communities and Local Government published homelessness statistics Joint Assessment of Homeless People's Needs, 2016. <a href="http://bit.ly/1ssst4r">http://bit.ly/1ssst4r</a></p>								
<b>Number of new affordable homes</b>	2001/2 2002/3 2003/4 2004/5	No. 0 12 4 77		No. 2001/2 21,740 2002/3 21,000 2003/4 23,890 2004/5 26,930 2005/6 33,260 2006/7 36,260 2007/8 43,560 Additional affordable new	Before 2031, NHerts will need a further 2,580 affordable homes (129 per year).	The trend for NHDC shows a significant increase from 2000 to 2007. This is likely to continue due to policies in the Core Strategy.  This trend is also seen at a national level.	2007-8: Half of the national supply was in London and the South East.  This is NI 155	Source: NHDC <a href="http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm">http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm</a>  <a href="http://www.north-herts.gov.uk/index/planning/local_development_framework/core_strategy.htm">http://www.north-herts.gov.uk/index/planning/local_development_framework/core_strategy.htm</a>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	2005/6 120 2006/7 132  2007/08 110  2008/09 130  2001-07 NHDC Annual Monitoring Report. 2008-09 NI 155 <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a>	2006/7 1,660  NI 155 <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a>	2006/7 5,480  2007/08 7,100  2008/09 7,620  NI 155 <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a>	build in England 2008/09 55,770  NI 155 <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a>	<a href="http://bit.ly/1smjd13">http://bit.ly/1smjd13</a>	<p>NB The minimum percentage of affordable new homes per site may vary according to size of site and whether it is rural or urban.</p> <p><i>An issue of concern in NHDC is housing affordability. NHerts AMR 2015. Median house prices in NHDC are almost 10 times median earnings</i></p> <p><b>Housing and Homelessness Strategy</b>  <a href="http://bit.ly/1TVoNOF">http://bit.ly/1TVoNOF</a></p> <p>Housing affordability has worsened in N Herts between 2002-11, despite some improvement 2008-09. The trend 2009-2012 is towards the level in 2007 when affordability was at its worst. North Hertfordshire affordability, while being effectively worse than that for East region 2002-2008, is slightly better from 2009-2012. Affordability is further complicated by lower national housing delivery levels, lower availability of mortgage finance for first time buyers and reduced sales transactions.</p>	<p>'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.</p> <p>New affordable homes are defined as additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market.</p>	<p>Affordable Housing Survey 2007-8 Statistical Release  <a href="http://www.communities.gov.uk/documents/statistics/pdf/1102058.pdf">http://www.communities.gov.uk/documents/statistics/pdf/1102058.pdf</a></p> <p>National data  <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousingsupply/livetables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousingsupply/livetables/</a></p> <p>For other relevant documents:  <a href="http://www.north-herts.gov.uk/index/planning/local_development_framework/background_papers.htm">http://www.north-herts.gov.uk/index/planning/local_development_framework/background_papers.htm</a></p> <p>NI 155 <a href="http://bit.ly/1OwNrln">http://bit.ly/1OwNrln</a></p> <p>NHerts AMR 2015  <a href="http://bit.ly/1TG1jgh">http://bit.ly/1TG1jgh</a> NHerts SMHA Update, 2013.</p> <p><a href="http://bit.ly/1smjd13">http://bit.ly/1smjd13</a> NHerts Housing Growth Targets 2011-31.</p> <p><b>Housing and Homelessness Strategy</b>  <a href="http://bit.ly/1TVoNOF">http://bit.ly/1TVoNOF</a></p>
<p><b>Median Full-time Earnings to Average House Price Ratio for Properties Sold by LA (Source: ASHE and HM Land Registry)</b></p> <p><a href="http://bit.ly/1TG1jgh">http://bit.ly/1TG1jgh</a> NHerts SMHA Update, 2013.</p>								
<b>% of new homes that are affordable</b>	2001/2 0 2002/3 1.7 2003/4 0.8 2004/5 17.1 2005/6 18.2 2006/7 20.0	% The ratio of house price to income remains high at 9.37 compared to the national figure of 6.45 (2013 data). Regional figures are no longer recorded.		In England there were 58,560 new build affordable homes provided in 2014-15, a 60 per cent increase from the 36,640 built in 2013-14. New build homes represented 88 per cent of all affordable homes provided in 2014-15 compared to 85 per cent of total supply in 2013-14. Acquisitions of affordable homes increased 26 per cent in 2014-15		Both Herts and NHerts ratio of lower quartile house price to lower quartile earnings are significantly greater than that of England. There was a decline in Herts and NHerts during 2010-2012, and since 2012 the trend is showing that NHerts is declining at a greater rate than Herts.		Source: NHDC <a href="http://www.hertsdirect.org/yrccouncil/hcc/env/you/raiseaware/quallife/gol/housing/">http://www.hertsdirect.org/yrccouncil/hcc/env/you/raiseaware/quallife/gol/housing/</a> <a href="http://www.north-herts.gov.uk/housing_background_paper_august_2007.pdf">http://www.north-herts.gov.uk/housing_background_paper_august_2007.pdf</a> North Herts Housing Monitoring Report 2006-7 North Herts Annual Monitoring Report 2007-8 <a href="http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm">http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm</a> (Evidence for affordable housing policy) <a href="http://www.north-herts.gov.uk/housing_background_paper_august_2007_p">http://www.north-herts.gov.uk/housing_background_paper_august_2007_p</a>





Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																				
						anti-social behaviour (ASB) in their local area in the last 12 months, showing no change from the previous year. • One in ten (10%) believed that the level of anti-social behaviour in their local area over the past few years had 'gone up a lot', in comparison with almost half (49%) who believed that in England and Wales it had 'gone up a lot'. Thirty per cent of people had personally experienced or witnessed at least one incident of antisocial behaviour in their local area in the last 12 months. Short Story on Anti-Social Behaviour, 2011/12, 2013		<a href="http://www.north-herts.gov.uk/scs_10_nov_2008.pdf">http://www.north-herts.gov.uk/scs_10_nov_2008.pdf</a> <a href="http://enquire.hertsc.gov.uk/qol/2007/crime07.cfm">http://enquire.hertsc.gov.uk/qol/2007/crime07.cfm</a> Short Story on Anti-Social Behaviour, 2011/12, 2013 <a href="http://bit.ly/1smL01v">http://bit.ly/1smL01v</a>																				
<b>5(f) Improve conditions and services that engender good health and reduce health inequalities</b>																												
<b>General level of health (self-stated)</b>	<b>2001</b> <b>Health</b> % Good        72.1 Fairly good   21.2 Not good     6.7	<b>2001</b> <b>Health</b> % 73.1 20.3 6.6	<b>2001</b> <b>Health</b> % 70.4 22.0 7.6	<b>2001</b> <b>Health</b> % 68.8 22.2 9.0		In England (2006) 74% of both men and women self-assessed their health as very good or good. This is a drop from 1993 levels: 77% men and 76% women (DEFRA).  The absence of age structure breakdowns in these results means that the accuracy of creating the two health states of 'Good' general health and 'Not good' general health in 2001 is lessened. Therefore the comparison between 2001 and 2011 should be interpreted as an initial indication of change rather than definitive evidence. The older age structures of some areas influence their respective percentages of 'Good' health.	ONS Neighbourhood Statistics. <a href="http://www.defra.gov.uk/sustainable/government/progress/national/50WB.htm">http://www.defra.gov.uk/sustainable/government/progress/national/50WB.htm</a> Source Department of Health <a href="http://bit.ly/1WCLeOu">http://bit.ly/1WCLeOu</a> ONS  ONS, HertLIS <a href="http://bit.ly/1OC0adt">http://bit.ly/1OC0adt</a>																					
<table border="1"> <thead> <tr> <th colspan="4">Health and care indicators, 2011, %</th> </tr> <tr> <th>Indicator</th> <th>Selection</th> <th>Upper Tier Local Authority (Hertfordshire)</th> <th>England</th> </tr> </thead> <tbody> <tr> <td>General health very bad (%)</td> <td>0.8</td> <td>0.9</td> <td>1.2</td> </tr> <tr> <td>General health bad or very bad (%)</td> <td>3.9</td> <td>3.9</td> <td>5.5</td> </tr> <tr> <td>Limiting long term illness or disability (%)</td> <td>15.1</td> <td>14.3</td> <td>17.6</td> </tr> </tbody> </table> <p>ONS, HertLIS, <a href="http://bit.ly/1OC0adt">http://bit.ly/1OC0adt</a> Selection = North Herts.</p>									Health and care indicators, 2011, %				Indicator	Selection	Upper Tier Local Authority (Hertfordshire)	England	General health very bad (%)	0.8	0.9	1.2	General health bad or very bad (%)	3.9	3.9	5.5	Limiting long term illness or disability (%)	15.1	14.3	17.6
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<tr><td>2004-2006</td><td>77.28</td><td>78.3</td><td>78.7</td><td>79.2</td><td>78.8</td><td>79.8</td><td>77.8</td><td>78.2</td><td>79.3</td><td>77.7</td><td>79.7</td><td>77.4</td><td>78.2</td></tr> <tr><td>2005-2007</td><td>77.60</td><td>78.6</td><td>79.1</td><td>79.6</td><td>79.2</td><td>80.0</td><td>78.7</td><td>78.6</td><td>80.2</td><td>77.6</td><td>80.3</td><td>77.5</td><td>78.7</td></tr> <tr><td>2006-2008</td><td>77.87</td><td>78.9</td><td>79.3</td><td>79.5</td><td>79.7</td><td>79.8</td><td>78.7</td><td>78.7</td><td>80.7</td><td>77.4</td><td>80.3</td><td>77.5</td><td>79.1</td></tr> <tr><td>2007-2009</td><td>78.18</td><td>79.2</td><td>79.6</td><td>79.8</td><td>80.5</td><td>79.9</td><td>78.8</td><td>79.5</td><td>81.2</td><td>77.5</td><td>80.2</td><td>78.1</td><td>79.0</td></tr> <tr><td>2008-2010</td><td>78.50</td><td>79.5</td><td>79.9</td><td>80.5</td><td>80.7</td><td>80.1</td><td>79.1</td><td>79.4</td><td>81.4</td><td>78.3</td><td>79.9</td><td>79.0</td><td>79.3</td></tr> <tr><td>2009-2011</td><td>78.91</td><td>79.9</td><td>80.2</td><td>80.8</td><td>80.6</td><td>80.8</td><td>80.0</td><td>80.1</td><td>81.3</td><td>79.1</td><td>80.2</td><td>79.2</td><td>79.5</td></tr> <tr><td>2010-2012</td><td>79.21</td><td>80.1</td><td>80.4</td><td>80.7</td><td>80.3</td><td>81.0</td><td>80.7</td><td>79.9</td><td>81.7</td><td>79.6</td><td>80.3</td><td>79.2</td><td>80.1</td></tr> <tr><td>2011-2013</td><td>79.41</td><td>80.3</td><td>80.6</td><td>80.5</td><td>80.3</td><td>81.2</td><td>80.7</td><td>80.4</td><td>81.4</td><td>79.4</td><td>80.9</td><td>78.9</td><td>81.5</td></tr> <tr><td>2012-2014</td><td>79.55</td><td>80.4</td><td>80.7</td><td>81.0</td><td>80.8</td><td>81.4</td><td>80.6</td><td>80.5</td><td>82.9</td><td>79.1</td><td>81.2</td><td>78.9</td><td>80.0</td></tr> </tbody> </table> <p>Life expectancy at birth (years) with 95% confidence intervals, by sex and country, 1991-1993 to 2012-2014</p> <table border="1"> <thead> <tr> <th rowspan="3"></th> <th 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<tr><td>2009-2011</td><td>82.89</td><td>83.6</td><td>83.8</td><td>85.1</td><td>84.3</td><td>84.4</td><td>83.6</td><td>82.6</td><td>84.6</td><td>82.8</td><td>84.7</td><td>82.5</td><td>83.6</td></tr> <tr><td>2010-2012</td><td>83.01</td><td>83.7</td><td>83.8</td><td>84.4</td><td>84.5</td><td>84.1</td><td>83.5</td><td>82.8</td><td>85.3</td><td>82.6</td><td>84.5</td><td>82.3</td><td>83.6</td></tr> <tr><td>2011-2013</td><td>83.12</td><td>83.8</td><td>84.0</td><td>84.4</td><td>84.4</td><td>84.8</td><td>83.5</td><td>83.2</td><td>84.4</td><td>82.5</td><td>84.8</td><td>82.9</td><td>84.8</td></tr> <tr><td>2012-2014</td><td>83.20</td><td>83.8</td><td>84.1</td><td>84.9</td><td>84.6</td><td>85.0</td><td>84.0</td><td>83.1</td><td>85.1</td><td>82.3</td><td>84.7</td><td>82.5</td><td>83.9</td></tr> </tbody> </table> <p><a href="http://bit.ly/1TVFucv">http://bit.ly/1TVFucv</a></p>										Male												National / Regional			Local Authority									England <sup>2</sup>	East	Hertfordshire	Broxbourne	Dacorum	East Hertfordshire	Hertsmere	North Hertfordshire	St Albans	Stevenage	Three Rivers	Watford	Welwyn Hatfield	2002-2004	76.52	77.6	77.9	77.5	78.7	78.7	77.1	77.8	78.1	76.6	78.2	76.7	77.8	2003-2005	76.87	77.9	78.3	78.3	79.0	79.2	77.4	78.0	78.8	77.0	79.2	77.1	78.3	2004-2006	77.28	78.3	78.7	79.2	78.8	79.8	77.8	78.2	79.3	77.7	79.7	77.4	78.2	2005-2007	77.60	78.6	79.1	79.6	79.2	80.0	78.7	78.6	80.2	77.6	80.3	77.5	78.7	2006-2008	77.87	78.9	79.3	79.5	79.7	79.8	78.7	78.7	80.7	77.4	80.3	77.5	79.1	2007-2009	78.18	79.2	79.6	79.8	80.5	79.9	78.8	79.5	81.2	77.5	80.2	78.1	79.0	2008-2010	78.50	79.5	79.9	80.5	80.7	80.1	79.1	79.4	81.4	78.3	79.9	79.0	79.3	2009-2011	78.91	79.9	80.2	80.8	80.6	80.8	80.0	80.1	81.3	79.1	80.2	79.2	79.5	2010-2012	79.21	80.1	80.4	80.7	80.3	81.0	80.7	79.9	81.7	79.6	80.3	79.2	80.1	2011-2013	79.41	80.3	80.6	80.5	80.3	81.2	80.7	80.4	81.4	79.4	80.9	78.9	81.5	2012-2014	79.55	80.4	80.7	81.0	80.8	81.4	80.6	80.5	82.9	79.1	81.2	78.9	80.0		Female												National / Regional			Local Authority									England <sup>2</sup>	East	Hertfordshire	Broxbourne	Dacorum	East Hertfordshire	Hertsmere	North Hertfordshire	St Albans	Stevenage	Three Rivers	Watford	Welwyn Hatfield	2002-2004	80.90	81.6	81.7	82.0	81.7	82.2	81.4	81.4	82.1	80.5	82.4	80.9	82.1	2003-2005	81.13	81.8	81.9	82.1	81.6	82.3	81.7	82.0	82.5	81.2	82.3	80.8	82.6	2004-2006	81.53	82.3	82.3	82.3	82.2	82.5	81.9	82.4	82.6	82.1	82.8	80.9	82.7	2005-2007	81.78	82.5	82.6	82.6	82.9	83.0	82.2	82.7	83.4	81.8	82.7	81.2	82.7	2006-2008	81.98	82.7	82.7	82.9	83.1	83.2	82.7	82.3	83.5	81.9	83.5	81.5	82.2	2007-2009	82.26	83.0	83.0	83.9	83.4	83.4	82.7	82.4	83.7	82.3	84.2	81.8	82.9	2008-2010	82.51	83.2	83.3	84.5	83.3	83.6	83.5	82.0	84.1	82.8	84.4	81.7	83.3	2009-2011	82.89	83.6	83.8	85.1	84.3	84.4	83.6	82.6	84.6	82.8	84.7	82.5	83.6	2010-2012	83.01	83.7	83.8	84.4	84.5	84.1	83.5	82.8	85.3	82.6	84.5	82.3	83.6	2011-2013	83.12	83.8	84.0	84.4	84.4	84.8	83.5	83.2	84.4	82.5	84.8	82.9	84.8	2012-2014	83.20	83.8	84.1	84.9	84.6	85.0	84.0	83.1	85.1	82.3	84.7	82.5	83.9
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2002-2004	76.52	77.6	77.9	77.5	78.7	78.7	77.1	77.8	78.1	76.6	78.2	76.7	77.8																																																																																																																																																																																																																																																																																																																																																																																											
2003-2005	76.87	77.9	78.3	78.3	79.0	79.2	77.4	78.0	78.8	77.0	79.2	77.1	78.3																																																																																																																																																																																																																																																																																																																																																																																											
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2007-2009	78.18	79.2	79.6	79.8	80.5	79.9	78.8	79.5	81.2	77.5	80.2	78.1	79.0																																																																																																																																																																																																																																																																																																																																																																																											
2008-2010	78.50	79.5	79.9	80.5	80.7	80.1	79.1	79.4	81.4	78.3	79.9	79.0	79.3																																																																																																																																																																																																																																																																																																																																																																																											
2009-2011	78.91	79.9	80.2	80.8	80.6	80.8	80.0	80.1	81.3	79.1	80.2	79.2	79.5																																																																																																																																																																																																																																																																																																																																																																																											
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2011-2013	79.41	80.3	80.6	80.5	80.3	81.2	80.7	80.4	81.4	79.4	80.9	78.9	81.5																																																																																																																																																																																																																																																																																																																																																																																											
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2009-2011	82.89	83.6	83.8	85.1	84.3	84.4	83.6	82.6	84.6	82.8	84.7	82.5	83.6																																																																																																																																																																																																																																																																																																																																																																																											
2010-2012	83.01	83.7	83.8	84.4	84.5	84.1	83.5	82.8	85.3	82.6	84.5	82.3	83.6																																																																																																																																																																																																																																																																																																																																																																																											
2011-2013	83.12	83.8	84.0	84.4	84.4	84.8	83.5	83.2	84.4	82.5	84.8	82.9	84.8																																																																																																																																																																																																																																																																																																																																																																																											
2012-2014	83.20	83.8	84.1	84.9	84.6	85.0	84.0	83.1	85.1	82.3	84.7	82.5	83.9																																																																																																																																																																																																																																																																																																																																																																																											
Access to healthcare facilities	See access to services																																																																																																																																																																																																																																																																																																																																																																																																							
Number of households effected by ambient noise	London Luton Airport received 147 complaints from 63 residents of NHDC in 2003.  303 complaints received in 2006-7	The total number of complaints to Luton London Airport in 2003 was 680 from 338 complainants which related to a total of 1522 events of noise from aircraft.  Noise complaints from Hertfordshire residents average 5.6 per 1,000 population, This was much higher in Three Rivers (12) and Watford (11.8). Complaints from North Herts residents were the lowest at 2.5. The national average is 7.5 complaints per 1,000 population  Complaints received by the airport authorities:  <table border="1"> <thead> <tr> <th></th> <th>2004/5</th> <th>2005/6</th> <th>2006/7</th> </tr> </thead> <tbody> <tr> <td>Luton</td> <td>627</td> <td>1,527</td> <td>1,388</td> </tr> <tr> <td>Stanstead</td> <td>3,063</td> <td>3,641</td> <td>3,331</td> </tr> </tbody> </table>		2004/5	2005/6	2006/7	Luton	627	1,527	1,388	Stanstead	3,063	3,641	3,331			The EU Noise Directive requires Member States to prepare and publish, every 5 years, noise maps and noise management action plans for agglomerations with	There was a drop in total aircraft noise complaints in recent years from a maximum of 1,342 in 2001.  CPRE have calculated the loss of undisturbed area in England since 1960s, when 45% of Hertfordshire was said to be undisturbed; it is currently calculated to be 24% of the county.	Noise complaints received by NHDC do not show any pattern of ambient noise problems. Aircraft noise seems to be the primary ambient noise issue for residents of NHDC.  Noise insulation schemes are in place for both Luton and Stanstead airports.	<a href="http://www.luton.gov.uk/internet/Transport_and_streets/Public_transport/Air_services/London%20Luton%20airport%20annual%20monitoring%20report">http://www.luton.gov.uk/internet/Transport_and_streets/Public_transport/Air_services/London%20Luton%20airport%20annual%20monitoring%20report</a>  Quality of Life Report 2007 <a href="http://www.enquire.hertscc.gov.uk">www.enquire.hertscc.gov.uk</a>  Developing and Intrusion Map of England : August 2007. <a href="http://www.cpre.org.uk">www.cpre.org.uk</a>  Herts Noise Facts <a href="http://bit.ly/1Ti4z1T">http://bit.ly/1Ti4z1T</a> Quality of life report, 2009.  EU noise Dir. <a href="http://ec.europa.eu/environment/noise/directive_en.htm">http://ec.europa.eu/environment/noise/directive_en.htm</a>																																																																																																																																																																																																																																																																																																																																																																																				
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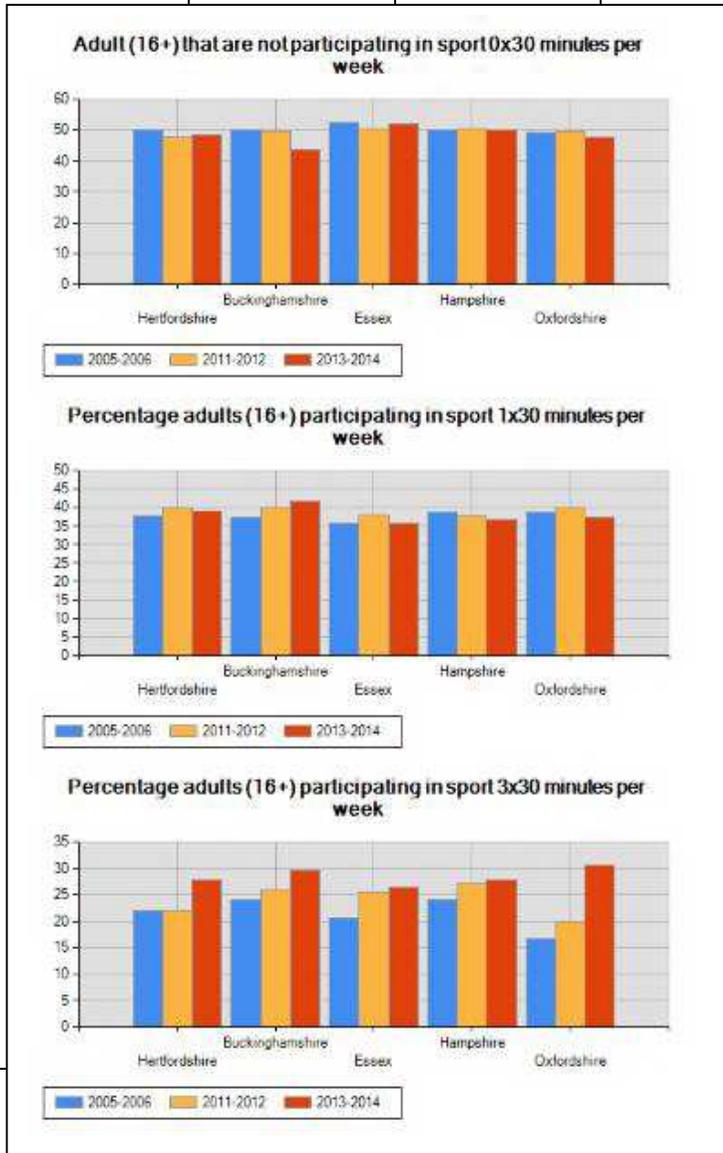
Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																												
		<p>In 2009, Hertfordshire residents raised 68% of aircraft noise complaints related to Luton and 48% related to Stansted. This was a reduction of 5% on the previous year</p> <p>Noise complaints in Hertfordshire are predominantly related to domestic noise - more than 70% fall under this category. Construction and commercial operations also generate a large number of noise complaints. (Quality of Life, 2009).</p>			<p>more than 100,000 inhabitants; major roads (more than 3 million vehicles a year); major railways (more than 30,000 trains a year); major airports (more than 50,000 movements a year, including small aircrafts and helicopters).</p>																																																															
Deaths and serious injuries (KSI) in road accidents						<p>With the exception of fatalities Hertfordshire has achieved casualty reductions greater than National changes when compared to 2005-2009 average.</p> <p>The year 2013 had the lowest fatality total on record in Herts, in 2014 fatalities rose by 25.9%. Serious casualties decreased by one, so the KSI rise over 2013 was only 1.6%. Child KSI rose by 28.6% over 2013, returning to the 2011 level.</p> <p>Vulnerable users - pedestrian, cyclist and Powered Two Wheeler casualties made up 26.6% of total casualties but 53.5% of KSI casualties. KSI cyclist casualties fell by 25.9% from 2013, KSI motorcyclist casualties by 5.6% and KSI moped casualties by 63.6%. In other user classes KSI casualties rose.</p>	<p>The rate of accidents per 1000 population is lower for N Herts than the county as a whole.</p>	<p>Hertfordshire Highways 01707 356223</p> <p>Hertfordshire Road Casualty Facts 2015, <a href="http://www.hertsdirect.org/docs/pdf/t/acfactdheet2015.pdf">http://www.hertsdirect.org/docs/pdf/t/acfactdheet2015.pdf</a></p>																																																												
		<p>The table below shows the number of reported road collisions and Casualties for Hertfordshire and Great Britain.</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="1">Accidents</th> <th colspan="5">Casualties</th> </tr> <tr> <th>Total</th> <th>Fatal</th> <th>Serious</th> <th>KSI<sup>1</sup></th> <th>Slight</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2005-2009 average<sup>2</sup></td> <td>3415</td> <td>44</td> <td>456</td> <td>500</td> <td>4389</td> <td>4889</td> </tr> <tr> <td>2013</td> <td>2320</td> <td>27</td> <td>358</td> <td>385</td> <td>2754</td> <td>3139</td> </tr> <tr> <td>2014</td> <td>2634</td> <td>34</td> <td>357</td> <td>391</td> <td>3299</td> <td>3690</td> </tr> <tr> <td>% change over 2005-2009 average</td> <td>-22.9</td> <td>-23.1</td> <td>-21.7</td> <td>-21.8</td> <td>-24.8</td> <td>-24.5</td> </tr> <tr> <td>% change over 2013</td> <td>13.5</td> <td>25.9</td> <td>-0.3</td> <td>1.6</td> <td>19.8</td> <td>17.6</td> </tr> <tr> <td>National % change over 2005-2009 average</td> <td>-19.1</td> <td>-37.0</td> <td>-16.2</td> <td>-18.2</td> <td>-21.4</td> <td>-21.0</td> </tr> <tr> <td>National % change over 2013</td> <td>5.5</td> <td>3.6</td> <td>5.3</td> <td>5.2</td> <td>6.0</td> <td>6.0</td> </tr> </tbody> </table> <p><a href="http://www.hertsdirect.org/docs/pdf/t/acfactdheet2015.pdf">Hertfordshire Road Casualty Facts 2015, http://www.hertsdirect.org/docs/pdf/t/acfactdheet2015.pdf</a></p>				Accidents	Casualties					Total	Fatal	Serious	KSI <sup>1</sup>	Slight	Total	2005-2009 average <sup>2</sup>	3415	44	456	500	4389	4889	2013	2320	27	358	385	2754	3139	2014	2634	34	357	391	3299	3690	% change over 2005-2009 average	-22.9	-23.1	-21.7	-21.8	-24.8	-24.5	% change over 2013	13.5	25.9	-0.3	1.6	19.8	17.6	National % change over 2005-2009 average	-19.1	-37.0	-16.2	-18.2	-21.4	-21.0	National % change over 2013	5.5	3.6	5.3	5.2	6.0	6.0		
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>5(g) Increase participation in education and life-long learning</b>								
Percentage of population by age band and educational qualification	Insufficient data regarding age, but see Indicator 1 above.							

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
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**5(h) Maintain and improve culture, leisure and recreational activities that are available to all**

Adult participation in sport and active recreation



See comments

It is not appropriate to compare the ten districts in the county as they have very different demographics. There are however a number of significant trends across all the districts which include:

- o A substantial difference between male and female participation.
- o A decrease in participation in mid-life and older people.
- o Fewer people with a limiting illness or disability participating than those without.
- o A large variation in participation by socio-economic group.

Large numbers of the population in Hertfordshire (48.3%) who are currently reported to be inactive i.e. they do not take part in any form of sport or active recreation. The number of inactive adults (16+) in Hertfordshire has increased by 0.6% over the last year (APS7 12/13 vs APS8 13/14).

In summary the results of the annual Active People Surveys have identified a number of trends for Hertfordshire:

**Overall levels of participation have remained static since 2005/06**

**There continues to be a high level of inactivity across the county, particularly with increasing age.**

**Participation plummets sharply after school-leaving age**

**Participation continues to fall significantly with increasing age through adult life.**

QOL Report, Herts, 2014.

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Percentage of adult pop. (16+) who have used their library in the last 12 months	2009 48.2%	<p>Almost 4 million people visited Hertfordshire libraries between 1 April 2013 and 31 March 2014 plus another 1.25 million visits were made to the Hertfordshire Libraries website during the same period.</p> <p>During 2013/2014, library staff helped with almost three-quarters of a million enquiries.</p> <p>More than 5.1 million items, including books, DVDs, CDs, talking books, music scores, newspapers and magazines were issued.</p> <p>Over 170,000 people borrowed at least one item from the library and almost 45,000 new borrowers were registered during the year.</p> <p>During 2013/2014, there were 110,000 visits to libraries for regular events such as Baby Rhyme Time, Toddler Tales, Chatterbooks reading groups for children, class and assembly visits and other activities held regularly in libraries.</p> <p>Additionally there were over 16,000 visits from people of all ages for other activities at libraries including author events, workshops and learning sessions.</p> <p>The public computers in libraries were used by customers for 335,000 hours during 2013/2014.</p> <p>A total of 530 volunteers supported various library related services and activities, committing over 18,000 hours to Hertfordshire libraries during the year.</p>	<p>2008 49.1%</p> <p>2009 46.9%</p> <p>Decline 0.98%</p>		National: A year on year increase			<p><a href="http://communities.gov.uk/publications/localgovernment/indicators/definitions">http://communities.gov.uk/publications/localgovernment/indicators/definitions</a></p> <p>QOL Report, Herts, 2014.</p> <p>ONS NI 9.</p> <p><a href="http://bit.ly/25fXkCu">http://bit.ly/25fXkCu</a></p>

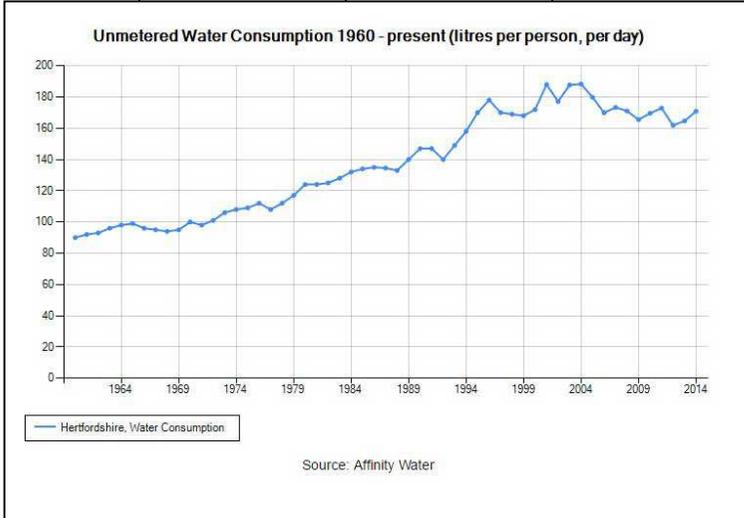
Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Percentage of adult pop. who have attended a museum or gallery in the local area at least once in the preceding 12 months	2009 49.4%	2008 59.6% 2009 55.7% Decline 2.29%  There are over 30 museums in Hertfordshire. There is one national museum in Hertfordshire – The Natural History Museum at Tring. Share Museums East Benchmarking shows that the level of museum visits across the county have remained steady during this year. Encouragingly visits from schools are also remaining steady. Museums are working with partner schools to consider the implications of the changes to the national curriculum to ensure that the offer to schools from museums remains current and interesting and responds to changing needs. QOL Report, Herts, 2014.	2008 53.6% 2009 53.3% Decline 0.98%		National: A year on year increase			<a href="http://communities.gov.uk/publications/localgovernment/indicators/definitions">http://communities.gov.uk/publications/localgovernment/indicators/definitions</a>  QOL Report, Herts, 2014.  ONS NI 10.  <a href="http://bit.ly/25fXkCu">http://bit.ly/25fXkCu</a>
Percentage of adult pop. who have engaged in arts at least three times in the last 12 months	2009 52.0%	2008 51.7% 2009 49.5% Decline 2.32%	2008 46.6% 2009 46.0% Decline 0.6%		National: A year on year increase			<a href="http://communities.gov.uk/publications/localgovernment/indicators/definitions">http://communities.gov.uk/publications/localgovernment/indicators/definitions</a>  <a href="http://bit.ly/25fXkCu">http://bit.ly/25fXkCu</a>

# Resource Use and Waste

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>6(a) Use natural resources efficiently; reuse, use recycled where possible</b>								
<b>Consumption/ recycling of aggregates</b>		<p>The AMS indicated that most of Hertfordshire's sand and gravel produced is consumed in the county (74%). Of the exports, the majority of the sand and gravel is used outside of the East of England region (23%).</p> <p>Recycled and Secondary Aggregate Processing (tonnes): (see comments)</p> <p>2005 95,951 2006 172,238 2007 267,210 2008 229,769 2009 258,427 2010 346,560 2011 303,869 2012 316,941 2013 329,457 2014 362,203</p>	<p>Hertfordshire contributed 12% of sand and gravel sales in the East of England in 2013. The East of England landbank (average over all authorities) stood at 9.8 years using the sub-regional apportionment figure derived from the National and regional Guidelines 2005-2020.</p>	<p>In England about 400mt materials are used each year.</p> <p>Consumption of aggregates : 2001 182million t 2005 159million t</p> <p>Estimated recycling of construction and demolition waste created : 2001 49% 2003 50% 2005 52%</p>	<p>CLG's target for use of alternatives of primary aggregates is 60 million tonnes per annum by 2011,</p>	<p>From the available data the trend is a small increase in the recycling of aggregates.</p> <p>Consumption has been declining over recent years.</p> <p>The 2007 monitoring exercise indicates a modest decline (5.2%) in the forecast national demand 2001-2016 for total aggregates, compared with that made in 2003. *</p> <p>The Annual Minerals Raised Inquiry (AMRI) 2013 reports the following:</p> <ul style="list-style-type: none"> <li>o In Hertfordshire, 12,000 tonnes of clay was extracted and sold for the manufacture of bricks, pipes and tiles; A total of 4 million tonnes was extracted in Great Britain</li> <li>o The UK had a 1.4% rise in total clay sales from 5,497 to 6,464 thousand tonnes 2012-2013;</li> <li>o In Hertfordshire, 30,000 tonnes of chalk was extracted and sold for agricultural uses. A total of 330 000 tonnes was extracted in England</li> <li>o The UK had a 1.5% rise in sales from 3,473 to 3,528 thousand tonnes 2012- 2013;</li> <li>o Hertfordshire is listed as one of only 13 areas in Great Britain that produce chalk.</li> </ul> <p>UK total sales of sand and gravel rose by 3.6% from 2012-2013, rising from 50,044 to 51,925 thousand tonnes.</p>	<p>There are no definitive statistics available regarding mineral waste. The quantity of mineral waste produced by the extractive industry in the UK fluctuates yearly, depending on the level of activity in the various sectors. Demand is reducing as aggregates are being used less intensively. It is not known how the current financial situation will further impact future demand</p> <p>NB CLG is Communities and Local Government</p> <p>Recycled and Secondary Aggregate Processing (tonnes): note there may be a difference in the figures available from difference sources, including HCC operator data, Environment Agency data and other studies.</p>	<p><a href="http://www.defra.gov.uk/environment/statistics/waste/kf/wr kf09.htm">http://www.defra.gov.uk/environment/statistics/waste/kf/wr kf09.htm</a> Construction and Demolition Waste Management 1999 to 2005</p> <p><a href="http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste07-annex-c4.pdf">http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste07-annex-c4.pdf</a> Source: Aggregate Minerals survey data</p> <p>* As reported in the Hertfordshire CC Planning and External Relations Panel, Tuesday 10 June 2008 – <a href="http://www.hertsdirect.org/vrccouncil/civic_calendar/archiv e/Planning%20%20External%20Relations%20Cabinet%20Panel_4/080610.doc">http://www.hertsdirect.org/vrccouncil/civic_calendar/archiv e/Planning%20%20External%20Relations%20Cabinet%20Panel_4/080610.doc</a></p> <p>The Annual Minerals Raised Inquiry (AMRI) 2013 <a href="http://bit.ly/1VeOJcX">http://bit.ly/1VeOJcX</a></p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Construction and demolition waste going to landfill				<p>Landfill: 2001 26% 2003 32% 2005 31%</p> <p>About 90mt inert waste has been produced annually 2001-05. Of this, about 45million tonnes is recycled, 15mt spread on exempt sites and about 28mt to landfill (DEFRA)</p> <p>England Landfill: 2010 10.9% 2011 10.7% 2012 10.8% (DEFRA)</p>	<p>National target: To halve construction waste by 2012, leading to zero waste to landfill by 2020.</p> <p>There is a target for the UK to recover at least 70 per cent of non-hazardous C&amp;D waste by 2020, which it is currently meeting.</p>	<p>From the available data the trend is a small increase in waste going to landfill. The amount going to exempt sites fell from 25% in 2001 to 17% in 2005</p>	<p>It was estimated that 96.4 million tonnes of mining and quarrying waste was produced in 2004 in the UK. This was a small decrease from 96.9 million tonnes in 2003. (Based on the production data in the UK Minerals Year Book).</p> <p>The recovery rate from non-hazardous construction and demolition waste in the UK in 2012 was 86.5 per cent.</p>	<p><a href="http://www.berr.gov.uk/whatwedo/sectors/construction/sustainability/sustainablestrategy/page48779.html">http://www.berr.gov.uk/whatwedo/sectors/construction/sustainability/sustainablestrategy/page48779.html</a></p> <p><a href="http://www.defra.gov.uk/environment/statistics/waste/kf/wr/kf09.htm">http://www.defra.gov.uk/environment/statistics/waste/kf/wr/kf09.htm</a></p> <p><a href="http://www.defra.gov.uk/environment/waste/strategy/strategy07/index.htm">http://www.defra.gov.uk/environment/waste/strategy/strategy07/index.htm</a></p> <p>Construction and Demolition Waste Management 1999 to 2005</p> <p><a href="http://bit.ly/1npGq0o">http://bit.ly/1npGq0o</a></p>
Number of dwellings created by re-use of existing buildings (conversion or change of use)	<p>2001/2 No. 11</p> <p>2002/3 23</p> <p>2003/4 40</p> <p>2004/5 56</p> <p>2005/6 38</p> <p>2006/7 53</p> <p>2007/8 41</p>					No clear trend is available		Source: NHDC
Number of buildings designed to sustainability principles	Under investigation						2009: NHDC will be putting systems in place to start monitoring this in the future	

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<p><b>Average household water use per capita</b></p>  <p>Source: Affinity Water</p>				<p>The average person in England and Wales uses 150 litres of water a day and the average family uses 500 litres of water a day (including communal use of appliances)</p>		<p>Hertfordshire is recognised as having one of the highest rates of water consumption in the country, consumption is 9% higher than the England and Wales average. In 2011 the average non-metered per capita consumption was 173 litres per person per day and 152 litres per person per day for metered residents.</p> <p><b>Hertfordshire is an area of serious water stress and catchments are classified as over-abstracted or over-licensed.</b> Many of the region's surface and ground waters are under severe pressure and, following two consecutive autumn and winter periods of below average rainfall in 2010/11 and 2011/12, much of the region experienced drought conditions and consequently restrictions in water use.</p> <p>For Affinity Water's Central region, the unmeasured per capita consumption (uPCC) continues to see an increase since 2012, the year on year (2013 to 2014) change is 3.80% (+6 l/per person/day).</p>	<p>NHDC is covered by 2 supply companies. Anglian supplies most of the District with Three Valleys supplying predominantly rural areas in the south. Anglian consumption is approximately the national average, whereas 3 Valleys are the highest for any supplier being approximately 20% above average.</p>	<p>Data from Three Valleys report <i>Serving the community, protecting the environment 2004</i>.  <a href="http://www.ofwat.gov.uk/aptrix/ofwat/publish.nsf/AttachmentsByTitle/leakage_03-04.pdf/\$FILE/leakage_03-04.pdf">http://www.ofwat.gov.uk/aptrix/ofwat/publish.nsf/AttachmentsByTitle/leakage_03-04.pdf/\$FILE/leakage_03-04.pdf</a>  <a href="http://bit.ly/1npGq0o">http://bit.ly/1npGq0o</a>                      Security of supply, leakage and efficient use of water 2003 – 2004, Ofwat Dec 2004                      Note that companies make estimates for their whole supply areas and cannot break this down to smaller areas.  <a href="http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf">http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf</a>                      QOL Report, herts, 2014.</p>
<p><b>Margin between water supply resources and projected demand</b></p>	<p>No local data are available, nor would these be particularly meaningful given the extensive distribution network used to maintain security of supply. North Herts spans both the Anglian and Thames EA Regions. See comments under Herts, as the river catchments areas cover the whole county</p>	<p>Daily abstraction rates in the two Catchment Abstraction Management (CAM) areas covering Hertfordshire are:                      Upper Lee 465Ml/day (2006)                      Colne 701.0Ml/day (2007)                      Both areas are said to be 'over-abstracted' (unacceptable damage is being done to the environment at low flows) Abstraction rates have already been identified as being too great to be truly sustainable, and there is a clear upward trend with regard to the consumption of water within the county. LFRMSSEareport, 2012.</p>	<p>The eastern part of England has a large proportion of areas that are over-licensed or over-abstracted. This means there is no water available for abstraction at low flows or unacceptable damage is being done to the environment at low flows (Environment Agency)</p>	<p>2006-7: Total annual abstraction across England and Wales was almost 60,000 mega litres (Ml) per day. This amount has changed little since 2001 an is about half the amount licensed for abstraction</p>	<p>Target for R Colne is 'less over-abstracted' status for 2014 and 2020                      Target recovery for the Upper Lee is 5Ml/day over the 6 year CAM cycle. However, some of this resource recovery will be taken up by</p>	<p>No trend data available.                      Many areas of England are currently below their target headroom, thus may need to impose supply restrictions in dry years. However, some of these areas may be adjacent to areas with a healthy surplus (Environment Agency )                      Only 9.8% of the 41 waterbodies in Herts were classified as being in 'good condition' in 2014. QOL Report, Hets, 2014</p>	<p>Water has become a major issue for Hertfordshire in 2007. Despite a wet 2007 and lifting of the hosepipe ban by Three Valleys Water (from April 2006), demand for water grows and sustainability could become a major issue, particularly given the projected increase in housing by 2021 (see Indicator 2). Some sub regions of the East of England already import over 50% of their water supply and the region is under 'serious water stress', according to the Environment Agency.</p>	<p>Water Resources for the Future – A strategy for Anglian Region, EA, March 2001                      Herts County Council: Planning and External Relations Cabinet Panel (12 February 2008)                      An Assessment of the Impacts of Household Growth Proposals on the Water Resources Supply Balance for the East of England : A Report to Inform the Environment Agency's Response to RS14 Consultations (July 2005): <a href="http://www.eastofenglandobservatory.org.uk">www.eastofenglandobservatory.org.uk</a>  <a href="http://www.environment-agency.gov.uk/research/planning/33420.aspx">www.environment-agency.gov.uk/research/planning/33420.aspx</a> and 33440.aspx  <a href="http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf">http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf</a>                      LFRMSSEareport, <a href="http://bit.ly/1sMoccc">2012 http://bit.ly/1sMoccc</a></p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
					new housing developments.			
<b>State of groundwater resources</b>	NHDC lies on the Ivel Chalk aquifer. This has a significant surplus above the currently licensed abstraction rate, but see comments.	<p>During January 2013, groundwater levels were well above the long term average (LTA). Groundwater levels remained above the LTA for the whole of 2013, returning to near LTA levels by December 2013. Significantly higher than average rainfall between October 2013 and February 2014, resulted in a rapid increase of groundwater levels from December 2013, which peaked at a significantly higher than average level in April 2014. During this period, groundwater (and surface water) flooding was experienced. Later in spring of 2014, groundwater levels began to decline in line with the normal trend, but remained above the average. In late autumn / early winter of 2014, higher than LTA rainfall was received and groundwater levels in December 2014 have plateaued against the normal trend of decline. Similar conditions were experienced towards the end of 2013, resulting in flooding during the early stages of 2014. Although challenges from abnormal rainfall patterns have the potential to impact groundwater level prospects, it should be noted that prolonged excessive rainfall will be required to enter flood conditions. Under the majority of rainfall projections, groundwater</p>				<p>Many areas of England are currently below their target headroom.</p> <p>Climate change may bring changes to trends in the water supply, for example through altered rainfall patterns. However, there is no clear trend as yet.</p> <p>The largest concentration of groundwater sources in herts are in the River Colne valley and on the Chalk escarpment. Yields and concentrations of sources are lower to the north and east whilst groundwater flow is roughly downip into the Colne and Lee catchments. Main pressure on water resources is population growth. Growth will need to be sustainable, with impacts on wastewater, water quality and infrastructure quality and capacity all carefully managed.</p>	<p>Comments on the Ivel Chalk aquifer: 'Increases in abstraction from the Chalk are not acceptable despite the water balance showing a surplus. The surplus is viewed with caution because firstly, there is a large volume of effluent and it may not be wise to plan to rely on such high effluent flows in future and secondly, this unit overlaps with Thames Region which may rely on groundwater resources in this unit.'</p>	<p>Water Resources for the Future – A strategy for Anglian Region, EA, March 2001</p> <p>Quality of Life Report 2007 <a href="http://www.enquire.hertscc.gov.uk">www.enquire.hertscc.gov.uk</a></p> <p><a href="http://www.environment-agency.gov.uk/research/planning/33420.aspx">www.environment-agency.gov.uk/research/planning/33420.aspx</a> and 33440.aspx</p> <p><a href="http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf">http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf</a></p> <p>A new 5 year strategy is due to be published in 2009 by the Environment Agency</p> <p>QOL Report, Herts, 2014.</p> <p>LFMSSEareport, <a href="http://bit.ly/1sMoccc">2012 http://bit.ly/1sMoccc</a></p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
		levels in Hertfordshire are expected to remain above the LTA throughout 2015						
<b>6(b) Reduce waste</b>								
<b>Annual per capita production of household waste</b>	<b>Waste per Capita (kg)</b> 2002/03 534 2003/04 524 2004/05 544 2005/06 556 2006/07 574 2013/14 439 <b>Waste per household (kg)</b> 2000/01 1271 2002/03 1227 2003/04 1205 2004/05 1247 2005/06 1272 2006/07 1309 2011/12 894 2012/13 869 2013/14 856	<b>Waste per capita (kg)</b> 2002/3 506 2003/4 496 2004/5 508 2005/6 517 2006/7 527 2013/14 439 <b>Waste per household (kg)</b> 2001/2 1229 2002/3 1196 2003/4 1168 2004/5 1191 2005/6 1201 2011/12 1063 2012/13 1013 2013/14 1056	<b>Waste per capita (kg)</b> 1998/9 491 2002/3 520	<b>Waste per Capita (kg)</b> 1998/99 482 2002/03 521 2003/04 510 2004/05 512 2005/06 505 2006/07 508 2007/08 495		<p>In N Herts, the amount of total household waste produced (waste, dry recycling and composting) per person has reduced from 2013 to 439kg despite overall waste going up. This suggests that the increase in waste is a result of an increase in population (up 4% on 2012/13) rather than residents producing more. QOL Report, herts 2014.</p> <p>At a regional level, in Herts, although residual waste has reduced increases in both dry recycling and organic waste has resulted in an overall increase in waste of 43kg per property when compared to 2012/13. This figure is more comparable to the amount of waste collected per household in 2011/12 and 2010/10 possibly reflecting an upturn in the economy.</p>	<p>Over the last 6 years to 2007 there has been a reduction in waste produced across Hertfordshire (-113kg per household) though some districts including North Herts have shown a large increase</p>	<p><a href="http://www.hertsdirect.org/infobase/docs/pdfstore/qol4.pdf">http://www.hertsdirect.org/infobase/docs/pdfstore/qol4.pdf</a>            Source: Quality of Life Report 2004, (HEF, 2005)</p> <p>Municipal Waste Management Survey 2007</p> <p><a href="http://www.defra.gov.uk/environment/statistics/wastats/bulletin08.htm">http://www.defra.gov.uk/environment/statistics/wastats/bulletin08.htm</a></p> <p><a href="http://enquire.hertscc.gov.uk/qol/2007/waste07.cfm">http://enquire.hertscc.gov.uk/qol/2007/waste07.cfm</a></p>
<b>Percentage of household waste recycled or composted</b>	1998-99 8 1999-00 10 2000-01 9.6 2001-02 8.8 2002-03 11.5 2003/04 17.7 2004/05 19.9 2005/06 26.7 2006/07 33.2 2011/12 49.5% 2012/13 47.3% 2013/14 57.3%	2000/01 14.8 2001/02 15.1 2002/03 18.5 2003/04 21.9 2004/05 26.6 2005/06 33.1 2006/07 35.8 2011/12 50.4% 2012/13 45.5% 2013/14 48.5%	1996/97 9.3 1997/98 10.5 1998/99 11.9 1999/00 14.1 2000/01 15.2 2001/02 17.3 2002/03 19.4 2003/04 23.4 2004/05 29.8 2005/06 34.1 2006/07 38.3 2007/08 41.2	2001/02 2002/03 2003/04 2004/05 2005/06 2006/07 2007/08	2007/08 25.5% NHDC 24% Herts 38% England 20.7 40% 2010 45% 2015 50% 2020 (DEFRA) The Hertfordshire Waste Partnership (HWP, made up of the county and 10 district councils)	<p>In 2013/14, the level of household waste reused, recycled or composted in N Herts was 49.3%, up from 45.5% in the previous year. This significant increase is the result of a reduction in residual waste (down some 7,800 tonnes) and an increase in overall recycling (recycling and composting) of some 25,000 tonnes.</p> <p>Hertfordshire residents are now recycling almost 50 per cent of the waste they produce, although overall waste produced has increased. QOL Report, herts, 2014.</p>	<p><a href="http://www.defra.gov.uk/environment/statistics/index.htm">http://www.defra.gov.uk/environment/statistics/index.htm</a>            Source: Municipal Waste Management Survey, Published August 2004</p> <p><a href="http://www.hertsdirect.org/infobase/docs/pdfstore/qol4.pdf">http://www.hertsdirect.org/infobase/docs/pdfstore/qol4.pdf</a>            Source: Quality of Life Report 2004, (HEF, 2005)</p> <p><a href="http://enquire.hertscc.gov.uk/qol/2007/waste07.cfm">http://enquire.hertscc.gov.uk/qol/2007/waste07.cfm</a></p> <p>East of England : Regional Sustainable Development Indicators Factsheet <a href="http://www.defra.gov.uk">www.defra.gov.uk</a>  <a href="http://www.defra.gov.uk/environment/statistics/wastats/index.htm">http://www.defra.gov.uk/environment/statistics/wastats/index.htm</a>  <a href="http://www.defra.gov.uk/environment/statistics/wastats/index.htm">http://www.defra.gov.uk/environment/statistics/wastats/index.htm</a></p>	

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
					continues to work towards its recycling target of 50% of household waste.			
<b>Percentage of municipal waste landfilled</b>		2000/01 77 2003/04 71 2005/06 61 2006/07 58 2007/08 56  Waste sent to landfill in 2013/14 increased on the previous year by 6,339 tonnes.	2001/02 80 2002/03 79 2003/04 75 2004/05 69 2005/06 65 2006/07 62 2007/08 58	2001/02 78 2002/03 75 2003/04 72 2004/05 67 2005/06 62 2006/07 58 2007/08 54	Government targets for recovery of municipal waste are: 53% by 2010 67% by 2015 75% by 2020 - DEFRA 2008	The trend at all levels is a decrease in the percentage of waste landfilled. Whilst a long term solution to the disposal of Hertfordshire's 275,000 tonnes of residual waste (waste not reused, recycled or composted) is being developed, short term interim residual waste disposal contracts have been procured. Three new contracts were signed with FCC Waste Services (UK) Limited, Biffa Waste Services Limited and Viridor Waste Management Limited for disposal at four different facilities with a combination of landfill and Energy Recovery Facility (ERF) destinations. These interim arrangements complement current disposal arrangements with the Edmonton ERF and will be in place until 2018, with the option to extend the contracts until 2021. Whilst the new interim arrangements provide surety for Hertfordshire, they do demonstrate the lack of in-county disposal options and the need for increased waste transfer, by road, to access the regional facilities. QOL Report, Herts, 2014.	It was calculated that there was little space in Hertfordshire beyond 2010 (Quality of Life Report 2007)	Source: Hertfordshire Waste Strategy <a href="http://www.defra.gov.uk/environment/statistics/wastats/bulletin08.htm">http://www.defra.gov.uk/environment/statistics/wastats/bulletin08.htm</a>  Hertfordshire waste data and govt. targets: <a href="http://www.wasteaware.org.uk/strategy/corestrategy1107.pdf">http://www.wasteaware.org.uk/strategy/corestrategy1107.pdf</a>  DEFRA: Municipal Waste Arisings 2007/8 <a href="http://www.defra.gov.uk/environment/waste/statistics/index.htm">http://www.defra.gov.uk/environment/waste/statistics/index.htm</a> <a href="http://www.defra.gov.uk/environment/statistics/waste/kf/wr kf06.htm">http://www.defra.gov.uk/environment/statistics/waste/kf/wr kf06.htm</a> Waste Strategy Annual Progress Report 2007/8 <a href="http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste-strategy-report-07-08.pdf">http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste-strategy-report-07-08.pdf</a>

# Town Centres

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																																														
<b>7 Promote sustainable urban living</b>																																																																																						
Vacant units in main town centres	<p><b>North Herts</b></p> <table border="1"> <tr> <td>2004</td> <td>2005</td> <td>2006</td> <td>2007</td> <td>2008</td> <td>2012</td> <td>2013</td> <td>2014</td> </tr> <tr> <td>Hitchin</td> <td>10</td> <td>23</td> <td>20</td> <td>37</td> <td>49</td> <td>46</td> <td>33</td> </tr> <tr> <td>Letchworth</td> <td>21</td> <td>26</td> <td>23</td> <td>27</td> <td>31</td> <td>59</td> <td>50</td> </tr> <tr> <td>Baldock</td> <td>8</td> <td>6</td> <td>5</td> <td>10</td> <td>15</td> <td>12</td> <td>12</td> </tr> <tr> <td>Royston</td> <td>13</td> <td>16</td> <td>14</td> <td>18</td> <td>17</td> <td>21</td> <td>27</td> </tr> <tr> <td>29</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>Comparison on vacancy rates in N Herts town centres:</p> <table border="1"> <thead> <tr> <th></th> <th>Vacancy rate 2009/10 (units) %</th> <th>Vacancy rate 2010/11 (units) %</th> <th>Vacancy rate 2011/12 (units) %</th> <th>Vacancy rate 2013/14</th> <th>Change % from previous year</th> </tr> </thead> <tbody> <tr> <td>Hitchin</td> <td>8.4</td> <td>7.4</td> <td>8.9</td> <td>10.0</td> <td>+1.1</td> </tr> <tr> <td>Letchwor</td> <td>16.8</td> <td>14.1</td> <td>14.9</td> <td>17.8</td> <td>+2.9</td> </tr> <tr> <td>Baldock</td> <td>12.4</td> <td>8.8</td> <td>7.4</td> <td>8.6</td> <td>1.2</td> </tr> <tr> <td>Royston</td> <td>10.5</td> <td>9.0</td> <td>9.0</td> <td>12.9</td> <td>3.9</td> </tr> </tbody> </table> <p>. Town Centre and Retail Annual Monitoring Report 2013 - 2014 January 2015. <a href="http://bit.ly/27NvDQ4">http://bit.ly/27NvDQ4</a></p>								2004	2005	2006	2007	2008	2012	2013	2014	Hitchin	10	23	20	37	49	46	33	Letchworth	21	26	23	27	31	59	50	Baldock	8	6	5	10	15	12	12	Royston	13	16	14	18	17	21	27	29									Vacancy rate 2009/10 (units) %	Vacancy rate 2010/11 (units) %	Vacancy rate 2011/12 (units) %	Vacancy rate 2013/14	Change % from previous year	Hitchin	8.4	7.4	8.9	10.0	+1.1	Letchwor	16.8	14.1	14.9	17.8	+2.9	Baldock	12.4	8.8	7.4	8.6	1.2	Royston	10.5	9.0	9.0	12.9	3.9
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Royston	10.5	9.0	9.0	12.9	3.9																																																																																	
<p>Each of the four areas have seen a reduction in the number of vacant units in the town centre in the last three years, except for Royston.</p> <p><i>The environmental improvements that have taken place in Letchworth, Baldock and Royston have created more attractive town centres and have encouraged increased interest from business, however the vacancy rate in all centres has increased this year, meaning that regardless of the environment, retail is still suffering. In Hitchin and Royston the Business Improvement District companies (BID) continue to work with businesses to improve the town centres and encourage new retail, however in the current economic climate, the retail environment is particularly volatile, especially with regards to the multiples and they are continuing to close units across the UK.</i> . Town Centre and Retail Annual Monitoring Report 2013 - 2014 January 2015. <a href="http://bit.ly/27NvDQ4">http://bit.ly/27NvDQ4</a></p>																																																																																						
<p>Source: NHDC Town Centre and Retail AMR 2008, 2013, 2014, 2015.</p>																																																																																						

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
<b>Percentage of new retail (A1) in town centers versus out-of-town</b>	% of new retail in town centres 2001/02 97.0 2002/03 23.5 2003/04 95.0 2004/05 100.0 2005/06 82.0 2006/07 16.0 2007/08 15.2  2014/15: A1 gains: 3064 units A1 losses: 3677 units A1 NET: -73units					The trend is showing a decline in the number of A1 (shops) in town centres.		Source: NHDC Town Centre and Retail AMR 2008
<b>% of all dwellings completed which are within town centres</b>	% of new dwellings in town centres 2001/02 45.3 2002/03 36.1 2003/04 23.4 2004/05 16.0 2005/06 5.4 2006/07 16.0 2007/08 18.8  <i>A number of shops and offices have changed to residential in peripheral areas of N Herts district towns, which is a reflection of the recent change to permitted development rights. Town Centre and Retail Annual Monitoring Report 2013 - 2014 January 2015. <a href="http://bit.ly/27NvDQ4">http://bit.ly/27NvDQ4</a></i>							Source: NHDC Town Centre and Retail AMR 2008 Town Centre and Retail Annual Monitoring Report 2013 - 2014 January 2015. <a href="http://bit.ly/27NvDQ4">http://bit.ly/27NvDQ4</a>



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 3: Appraisal of Objectives and Options

September 2016

# North Hertfordshire District Council

## Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

### Appendix 3: Appraisal of Objectives and Options

A report by CAG Consultants

September 2016

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# 1. Appraisal of Objectives

## 2016 Objectives Appraisal for Local Plan

The 2016 Local Plan sets out a series of strategic objectives. These are provided below for clarity, and then they are assessed against the SA objectives. The SA objectives are as in the 2016 Appraisal Framework, set out in the relevant section of the 2016 SA report.

The strategic objectives are assessed against the SA objectives in terms of positive compatibility, conflict, uncertain, and neutral. Positive compatibility is given where there is a clear positive alignment between the plan strategic objective and the SA objective.

The plan strategic objectives are included below for clarity, as they have been assigned numerical references for the matrix assessment.

### Strategic plan objectives assessed

ENV1 Direct development towards the most sustainable locations which seek to maintain the existing settlement pattern and protect areas of highest environmental value.

ENV 2 Mitigate the effects of climate change by encouraging the use of sustainable construction techniques, the appropriate use of renewable energy technologies and reducing the risk of flooding.

ENV 3 Reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by creating new green spaces and networks of green space for both recreation and wildlife.

ENV 4 Protect the countryside from inappropriate development and enhance the historic character of North Hertfordshire's towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.

ENV 5 Protect, maintain and where possible enhance the District's historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.

ECON1 Support a vibrant, diverse and competitive local economy that provides a range of job opportunities enabling new and existing businesses to grow and thrive.

ECON2 Ensure an adequate supply of employment land, office accommodation and support facilities to meet the needs of new and existing businesses within our urban and rural areas.

ECON3 Provide for a greater mix of skilled jobs as well as providing opportunities for further education and skills training to improve investor confidence in locating to, or remaining in the District.

ECON4 Maintain and enhance the vitality and viability of our town, neighbourhood and village centres, as well as strengthening the traditional retail roles of our town centres ensuring that they remain competitive and attractive for modern-day use.

ECON5 Use tourism where appropriate as a means to support and enhance local businesses, services and facilities in urban and rural areas.

ECON6 Sustain the vitality of our villages and the rural economy in supporting rural diversification whilst ensuring development is of an appropriate scale and character.

ECON7 Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities

ECON8 Improve access opportunities, minimise the need to travel, and encourage necessary journeys to be made by sustainable means of transport to ease congestion, reduce carbon emissions and impacts on air quality management areas.

SOC1 Identify locations for a range of types of homes, including affordable homes and tenures, to meet identified needs and provide adequate housing for a growing and ageing population.

SOC2 Encourage safe and vibrant mixed communities that provide for the needs of all North Hertfordshire's residents including young, old, disabled and disadvantaged.

SOC3 Improve access to, maintain and make provision for new facilities including community, sports, leisure,

health and cultural facilities, that meet the needs of all North Hertfordshire's communities.

SOC4 Enable individual rural communities to plan to meet their own local needs, especially through neighbourhood planning.

**Key:** positive compatibility√; conflict X; uncertain ?; neutral O.

SA Objectives	Plan Strategic Objectives																
	ENV1	ENV2	ENV3	ENV4	ENV5	ECON1	ECON2	ECON3	ECON4	ECON5	ECON6	ECON7	ECON8	SOC1	SOC2	SOC3	SOC4
1	√	√	O	O	O	√	√	√	√?	√	√	O	O	√	O	√	√
2a	√	O	√	√	√	O	x?	O	√	O	x	O	O	O	O	O	X
2b	√	O	√	O	√	O	O	O	O	O	O	O	O	O	√	√	O
2c	√?	O	O	O	√	O	O	O	O	O	X	√	√	O	√	O	X
3a	√	√?	√	O	√	O	O	O	√	O	O	O	√?	O	O	O	O
3b	√	O	√?	√	√	O	O	O	O	O	O	O	O	O	O	O	O
3c	O	O	O	√	√	O	O	O	O	√	O	O	O	O	O	O	O
3d	X?	O	O	O	O	O	O	O	O	O	O	O	√	O	O	O	O
4a	O	√	O	O	O	O	O	O	O	O	O	O	√	O	O	O	O
4b	O	√	√	O	O	O	O	O	O	O	O	O	√	O	O	O	O
5a	O	O	O	O	O	O	O	√?	√?	O	O	O	O	O	√	√	O
5b	√	O	O	O	O	O	O	O	O	O	√	O	√	√	√	√	√
5c	O	O	O	O	O	O	O	√?	O	O	O	O	O	O	√	√	√
5d	O	O	O	O	O	O	O	O	O	O	O	O	O	√	√	O	√
5e	√?	O	O	O	O	O	O	O	√	O	O	O	O	√?	√	O	O
5f	X?	O	√	O	√	O	O	O	√/X	O	O	√	√	O	√	O	O
5g	O	O	O	O	O	O	O	√?	O	O	O	O	O	O	O	O	O
5h	√?	O	√	O	√	O	O	O	√	O	O	√	√	O	√	√	O
6a	O	√	√	O	O	O	O	O	O	O	O	O	O	O	O	O	O
6b	O	√?	√	O	O	O	O	O	O	O	O	O	O	O	O	O	O
7	√	O	O	√	√	O	O	O	√	√	X	√	√	√?	√	√	X

### Conclusions

- Almost all the Local Plan objectives are positively compatible or neutral when tested against the sustainability appraisal objectives.
- There is a tension evidenced in the points of conflict between promoting town centres and brown field development and associated impacts in settlements, such a health impacts on existing residents and built heritage setting impacts. There is also a tension evidenced in the points of conflicted noted between supporting town centre and brownfield development and supporting rural development, which often has a greenfield impact. These tensions are expected, standard mitigation is available to address many of the impacts, and will be considered in more detail at the project stage.
- Employment land and housing are proposed, which can have a greenfield impact, but these are proposed to be located in the most sustainable locations which seek to maintain existing settlement patterns and protecting the areas of highest amenity value. There may be some greenfield development, and arising impacts to biodiversity and landscape, but these should be limited and there is standard mitigation to address these issues at the project level.
- Objective ENV1 seeks to protect areas of highest environmental value but not enhance them. It is thus in conflict with SA objects 3a, and 3d which seek to protect and enhance areas of high environmental value.
- ECON 3 has the potential to provide a benefit in sharing the benefits of prosperity, but there may need to be targeted intervention to ensure benefits go to deprived areas, unemployed or other specific groups who could benefit. This could align with SA objective 5g, which currently has limited positive compatibility with the plan objectives.
- There may be possibility to enhance some benefits cumulatively. For example:  
 ENV 2 which addresses climate change could be modified to maximise benefits to disadvantaged groups. The economic benefits from sustainable construction techniques and renewable energy technology could be focused on those with a skills disadvantaged, such as through the provision of training courses, local skills contracts and apprenticeship programmes.  
 ENV4 in protecting local character and promoting good design could be used to create positive impacts in social justice (SA obj 6-h) and reduction to waste (6a-b) if could improve local skills through training and apprenticeships in local build trades/traditional crafts and reuse of materials.  
 ENV 2 could help to meet SA objective 6b if commitment to reusing and recycling waste was included. (ie, recycled building materials, waste to energy proposals).

### Recommendations

- Add “enhance” to ENV 1.
- Modify ECON 3, to include commitment to “promote opportunities for this greater mix of skilled jobs to those in deprived areas, unemployed, at a skills disadvantage or other specific groups who could benefit.”
- Consider other opportunities to enhance cumulative benefits, such as include reference to reusing and recycling waste in ENV 2.

## 2. Preferred options and reasons for choosing them

### 1.1 Introduction

Strategic and policy options were outlined, appraised and consulted on in 2005.<sup>1</sup> These options were then reconsidered by the Council at a number of stages in the Local Plan development process. The sections below outline the Council's final position on the options for each of the policy areas reflecting the relevant circumstances of the emerging plan in August 2016, as well as the appraisal of the options. Section 2 following summarises the conclusions and recommendations from the appraisal of each of the options, and section 3 contains the detailed matrices. The matrices for the appraisal of housing numbers options are included separately as Appendix 4.

### 1.2 Housing location

The following options for housing delivery were identified:

- a. Continue current policy of focusing development on the four towns and fourteen villages, which may include limited development of greenfield sites;
- b. Focus development on previously developed land (PDL) within existing urban areas;
- c. Urban extensions on greenfield land adjoining existing towns;
- d. Build a new settlement; and
- e. Use smaller greenfield sites in the villages.

In summary the Council has chosen a combination of options a), b) and c) and e) as part of the solution to providing additional housing to meet the District's need. The development is spread across the district combining a number of the spatial options. Sites have been assessed against planning issues and those performing well in terms of constraints as well as being located closer to services and facilities have been chosen.

The option to build a new settlement has not been pursued. This is because no options for new settlements have been put to the Council and with the amount of deliverable land submitted as part the local plan process by developers and landowners, compulsory purchase would not be considered in the public interest.

### 1.3 Other housing options considered

A number of other policy options were considered for housing, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

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<sup>1</sup> See <http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/core-strategy/core-strategy-sustainability>

Table 1: Housing policy options

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
3.2* Provision of affordable housing	<p>The following options form part of Policy HS2:</p> <ul style="list-style-type: none"> <li>• Increase the amount of affordable housing on larger sites to a higher percentage.</li> <li>• Lower the threshold to include smaller sites.</li> </ul> <p>The Council has previously issued supplementary guidance which provides further information on the provision of affordable homes in the District<sup>2</sup>. This will be updated and / or replaced over the lifetime of the plan.</p>	<p>The issue of affordable housing is well recognised across the country as a whole and the Government encourages local planning authorities to set out policies on affordable housing, based on assessments of local housing needs. The policy is based on what's viable, but recognises that larger sites have the potential to deliver a higher figure.</p> <p>The requirement starts at 10 houses reflecting current Government guidance in the PPG.</p>
3.3 How to obtain additional funding for affordable housing	<p>This matter was not addressed in the Proposed Submission Plan and will be dealt in the Supplementary Planning Document on Affordable Housing.</p>	-
3.4 Affordable housing in rural areas	<p>Option to continue to encourage rural exception sites, in or adjacent to villages, where appropriate in environmental terms and where there is a proven local need has been pursued as policy CGB2.</p>	<p>Policy provides opportunity to deliver affordable housing in the rural area where issues of affordability are particularly acute. Applications would need to be supported by specific evidence of need commissioned, or otherwise endorsed by, the relevant Parish Council.</p>
3.5 Ensuring a range of housing types and styles	<p>Option to include a policy which ensures that a mix of sizes and types of property is built on all sites over a certain size has been pursued as Policy HS3.</p>	<p>Policy applies to all residential allocations and requires a mix of housing that meets the requirements of different groups within the community.</p>
3.6 Accommodation for Gypsy and Traveller families	<p>Only the option to expand the existing site has been reflected within the Proposed Submission document. The Council has included a policy HS7 on sites for Gypsies and Travelling Showpeople. This is a criteria based policy to be used to assess any application for a site should it come forward. The Strategic housing policy (SP8) includes an allocation for seven pitches</p>	<p>The Plan includes an allocation adjoining the existing Gypsy and Traveller site as national guidance requires the council to meet our own need. Meeting need where it arises is the most sustainable option.</p>

<sup>2</sup> Planning Obligations Supplementary Planning Document (SPD) (North Hertfordshire District Council, 2006)

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	up to 2031.	
3.7 Contributions to local facilities	The option to include a policy requiring contributions from all new housing developments is reflect in the Proposed Submission document within restrictions of national government and the pooling restrictions. Strategic Policies SP14-SP19 set out the infrastructure requirements and mitigation measures for strategic sites. The communities chapter of the plan provides the same detail for the non-strategic sites. The IDP sets out the infrastructure requirements for the District which is translated into the infrastructure chapter of the Local Plan.	Approach to infrastructure is transparent and identifies what is required over the plan period.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 1.4 Natural and Built Environment options considered

A number of policy options were considered for the natural and built environment, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 2: Natural and built environment policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
1.1* Protecting landscapes	The option to include policies protecting landscapes based on their amenity and recreational value and national designations (such as AONB) is reflected in NE1.	NPPF (para 109) requires the protection and enhancement of valued landscapes. The emphasis of the policy is to ensure that the design of a development proposal is sensitive to the local context to ensure that the scheme makes a positive contribution to the landscape.
1.2 Protecting biodiversity	The option to include a policy requiring all new developments to protect or enhance biodiversity <i>and</i> encouraging additional wildlife features, such as green corridors linking open spaces within urban areas to each other and the countryside is reflected in the Plan. The protection and enhancement of existing sites together with a clause which will encourage developers to contribute to the biodiversity of the district as	Policies provide protection to sites in line with NPPF, but provide opportunity for appropriate mitigation as last resort, the policy identifies a net gain for biodiversity

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	part of the development scheme is set out in Policies NE5 and NE6. NE5 Biodiversity and open space encourages a net gain for biodiversity.	
1.3 Minimising pollution	<p>The following options are reflected in the Plan:</p> <ul style="list-style-type: none"> <li>• To aim to protect watercourses and groundwater sources from pollution is reflected in the Plan.</li> <li>• Encourage alternative forms of drainage such as soakaways and filter strips which increase infiltration and natural recharge of groundwater resources</li> <li>• Prohibit development in natural floodplains and in locations where development would increase flood risk in areas downstream because of additional surface run-off, unless appropriate attenuation measures are put in place</li> </ul> <p>Policies SP11, NE10 and NE11 aim to protect watercourses and groundwater sources from pollution, including taking into account the impact of new housing developments.</p> <p>Policy NE8 encourages sustainable drainage solutions.</p> <p>Policy NE8 prohibits development in floodplains and areas of surface water flood risk.</p>	<p>The Water Framework Directive requires improvement to watercourses.</p> <p>Policies take account of the Flood and Management Act, NPPF and the NPPF and PPG.</p>
1.4 Energy generation	<p>The original options have been modified to take account of the Hertfordshire Renewable Energy Study, and recent ministerial statements on renewable energy. Policy NE12 seeks to guide renewable energy and energy efficiency to appropriate locations across the district.</p>	<p>Policy is positive in trying to deliver renewable energy schemes where acceptable – The National Planning Policy Framework says that Local Plans should maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily.</p>
1.5 Waste Management	<p>The option to encourage the use of renewable resources and the re-use of building materials in new developments is reflected in the Plan. Policy D1 ensures that development uses sustainable design and sustainable materials.</p>	<p>Using innovative design to reduce energy consumption and waste from the construction and use of buildings can optimise the potential of the site and have a positive influence on the environment.</p>
1.6 Local character	<p>The Plan reflects the options to include a general policy requiring development to preserve or enhance local character and open space</p>	<p>Development must respond positively to the site and the local context taking into consideration position, orientation, scale, height, layout, massing, detailing</p>

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	pattern. Policy D1 in relation to design includes a criteria on responding positively to the site's local context.	and use of materials.
1.7 Density of development	The Plan reflects the option of not including a specific policy on density. However there is guidance in Policy D1, HS3 and the Design SPD.	Given the design-led approach to development set out through this plan, district-wide density standards have not been prescribed. Development on the periphery of settlements should generally be at a lower density to mark the transition to the rural area beyond. In town centres and close to the railway stations higher densities will be considered appropriate in principle but will require particular care in the design with respect to avoiding the sense of overcrowding or congestion.
1.8 Historic environment	<p>The Plan reflects the following options:</p> <ul style="list-style-type: none"> <li>• Ensure that developers carry out investigation and evaluation of archaeological sites if it is established there is a potential interest</li> <li>• Make sure that development does not adversely affect or lead to the loss of important areas and features of the historic landscape.</li> <li>• Ensure that developments related to Listed Buildings are not detrimental to their setting and that materials are sympathetic to those used in the original dwelling</li> <li>• Make sure that any development proposals respect or enhance the special character or appearance of Conservation Areas, especially in terms of scale, mass, height or materials.</li> </ul> <p>Strategic policy sets the context for historic environment in North Hertfordshire. There are specific development management policies relating to archaeology, conservation areas and listed buildings. Policies HE1-HE4 set specific requirements for local issues, providing appropriate protection of the historic environment.</p>	The Council recognises the significance of designated heritage assets within the District and the contribution they make to defining local character, providing a sense of place and achieving sustainable development. Their conservation and preservation is an important consideration within the planning process and is recognised within specific legislation.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 1.5 Rural areas and settlement pattern options considered

A number of policy options were considered for rural areas and the settlement pattern, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 3: Rural areas and settlement pattern policy options**

<b>Issue around which Options were Developed</b>	<b>Proposed Submission Policy Option</b>	<b>Council's Reasons for Selecting</b>
2.1* How to identify which villages within the rural area might be able to accommodate development	The Plan reflects the option to identify villages which may take further development based on the level of facilities in the village. The Housing and Green Belt Background Paper and Policy SP2 defines a list of villages based on those which have schools and appropriate services. New development is fairly substantial in certain locations. Villages will have a boundary drawn around their existing built up areas within which additional infill development is acceptable.	<p>The North Hertfordshire villages tend to be more expensive than the towns and are therefore finding it harder to retain young families, which is leading to a skewed age population.</p> <p>One justification for allowing additional development in these villages is in order to safeguard existing facilities. Using the schools as an example, villages without schools export all their children every day to other villages or towns for schooling. If the schools in any of these villages closed, there would be a significant increase in journeys to and from these villages. A small amount of additional development as infill or for local needs (which would by definition be for people who already live or work in the area) will therefore give a small increase in travel, but may prevent the even larger increase in travel that would arise if the schools closed.</p> <p>On social and economic aspects of sustainability, village schools act as a focus point for the villages and ensure that villages continue to attract and retain young families, which prevents them stagnating as dormitories for older families and retirees. Schools also provide local employment.</p>
2.2 Whether to distinguish between levels of development appropriate at different villages	<p>The Plan reflects the option to treat all identified villages the same, though this is modified by the preferred option to base development on the level of facilities in the village.</p> <p>Major development may be allowed in two of the villages (Knebworth and Codicote), however a number of additional Category A villages as described in SP2 are accommodating significant development over the plan period as</p>	The two villages where major development may be acceptable are those which have a good range of local shops and other facilities. The other 21 villages identified as Category A villages are those which have a school, but do not have the same level of facilities. All villages (regardless whether they are included on the list of 23) may also see some development for local needs - notably affordable housing - where there is a proven local need.

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	well. There is no specific difference between the Category A villages in the settlement hierarchy, although clearly Knebworth and Codicote include a greater number of services and facilities and so have a greater ability to potentially accommodate growth.	
2.3 Development in the rural areas outside the villages	<p>The Plan reflects the option to afford the green belt greater protection than the remainder of the rural area.</p> <p>There is no specific policy on Green Belt other than SP5, which sets out the strategy for the areas of Green Belt and the Rural area. In the Green Belt national policies in the NPPF will apply. Policy CGB1 controls the type of development allowed outside of Green Belt areas. A separate policy (NE3) applies in addition to SP12 within the Chilterns AONB.</p>	Policy on the Green Belt reflects the NPPF. The Rural Area beyond the Green Belt covers the countryside to the east of the district that lies outside of the towns and Category A villages identified in Policy SP2 [settlement hierarchy]. These areas do not meet the necessary criteria to be designated as Green Belt, but it is still necessary to impose restraints on development to prevent inappropriate schemes.
2.4 Replacement buildings in the countryside	Policy CGB4 is based on the option to allow replacement buildings, providing the new building would not have a materially greater impact than the existing. CGB1, ETC8 allow for farm diversification schemes. Policy D1 requires all new buildings to be in harmony with their surroundings, so it is inappropriate to stipulate that in every policy.	In line with the NPPF the policy seeks to support economic growth in rural areas and also avoid the provision of new, isolated homes in the countryside.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 1.6 Employment and tourism options considered

A number of policy options were considered for rural areas and the settlement pattern, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 4: Rural areas and settlement pattern policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
4.1* Location of additional employment land	<p>The Plan reflects these options:</p> <ul style="list-style-type: none"> <li>• Completely new Employment Areas should be designated within or adjoining existing</li> </ul>	A significant new employment site will be developed at the east of Baldock, supporting the proposed increase in residential development in the town (see

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	<p>settlements</p> <ul style="list-style-type: none"> <li>There should be extensions to existing Employment Areas, but only within existing settlements.</li> </ul> <p>Strategic Policy 3: Employment clarifies where sites are allocated.</p>	<p>Policy SP8). The allocation benefits from proximity to existing employment uses as well as existing and planned residential development. It has access to the strategic road network via the A505 Baldock Bypass. Economic activity is not contained by the District boundary and Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, with some modest releases of sustainable, brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes and is reflected in a new planning designation. The Royston economy is influenced by both Hertfordshire and Cambridgeshire economies. Consequently, the employment area has a low vacancy rate. The allocation of further land here as a planned extension to the York Way employment area is a sustainable approach that will enable flexibility in the long term, especially in conjunction with the additional residential growth allocated to this area.</p>
4.2 Loss of employment uses	<p>The Plan reflects the option to safeguard employment uses within the Employment Areas, unless studies demonstrate lack of need in the area Policies ETC1 and ETC2 set out policies protecting allocated and non-allocated sites in order to protect the supply of land currently used for employment uses. Additionally the overall quantum of employment land includes any active employment land that is to be lost as a result of employment allocations.</p>	<p>Land in employment uses will be protected where it is still appropriate for the use unless evidence suggests otherwise in line with NPPF.</p>
4.3 Distribution of employment provision	<p>The Plan reflects the option that any new employment provision should be allocated where there are available sites which are accessible by public transport and a market for the premises</p> <p>Strategic Policy 3: Employment clarifies where sites will be located (see 4.1 above), largely in the locations where employment land currently exists but also in combination with new residential development</p>	<p>See 4.1 above.</p>
4.4 Promotion of tourism	<p>The Plan reflects the option to include a general policy covering a variety of</p>	<p>The Council supports proposals for new or extended tourist developments as a</p>

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	tourist related proposals. Policy ETC8 is a fairly general policy in relation to tourism, identifying locations where tourism development will be appropriate.	means to strengthen the local economy and increase visitors to the area in line with policies in the NPPF.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 1.7 Town Centre policy options considered

A number of policy options were considered for town centres, and the preferred option and the reason for choosing it for each is outlined in the table below. The full details of options and their appraisal is contained in Appendix 3.

**Table 5: Town centre environment policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
5.1* Shopping uses	The Plan reflects the option to define Primary and Secondary shopping areas, with greater restrictions on the loss of shops in the primary areas. Policies ETC4 and ETC5 set the policy on Primary and Secondary Shopping Frontages. The primary shopping frontage part will list Hitchin, Letchworth Garden City and Royston as town centres where primary shopping frontage has been identified, while the secondary shopping frontage will list Hitchin, Letchworth Garden City, Royston, and Baldock as town centres where secondary shopping frontage has been identified.	The Council want to ensure that the town centres maintain their primary retail function whilst increasing their diversity with a range of complementary uses, promoting competitive, flexible town centre environments. The concept of shopping as a leisure activity supports the encouragement of uses which increases the vitality throughout the day, extending the range of services for local people throughout the day and into the evening.
5.2 Other uses in town centres	The Plan reflects a modification of the option to include policies requiring large town centre developments to contain a mix of uses. Allocations for town centre uses are titled "mixed use allocations". The sites are allocated for mixed use to ensure flexibility. Policy ETC3 encourages a mix of town centre uses.	The policies and allocations will ensure that a mixture of uses are delivered within the town to meet need identified by the Town Centre and Retail study (2016).
5.3 How to promote the health and well being of the smaller centres	The Plan reflects both the options: <ul style="list-style-type: none"> <li>• Allow the loss of shops and services where it can be shown that there is no longer a demand for the unit.</li> <li>• Resist the loss of any shops or services to other uses.</li> </ul> The Council collects data on vacancies in the local centres, and will use this when monitoring its policies on local	In all local centres, the Council wants to retain local facilities and at the same time prevent changes to non-retail uses that would be more appropriate in larger centres or employment areas Attempting to stop any further losses of retail, under any circumstances, would have been difficult to sustain, and may harm the centre by leading to more vacant units.

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
	centres. Policy ETC4,5 and 6 seek to protect existing town centre uses.	
5.4 Should all the smaller centres be treated the same?	<p>The Plan reflects the option that all planning applications within the smaller centres should be assessed in the same way.</p> <p>Local centres as identified in the Plan consist of village centres such as Codicote, Knebworth and Ashwell, and neighbourhood centres such as Walsworth (Hitchin), Jackmans (Letchworth Garden City) and Great Ashby. ETC6 sets the requirements which apply to all local centres.</p>	In all local centres, the Council wants to retain local facilities and at the same time prevent changes from main town centre uses Additional protection is afforded to A1 retail uses.
5.5 Should we promote the 'evening economy' in the four main towns, and if so how?	The Plan reflects the option to let market forces determine the level and mix of 'evening' uses in the town centres. Whilst the Plan doesn't include a specific policy on this issue, flexibility is built into the frontage policies to enable this part of the economy to grow.	Encouraging a mix of uses increases footfall and makes the town centres more vibrant.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 1.8 Transport options considered

A number of policy options were considered for transport, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 6: Transport policy options**

Issue around which Options were Developed	Proposed Submission Policy Option	Council's Reasons for Selecting
6.1* Encouraging alternative modes and reducing car use	<p>The Plan reflects the following options:</p> <ul style="list-style-type: none"> <li>• Ensure that developers make adequate provision for non-car modes; public transport, cycling and walking.</li> <li>• Introduce car parking standards that are compatible with the location in line with maximum standards</li> <li>• Make sure large developments make provision for improved and integrated transport infrastructure</li> </ul> <p>Strategic Policy 6 promotes non-car modes hierarchy and individual policies on non-car modes secures provision of services/infrastructure in lasting manner. Mode hierarchy set</p>	Sustainable development, including sustainable transport, underpins national planning policy and the Council seeks to promote this in new development. However, paragraph 29 of the National Planning Policy Framework does state that "different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas."

	<p>out in Policy T1. Car-sharing potential will be explored via policy on Travel Plans.</p> <p>Adopted SPD on vehicle parking at new development introduces zonal based reduction in maximum parking standards, reflecting location and accessibility. This SPD will be carried forward in Policy T2.</p>	
6.2 Park and ride	The Plan reflects the option to not pursue park and ride schemes.	No specific policy recommendation for Park and Ride as previous considerations have concluded that there is no commercial case for Park and Ride. Policy on Passenger Transport does not rule provision of Park and Ride if the situation changes.

\*Numbering of options is as per initial options assessments as outlined in Appendix 3.

## 1.9 Leisure and community facilities policy options considered

A number of policy options were considered for leisure and community facilities, and the preferred option and the reasons for choosing it are outlined in the table below. The full details of options and their appraisal are contained in Appendix 3.

**Table 7: leisure and community facility policy options**

<b>Issue around which Options were Developed</b>	<b>Proposed Submission Policy Option</b>	<b>Council's Reasons for Selecting</b>
7.1* How should we secure adequate provision of sports pitches and sports facilities in the District?	The Plan reflects the option to seek contributions from developers to provide or improve sports facilities. Policy NE5 will ensure open space and sports facilities as art of developments.	To support growth over the plan period, relevant development proposals will be expected to contribute towards open space provision in the District.
7.2 Should developers contribute more towards community facilities and services?	The Plan reflects the option to seek to improve existing facilities <i>and</i> encourage the provision of new community facilities where new development takes place. Policy HC1 will combine the options to allow community facilities to be enhanced or improved whilst at the same time, in new developments, expecting developers to provide new facilities at an appropriate scale.	The nature of planned growth in the District is such that new facilities and infrastructure will be required. In promoting the creation of healthy communities, the NPPF states that local authorities should identify specific needs, qualitative and quantitative deficits and any surpluses in open space provision, as well as any open space that is required. These requirements are set out in the detailed policies In development schemes, the Council will expect developers to make provision for new community, cultural, leisure and recreation facilities on or off-site at a scale which is proportionate to the scale of the development. Where on site provision is not appropriate, the Council will seek contributions towards community facilities in accordance with the Planning Obligations Supplementary Planning Document.

## 3. Appraisal of Options Summary

Strategic and policy options were outlined, appraised and consulted on in 2005.<sup>3</sup> These options were then reconsidered by the Council at a number of stages in the Local Plan development process. The Council's reasons for selecting the preferred options in 2016 has been outlined in the previous section. Tables below summarise the conclusions and recommendations from the appraisal of each of the options.

### 1 Natural and Built Environment

#### 1.1 Protecting Landscapes

**Option (a)** Include policies protecting landscapes based on their amenity and recreational value and national designations (such as AONB).

##### Conclusions

- This option impacts on a number of key sustainability issues: promoting rural tourism; providing additional affordable housing; high reliance on car transport; pockets of deprivation; and pressure on the quality of landscapes from development.
- However, it is impossible to comment on the impact of this option on the all but rural tourism, for which it is assumed to be positive. The uncertainty about the impact arises from the absence of information on the location of landscapes that are recognised as having high amenity and recreational value.

##### Recommendations for changes to this option

- The option is developed further to include criteria for how landscapes of high amenity and recreational value will be identified, and a list of areas which will have different levels of protection. The criteria for identifying the sites should include being easily accessible for those without a car, especially from the most deprived areas of Letchworth and Hitchin. It should also take account of the findings of the Landscape Character Assessment.

**Option (b)** Include policies protecting landscapes based on their value for agriculture and forestry.

**NB. It is not clear if this option would protect landscapes of *high* agricultural and forestry value from agricultural practices that would damage landscapes, or protect landscapes of *low* agricultural and forestry value from change, while allowing significant landscape change (such as tree planting) on those of high agricultural and forestry value. For the appraisal below we have assumed the former.**

##### Conclusions

- This option is ambiguous. It is not clear if it would protect landscapes of *high* agricultural and forestry value from agricultural practices that would damage landscapes, or protect landscapes of *low* agricultural and forestry value from change, while allowing significant landscape change (such as tree planting or new developments) on landscapes of high agricultural and forestry value. For the

<sup>3</sup> See <http://www.north-herts.gov.uk/planning/planning-policy/local-plan-emerging-policy/core-strategy/core-strategy-sustainability>

appraisal above we have assumed the latter.

- This option impacts on a number of key sustainability issues: promoting rural tourism; providing additional affordable housing; high reliance on car transport; pockets of deprivation; and pressure on the quality of landscapes from development.
- However, it is impossible to comment on the impact of this option because of the absence of information on the location and use of landscapes that are recognised as having high agricultural and forestry value.

#### **Recommendations for changes to this option**

- The ambiguity in this option is removed.
- The option is developed further to include a list of areas with high agricultural and forestry value, and how this overlaps with the Chiltern AONB and other landscapes of high amenity and recreational value.
- The option includes the active encouragement of new tourism, recreation and leisure pursuits on agricultural and forestry sites.

**Option (c)** Include policies protecting landscapes based on their amenity and recreational value and national designations (such as AONB) *and* their value for agriculture and forestry.

**NB. It is not clear if this option would protect landscapes of *high* agricultural and forestry value from agricultural practices that would damage landscapes, or protect landscapes of *low* agricultural and forestry value from change, while allowing significant landscape change (such as tree planting) on those of high agricultural and forestry value. For the appraisal below we have assumed the former.**

*Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

#### **Conclusions**

- This option is ambiguous. It is not clear if it would protect landscapes of *high* agricultural and forestry value from agricultural practices that would damage landscapes, or protect landscapes of *low* agricultural and forestry value from change, while allowing significant landscape change (such as tree planting or new developments) on landscapes of high agricultural and forestry value. For the appraisal above we have assumed the latter.
- This option impacts on a number of key sustainability issues: promoting rural tourism; providing additional affordable housing; high reliance on car transport; pockets of deprivation; and pressure on the quality of landscapes from development.
- However, it is impossible to comment on the impact of this option because of the absence of information on the location and use of landscapes that are recognised as having high amenity, recreational, agricultural and forestry value.

#### **Recommendations for changes to this option**

- The ambiguity in this option is removed, as for option 1(b).
- The option is developed further to include a list of areas with high amenity, recreational, agricultural and forestry value, and how these overlap.
- The option includes the active encouragement of new tourism, recreation and leisure pursuits on agricultural and forestry sites.

**Option (d)** Not to include a policy on landscape protection and therefore rely on the latest Government advice.

**NB. We have assumed for this option that the absence of a policy would**

**weaken the protection of landscapes, regardless of government advice.****Conclusions**

- We have assumed for this option that the absence of a policy would weaken the protection of landscapes, regardless of government advice.
- This option would have an adverse impact on the key sustainability issues of: promoting rural tourism; pressure on greenfield sites and the quality of landscapes from development.

**Recommendations for changes to this option**

- None.

**1.2 Protecting biodiversity**

**Option (a)** Include a policy requiring all new developments to protect or enhance biodiversity.

*Note: This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

**Conclusions**

- This option is ambiguous as it gives no indication of the levels of protection that should be afforded to different types of sites, nor what kind of enhancement would be promoted. For this appraisal we have therefore assumed that any development that damaged biodiversity, however low level the biodiversity on the proposed site, would be prohibited.
- Although this option would protect existing biodiversity, it is not clear that the enhancement aspect would redress biogenetic isolation within and around ‘High Biodiversity Areas’ as advocated in the North Herts BAP.
- This option would have an adverse impact on the key sustainability issues of meeting the need for affordable housing, and could also have a detrimental impact on economic development and the provision of services and facilities in the district.

**Recommendations for changes to this option**

- This option is developed into options that set out; (i) the alternative levels of protection that might be afforded to the habitats and urban biodiversity sites presented in the BAP; (ii) alternative locations for the development of green corridors; (iii) other enhancement features that would be encouraged.

**Option (b)** Include a policy encouraging additional wildlife features, such as green corridors linking open spaces within urban areas to each other and the countryside.

**Conclusions**

- This option could have a severe adverse impact on existing biodiversity in the district as it affords no protection to areas that are important for biodiversity. It is also not clear that the location of green corridors would redress biogenetic isolation within and around ‘High Biodiversity Areas’ as outlined in the BAP.
- This option could better support access and recreation if these were promoted within green corridors.

**Recommendations for changes to this option**

- This option is incorporated as one of the enhancement features within option 1.2(a), and revised to specify that the location of green corridors should aim to redress biogenetic isolation within and around ‘High Biodiversity Areas’ as identified in the BAP.
- A proposal to enhance pedestrian and cyclist access to green corridors is incorporated into option 1.2(a).

**Option (c)** Include a policy requiring all new developments to protect or enhance biodiversity *and* encouraging additional wildlife features, such as green corridors linking open spaces within urban areas to each other and the countryside.

#### Conclusions

- This option is ambiguous as it gives no indication of the levels of protection that should be afforded to different types of sites, nor what kind of enhancement would be promoted. For this appraisal we have therefore assumed that any development that damaged biodiversity, however low level the biodiversity on the proposed site, would be prohibited.
- Although this option would protect existing biodiversity, it is not clear that the green corridors would redress biogenetic isolation within and around ‘High Biodiversity Areas’ as advocated in the North Herts BAP.
- This option would have an adverse impact on the key sustainability issues of meeting the need for affordable housing, and could also have a detrimental impact on economic development and the provision of services and facilities in the district.

#### Recommendations for changes to this option

- This option and option 1(a) is developed into options that set out; (i) the alternative levels of protection that might be afforded to the habitats and urban biodiversity sites presented in the BAP; (ii) alternative locations for the development of green corridors; (iii) other enhancement features that would be encouraged.

**Option (d)** Not to include a policy on biodiversity and therefore rely on the latest Government advice.

**NB. We have assumed for this option that the absence of a policy would weaken the protection of landscapes, regardless of government advice.**

#### Conclusions

- We have assumed for this option that the absence of a policy would weaken the protection of biodiversity, regardless of government advice.
- This option would have an adverse impact on the key sustainability issues of protecting biodiversity that is already under pressure from loss and fragmentation.

#### Recommendations for changes to this option

None.

### 1.3 Minimising pollution

**Option (a)** Consider how to deal with problems of air quality, perhaps through the encouragement of mixed-use development as a means of reducing the need to travel thereby decreasing air pollution.

#### Conclusions

- The major air pollutant in North Hertfordshire is ozone which derives from traffic emissions, although air pollution is not considered a key sustainability issue for Hertfordshire.
- Traffic related air pollution needs to be tackled by a range of transport and location measures, for which mixed use developments is only one.

#### Recommendations for changes to this option

- None

**Option (b)** Seek to reduce the impact of noisy land uses or activities

*Note: This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

**Conclusions**

- This option would make an important contribution to reducing ambient noise in the towns and maintaining tranquillity in the countryside. This will also contribute to the aim of improving conditions that engender good health.

**Recommendations for changes to this option**

- None

**Option (c)** Apply different standards for controlling noise and light pollution in urban and rural areas**Conclusions**

- It is assumed that the different standards would recognise the need to protect areas of tranquillity in the countryside and sensitive areas (homes, schools and recreation areas in the town). If this is the case, this option would make an important contribution to reducing ambient noise and light pollution in towns and maintaining tranquillity and natural darkness in the countryside.
- The impact on town centres depends whether the standards recognise the importance of promoting liveability in town centres

**Recommendations for changes to this option**

- Clarify that the different standards would recognise the need to protect areas of tranquillity in the countryside, sensitive areas in the towns, and promote liveability in town centres.

**Option (d)** Aim to protect watercourses and groundwater sources from pollution.**Conclusions**

- This option should help protect watercourses and groundwater supplies and have a positive impact on biodiversity. The review of key sustainability issues notes that the quality of surface and groundwater is threatened by the water supply needs and drainage from future developments. The District is on a major chalk aquifer with high groundwater vulnerability. Planned housing developments will put significant pressure on ground and surface water (see appraisal of issue 3.1) so it is essential adequate protection is put in place. Therefore the wording of this option needs to be stronger

**Recommendations for changes to this option**

- Re-word to say “Ensure adequate protection....., including from the impacts of new housing developments”.

**Option (e)** Maintain and enhance the ecological and recreational value of water habitats and protect them from damage through development and change.**Conclusions**

- This option will help protect watercourses and groundwater supplies, have a positive impact on biodiversity, improve the District’s ability to respond to climate change, and improve access to green spaces. The BAP notes the value of wetland habitats, especially those of headland areas, which have an important impact on the hydrology of the area. The headland areas, as outlined in the BAP include areas which could be the location of future housing developments. The BAP quotes the recommendations from Vision 1998, which says that “development adjacent to or directly impacting on river corridors or key wetlands should be minimised”. However, it also notes the need to “acquire

comprehensive data relating to hydrology and wetland habitats, especially those of headwaters and their wider implications”. This implies that this option will only prevent damaging development if enough data is available to understand the impacts of development.

**Recommendations for changes to this option and need for additional data**

- Add “ and ensure that appropriate data is available to understand the impacts of proposed development on hydrology and wetland habitats”.
- Implement the Action 17 in the BAP: “acquire comprehensive data relating to hydrology and wetland habitats, especially those of headwaters and their wider implications”.

**Option (f)** Encourage alternative forms of drainage such as soakaways and filter strips which increase infiltration and natural recharge of groundwater resources

**Conclusions**

- This option will help protect watercourses and groundwater supplies, have a positive impact on biodiversity, and improve the District’s ability to respond to climate change. The District is on a major chalk aquifer with high groundwater vulnerability. Planned housing developments will put significant pressure on ground and surface water (see appraisal of issue 3.1 as well as the appraisal of the RSS, particularly of the plans for the Stevenage sub-area) so it is essential adequate protection is put in place. This option will reduce pollution of watercourses and groundwater , but it needs to be stronger.

**Recommendations for changes to this option**

- Instead of “encourage” reword to say “ and require for all developments over x size as part of a sustainable water resource management scheme”.

**Option(g)** Prohibit development in natural floodplains and in locations where development would increase flood risk in areas downstream because of additional surface run-off, unless appropriate attenuation measures are put in place

**Conclusions**

This option will improve the District’s ability to adapt to climate change, protect biodiversity and protect river water and groundwater. However, the qualification “unless appropriate attenuation measures are put in place” is a concern, as it has the potential to allow development on floodplains. Further investigation is needed to understand the full impacts of attenuation measures for building on floodplains.

**Recommendations for changes to this option**

- Reword to say “attenuation measures which can be demonstrated to be effective and avoid impacts on biodiversity and groundwater and river water quality”.

## 1.4 Energy generation

**Option (a)** include policies which *only* encourage small-scale renewable energy schemes to be incorporated into new developments.

NB. We have added the word “only” to more clearly distinguish this option from option (b).

**Conclusions**

- This option would have a positive impact on the key sustainability issue of reducing greenhouse gas emissions, although this beneficial impact would be decreased by excluding large scale renewable developments. Information is not available on the extent to which small scale as opposed to large scale renewable technologies could meet North Hertfordshire’s energy needs.
- This option could have an adverse impact on the key sustainability issues of pressure on landscapes in the district. Although this would only be true of some

small scale renewable technologies, and only if inappropriately sited.

**Recommendations for changes to this option and new data needed**

- Include the caveat that externally visible small scale renewable technologies such as PVCs are located so as to harmonise with the surrounding landscape and character.

Review this option once information is available from the Hertfordshire Renewable Energy Study on the potential generating capacity of small scale renewable technologies in the district, as opposed to large scale technologies.

**Option (b)** include policies which *only* encourage large scale renewable energy schemes such as wind farms

*NB. We have added the word "only" to more clearly distinguish this option from option (a).*

**Conclusions**

- This option would have a positive impact on the key sustainability issue of reducing greenhouse gas emissions, although this beneficial impact would be decreased by excluding small scale renewable developments. Information is not available on the extent to which small scale as opposed to large scale renewable technologies could meet North Hertfordshire's energy needs.
- It would also support the key sustainability issue of promoting rural economic diversification.
- This option could have an adverse impact on the key sustainability issues of pressure on biodiversity and landscapes in the district. But it is not possible to be accurate about the impact until the conclusions from the Hertfordshire Renewable Energy Study are available. This should provide more information on the most suitable renewable technologies for the district and their locations.

**Recommendations for changes to this option and new data needed**

Develop more detailed alternative options for suitable renewable technologies and their locations in the district once the conclusions from the Hertfordshire Renewable Energy Study are available.

**Option (c)** include policies which encourage small-scale renewable energy schemes to be incorporated into new developments *and* encourage large scale renewable energy schemes such as wind farms.

**Conclusions**

- This option would maximise the potential for renewable technologies to contribute to the key sustainability issue reducing greenhouse gas emissions.
- It would also support the key sustainability issue of promoting rural economic diversification.
- This option could have an adverse impact on the key sustainability issues of pressure on biodiversity and landscapes in the district. But it is not possible to be accurate about the impact until the conclusions from the Hertfordshire Renewable Energy Study are available. This should provide more information on the most suitable renewable technologies and locations for the district.

**Recommendations for changes to this option and new data needed**

- Include the caveat that externally visible small scale renewable technologies such as PVCs are located so as to harmonise with the surrounding landscape and character.

Develop more detailed alternative options for suitable renewable technologies and their locations in the district once the conclusions from the Hertfordshire Renewable Energy Study are available.

**Option (d)** Do not include a policy on renewable energy.

*Note: This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option.*

### **Conclusions**

- This option would have a negative impact on the key sustainability issue reducing greenhouse gas emissions.
- It could also decrease opportunities for economic diversification. This is especially true in rural areas where some large scale renewable energy schemes may be located, or where feed stocks such as bio-mass and agricultural wastes could be generated.

### **Recommendations for changes to this option**

None.

## 1.5 Waste Management

**Option (a)** Require new housing and commercial properties to make provision for wheelie bin storage and recycling bins/containers

### **Conclusions**

- This option will have a positive affect on reducing greenhouse gas emissions and facilitating recycling and composting of waste.

### **Recommendations for changes to this option**

- None.

### **NHDC Response**

None required.

**Option (b)** Identify sites for bring recycling centres

### **Conclusions**

- This option will promote recycling and should reduce greenhouse gas emissions, though bring sites can encourage unnecessary journeys.

### **Recommendations for changes to this option**

- None.

**Option (c)** Where new waste facilities are required, protect the surrounding area from adverse environmental impacts arising from the handling, processing, transport and disposal of waste

### **Conclusions**

- This option requires protection of the local environment, which it is assumed would include biodiversity, landscape, the historic environment and reducing noise, dust, air and water pollution. Therefore, the impact is positive compared to not having this option. However, any new facility is likely to have some impact on these elements.

### **Recommendations for changes to this option**

- None.

**Option (d)** Encourage the use of renewable resources and the re-use of building materials in new developments

### **Conclusions**

- This option will help reduce the demand for raw materials, and the impacts of their transport and production on biodiversity, air pollution and greenhouse gas emission. It will also promote the reuse of building materials and the recycling of aggregates. It is understand that this option appears in a section on waste. However, there is no overall option on sustainable design, and the impact would be stronger if the option was expanded to encourage sustainable design, use of

sustainable building materials and minimisation of waste in construction. Sustainable design also covers water efficiency and reuse, design for energy efficiency, renewable energy and use of sustainable materials.

**Recommendations for changes to this option**

- Expand the option to cover sustainable design, the use of sustainable building materials, and minimisation of waste in construction.

**Option (f)** No formal policy on waste and recycling

*Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Directive requires that current practice (“business as usual”) be appraised.*

*In the appraisal of this option, we have assumed that having no formal policy would therefore in result in no actions to promote recycling and reuse of materials.*

*It should be noted also that there is no option (e) to appraise, as option (e) is simply “other” in the options report.*

**Conclusions**

- This option misses the opportunity to promote recycling and reuse and reduce the environmental impacts of the production and distribution of raw materials.
- It also misses the opportunity to promote sustainable design and the reuse of building materials.

**Recommendations for changes to this option**

- None

## 1.6 Local character

**Option (a)** Include a general policy requiring development to preserve or enhance local character and open space pattern, but do not complete an Urban Character Study.

**Conclusions**

- This option will help protect landscape character and the historic environment, which are elements of local character. However, an Urban Character Study would ensure a more comprehensive and rigorous approach.
- This option will also contribute to a sense of local identity, and the liveability of town centres.
- It will help promote the use of local building materials, and the reuse of building materials.

**Recommendations for changes to this option**

- None

**Option (b)** Complete an Urban Character Study and include a policy requiring new development to respect the detailed local character guidance contained within it.

**Conclusions**

- This option will help protect landscape character and the historic environment, which are elements of local character. The production of an Urban Character Study would ensure a more comprehensive and rigorous approach, and prevent the gradual cumulative loss of character.
- This option will also contribute to a sense of local identity, and the liveability of town centres.
- It will help promote the use of local building materials, and the reuse of building materials.

**Recommendations for changes to this option**

- None

**Option (c)** Do not include a policy on urban character and therefore rely on the latest Government advice.

*Note: This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

#### **Conclusions**

- This option has a negative impact on a number of objectives by missing the opportunity to help protect landscape character and the historic environment, which are elements of local character.
- This option also misses the opportunity to contribute to a sense of local identity, and the liveability of town centres.
- It also misses the opportunity to promote the use of local building materials, and the reuse of building materials.

#### **Recommendations for changes to this option**

- None

### 1.7 Density of development

**Option (a)** Include a policy that high density developments (i.e. over 50 dwellings per hectare) will only be allowed in close proximity to town centres or railway stations.

#### **Conclusions**

- This option would have an adverse impact on the key sustainability issues of minimising development on greenfield land and protecting landscapes.
- It may also have an adverse impact on two other key sustainability issues, by reducing the opportunities to develop affordable housing and missing opportunities to locate developments in ways that minimise car journeys.
- The option could also have an adverse impact on the historic character of urban areas, but is likely to promote sustainable urban living.
- It may have an adverse impact on biodiversity, but this would depend on whether (a) housing that is not located in urban areas is sited on greenfield land with high or low biodiversity; (b) urban sites with high biodiversity interest are selected for development.

#### **Recommendations for changes to this option**

- Expand this option to allow high density housing in any areas that do, or could potentially have good public transport links, but excluding those that have important biodiversity landscape or value – currently or as a potential green link between high biodiversity sites.

**Option (b)** Include a policy that high density developments will only be allowed where there is no harm to the local character.

#### **Conclusions**

- This option would have an adverse impact on the key sustainability issues of minimising development on greenfield land and protecting landscapes.
- It may also have an adverse impact on two other key sustainability issues, by reducing the opportunities to develop affordable housing and missing opportunities to locate developments in ways that minimise car journeys.
- It may have an adverse impact on biodiversity, but this would depend on whether (a) housing that is not located in urban areas is sited on greenfield land with high or low biodiversity; (b) urban sites with high biodiversity interest are selected for development.

#### **Recommendations for changes to this option**

- None.

**Option (c)** Do not include a specific policy on density.  
*Note: This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option.*

#### **Conclusions**

- This option is likely to result in lower densities than if a policy on density is included. It does not have any positive sustainability impacts and has several adverse impacts.
- It would have an adverse impact on the key sustainability issues of minimising development on greenfield land, protecting landscapes and reducing car use and greenhouse gas emissions.
- It may also have an adverse impact on biodiversity, the historic environment and traffic related pollution.

#### **Recommendations for changes to this option**

- As this option has no positive sustainability impacts, remove the option, and replace it with options for alternative minimum or average density levels.

## 1.8 Historic environment

**Option (a)** Ensure that developers carry out investigation and evaluation of archaeological sites if it is established there is a potential interest  
*Note: This option reflects the approach taken in the current plan, i.e. it is a “business as usual” option*

#### **Conclusions**

- This option should help protect the historic environment, though for clarity it should state that following the evaluation there should be preservation or excavation and recording. It could also protect landscape character.

#### **Recommendations for changes to this option**

- Clarify that following evaluation there should be preservation or excavation and recording

**Option (b)** Make sure that development does not adversely affect or lead to the loss of important areas and features of the historic landscape.

*Note: This option also reflects the approach taken in the current plan, i.e. it is a “business as usual” option*

#### **Conclusions**

- This option will help protect historic landscape character and the historic environment, which are elements of local character.
- This option will also contribute to a sense of local identity.

#### **Recommendations for changes to this option**

- None

**Option (c)** Ensure that developments related to Listed Buildings are not detrimental to their setting and that materials are sympathetic to those used in the original dwelling

*Note: This option also reflects the approach taken in the current plan, i.e. it is a “business as usual” option*

#### **Conclusions**

- This option will help protect the historic environment, and thus contribute to a sense of local identity, and liveability in town centres.
- It could potentially make it more difficult to improve the energy efficiency of properties and access renewable energy, for example through photovoltaic cells

#### **Recommendations for changes to this option**

- Allow sympathetic improvements to energy efficiency and renewable energy

provision.

**Option (d)** Make sure that any development proposals respect or enhance the special character or appearance of Conservation Areas, especially in terms of scale, mass, height or materials.

*Note: This option also reflects the approach taken in the current plan, i.e. it is a “business as usual” option*

#### **Conclusions**

- This option will help protect the historic environment, and thus contribute to a sense of local identity, and liveability in town centres.
- It could potentially make it more difficult to improve the energy efficiency of properties and access renewable energy, for example through photovoltaic cells

#### **Recommendations for changes to this option**

- Allow sympathetic improvements to energy efficiency and renewable energy provision.

## 2. Rural areas and settlement pattern

### 2.1 How to identify which villages within the rural area might be able to accommodate development

**Option (a)** Identify villages which may take further development based on the level of facilities in the village.

#### **Conclusions**

- This option would have a positive impact on the key sustainability issues of minimising development on greenfield land and protecting landscapes.
- It would have an adverse impact in terms of generating more and longer car journeys and therefore add to greenhouse gas emissions. This would work against the North Herts targets to: reduce the distance travelled per person by 5% by 2021; reduce the car use modal share from 72.07% to 65.5% by 2021.
- But there is uncertainty about the extent to which this option would generate new journeys. This would require more information on: the type of facilities that would be considered; the proposed levels of development and in which villages; and modelling to predict the likely journey generation.
- It is likely that this option would prevent the development of affordable housing in some villages where there is a demand for more affordable housing, but to be certain this would require further analysis of the Housing Needs data.

#### **Recommendations for changes to this option and new data needs**

- Clarify what types of facilities would be considered and therefore which villages would be expected to accommodate development. The choice of facilities should include public transport links and other facilities which studies have shown generate longer and the most frequent journeys.
- Clarify if certain types of development, e.g. tourism, affordable housing, or housing to meet local needs, would be favoured in the villages.
- Based on the above information model the likely impact on journeys and modal share.

Use the Housing Needs study database to analyse which (if any) villages with a significant demand for more affordable housing would be prevented from accommodating more affordable housing under this option.

**Option (b)** Identify villages which may take further development based on the population of the village.

#### Conclusions

- This option would have a very similar impact to option (a) if there is a significant correlation between villages with larger populations and villages with more services and facilities.
- If there are a number of villages with higher populations but relatively poor access to services and facilities, then this option is likely to have a more severe impact on the key sustainability issue of trip generation than option (a). However, if the villages with higher populations are also those with better public transport links, then this option could have a less severe impact on trip generation than option (a).
- It is likely that this option would prevent the development of affordable housing in some villages where there is a demand for more affordable housing, but to be certain this would require further analysis of the Housing Needs data.

#### Recommendations for changes to this option and new data needed

- Clarify which villages, on the basis of population size would be expected to accommodate development and how much housing they could accommodate without damaging character. (This information could probably be derived from the Housing Capacity Study.)
- Investigate the availability of facilities and public transport links in these villages.
- Clarify if certain types of development, e.g. tourism, affordable housing, or housing to meet local needs, would be favoured in the villages.
- Based on the above information model the likely impact on journeys and modal share.
- Use the Housing Needs study database to analyse which (if any) villages with a significant demand for more affordable housing would be prevented from accommodating more affordable housing under this option.

**Option (c)** Identify villages which may take further development based on the desires of the parish council and the residents of the village.

*Note: This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option.*

#### Conclusions

- It is very difficult to predict the impact of this option because it would depend on the decisions of parish councils and residents. There is no guarantee that their decisions would be based on the need for housing, rural diversification, services or facilities.
- This option could have an adverse impact on the objective of “sharing access to services and the benefits of prosperity fairly” if the parish council and residents did not consider the needs of the more deprived members of their community.

#### Recommendations for changes to this option and new data needed

- Include an explanation of how parish councils and residents would be expected to reach decisions, e.g. if their decisions should be backed up by evidence of need, availability of facilities, and how they would involve and consider the needs of the more deprived members of their community, as well as the needs to protect biodiversity and local character.

**Option (d)** Do not identify specific villages and allow some development in all villages.

#### Conclusions

- This option would have a positive impact on the key sustainability issues of minimising development on greenfield land and protecting landscapes. The extent of this impact would depend on the amount of development allowed in the villages.
  - It would have an adverse impact in terms of generating more and longer car journeys and therefore add to greenhouse gas emissions, especially as this option would allow development in villages with poor public transport and facilities. This would work against the North Herts targets to: reduce the distance travelled per person by 5% by 2021; reduce the car use modal share from 72.07% to 65.5% by 2021.
  - It could also increase the number of households with poor access to services and facilities.
  - It is not clear if this option would support the key sustainability issues of providing more affordable housing. This would depend on the kind of development that was permitted or encouraged under this option.
  - There is uncertainty about how much this option would generate new journeys. This would require more information on: the amount of development allowed in each village; modelling to predict the likely journey generation.
- Recommendations for changes to this option and new data needed**
- Clarify how much new development would be allowed in each village under this option, and what proportion of the development would be for affordable housing.
  - Based on the above information model the likely impact on village character, journeys and modal share.

**Option (e) Do not allow any development in any village.**

**Conclusions**

- This option is likely to have a very negative impact on the key sustainability issues of promoting rural tourism, protecting greenfield land and landscapes, providing affordable housing, and improving access to facilities in rural areas, including health and educational facilities.
- It would have a positive impact on the key sustainability issues of minimising new trip generation and greenhouse gas emissions.
- It may also have a negative impact on community cohesion.

**Recommendations for changes to this option and new data needs**

- This option is adapted to allow the development of small scale community services, facilities and meeting places, including schools and health facilities, designed to serve the needs of existing village residents only.

## 2.2 Whether to distinguish between levels of development appropriate at different villages

**Option (a) Treat all identified villages the same.**

*NB. We have assumed that this option would allow some development in all villages. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option.*

**Conclusions**

- We have assumed that this option would allow some development in all villages, but it is very difficult to predict the size of the impact of this option without knowing what type and level of development would be allowed in villages.
- This option would have a positive impact on the key sustainability issues of minimising development on greenfield land and protecting landscapes. The

extent of this impact would depend on the amount of development allowed in the villages.

- Assuming that this option would allow development in all villages, then it will have an adverse impact on the key sustainability issues of increasing car journeys and reducing greenhouse emissions.
- This option would support the objective of sharing the benefits of prosperity fairly *between villages* because it would allow all villages equal opportunities to achieve the same level of economic growth, facilities improvement and housing.

#### **Recommendations for changes to this option**

- Clarify the type and level of development that would be allowed in villages.

**Option (b)** Identify some villages for infilling development only.

*NB. We have assumed for this option that edge of village development on greenfield sites would be allowed for other villages.*

#### **Conclusions**

- We have assumed that this option would allow some development in all villages, including edge of village development for villages that are not restricted to infill. But it is very difficult to predict the size of the impact of this option without knowing what type and level of development would be allowed in villages, and the criteria to be used for selecting villages for infill only.
- This option would have a positive impact on the key sustainability issues of minimising development on greenfield land and protecting landscapes. The extent of this impact would depend on the amount of development allowed in the villages and the criteria to be used for selecting villages for infill only.
- Assuming that this option would allow development in all villages, then it will have an adverse impact on the key sustainability issues of increasing car journeys and reducing greenhouse emissions.
- This option may have an adverse impact on the objectives of sharing the benefits of prosperity fairly *between villages*, access to affordable housing and services, because it would not allow all villages equal opportunities to achieve the same level of economic growth, facilities improvement and housing.

#### **Recommendations for changes to this option**

- Clarify the type and level of development that would be allowed in villages.
- Clarify the criteria that would be used to select villages for infill development only.

## 2.3 Development in the rural areas outside the villages

**Option (a)** Treat the whole rural area the same, regardless of whether it is designated green belt.

*NB. We have assumed that this option would only allow small scale appropriate development in all rural areas.*

#### **Conclusions**

- We have assumed that this option would allow small scale appropriate development in all rural areas.
- This option would have a positive impact on the key sustainability issues of protecting landscapes.
- It may restrict opportunities for rural diversification and tourism development, although protecting the countryside character can also support tourism.

#### **Recommendations for changes to this option**

- None.

**Option (b)** Afford the green belt greater protection than the remainder of the rural

area.

*NB. We have assumed that this option would only allow small scale appropriate development in the green belt, but would allow some more intrusive developments in other parts of the district. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option.*

### **Conclusions**

- We have assumed that this option would only allow small scale appropriate development in the green belt, but would allow some more intrusive developments in other parts of the district.
- This option would have a negative impact on the key sustainability issues of protecting landscapes, biodiversity, and could also result in more pressure to develop high grade agricultural land.
- It may enhance opportunities for rural diversification and tourism development outside of the green belt, although protecting the countryside character can also support tourism.

### **Recommendations for changes to this option**

- Clarify if the same policies would apply to the Chilterns AONB and areas of high biodiversity as to other rural areas outside of the green belt.

## 2.4 Replacement buildings in the countryside

**Option (a)** Limit replacement buildings to no greater volume, height and floorspace than the building to be replaced.

### **Conclusions**

- This option could have an adverse impact on the significant sustainability issue of rural economic diversification, both because of the constraints on replacement buildings and the lack of protection to historic character of the countryside, which could have an adverse impact on rural tourism.
- Although it would help to limit the development of more intrusive buildings in the countryside, there is no guarantee that the replacement buildings would be in harmony with the historic character of the area.

### **Recommendations for changes to this option**

- None.

**Option (b)** Allow replacement up to a specified percentage increase in floorspace.

### **Conclusions**

- This option would have an uncertain impact on the significant sustainability issue of rural economic diversification. It would allow the flexibility of the development of replacement buildings for new uses, but on the other hand the lack of protection to historic character of the countryside could have an adverse impact on rural tourism.
- It could also have an adverse impact on the significant sustainability issue of pressure on landscape, as well as historic character, as there is no guarantee that the replacement buildings would be in harmony with the historic character of the area.
- By allowing an increase in employment or residents in the countryside it is likely to result in increased car use.

### **Recommendations for changes to this option**

- None.

**Option (c)** Allow replacement providing the new building would not have a

materially greater impact than the old (each site to be judged on its individual circumstances).

*NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option.*

#### **Conclusions**

- This option would have an uncertain impact on the significant sustainability issue of rural economic diversification. It may restrict opportunities for new developments that support rural diversification. But by protecting the appearance of the countryside it could have a positive impact on rural tourism.
- It would have a positive impact on the significant sustainability issue of pressure on landscape, but there is no guarantee that the replacement buildings would be in harmony with the historic character of the area.
- By possibly allowing an increase in employment or residents in the countryside it may result in increased car use.

#### **Recommendations for changes to this option**

- None.

**Option (d)** Only allow redevelopment where original building is beyond economic repair.

#### **Conclusions**

- This option would have an uncertain impact on the significant sustainability issue of rural economic diversification. It may restrict opportunities for new developments that support rural diversification. But by protecting historic buildings it could have a positive impact on rural tourism, although it may also compel the retention of poor quality buildings.
- It may have an adverse impact on the significant sustainability issue of pressure on landscape, by requiring the retention of poor quality buildings that are out of harmony with the landscape, although it would also help to retain historic buildings.
- By possibly allowing an increase in employment or residents in the countryside it may result in increased car use.

#### **Recommendations for changes to this option**

- Extend this option to allow redevelopment of a similar size and floorspace where the existing building has low architectural or historic character.

## 3. Housing

### 3.1 Location for the required new housing

**Option (a)** Continue current policy of focusing development on the four towns and fourteen villages, which may include limited development of greenfield sites.

*NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

#### **Conclusions**

- This option will still involve significant development on greenfield sites. This in turn is likely to have significant impacts on biodiversity and landscape. The Housing Capacity Study shows that on the Best Fit scenario, around 4120 dwelling units could be provided within the four towns and 14 villages. Including an additional 2264 for planning permissions since 2001, this leaves a total of

around 9,400 dwellings to be located on greenfield sites. However it does offer the opportunity to address remediate existing contaminated land sites in the four towns.

- Focusing on existing towns may reduce the need to travel, as local services will be more accessible, and new residents will be able to use existing public transport, particularly the trains from Hitchin and Letchworth. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town. Locating developments in the villages is likely to increase the need to travel, as there are currently few services and jobs in the villages, and it is unclear whether the new developments would be large enough to provide the new services and jobs needed. However, it is possible that the development could result in the size of the village increasing to a scale where it can support additional services and public transport provision.
- New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change. Since the District has amongst the lowest rainfall (125mm/y) in the UK, the new developments will reduce the District's ability to respond to climate change.
- The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.

**Recommendations for changes to this option and need for additional data:**

- Undertake detailed research to determine the impacts on landscape, biodiversity and groundwater in specific locations.

No changes are recommended, within the parameters of the requirement to provide extra housing.

**Option (b)** Focus development on previously developed land (PDL) within existing urban areas

*Note we have assumed that this means that the required housing provision will still be met (ie that there will be significant greenfield development).*

**Conclusions**

- We have assumed that this option means that the required housing provision will still be met. Despite its emphasis on previously developed land in the towns, it will still therefore involve significant development on greenfield sites and possibly brownfield sites in villages. This in turn is likely to have significant impacts on biodiversity and landscape. The Housing Capacity Study shows that on the Best Fit scenario, around 4120 dwelling units could be provided within the four towns and 14 villages. Including an additional 2264 for planning permissions since 2001, this leaves a total of around 9,400 dwellings to be located on greenfield sites. However it does offer the opportunity to address remediate existing

contaminated land sites in the four towns.

- Focusing on existing towns may reduce the need to travel, as local services will be more accessible, and new residents will be able to use existing public transport, particularly the trains from Hitchin and Letchworth. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town.
- New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change. Since the District has amongst the lowest rainfall (125mm/y) in the UK, the new developments will reduce the District's ability to respond to climate change.
- The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.

**Recommendations for changes to this option and need for additional data:**

- Undertake detailed research to determine the impacts on landscape, biodiversity and groundwater in specific locations.
- No changes are recommended, within the parameters of the requirement to provide extra housing

**Option (c) Urban extensions on greenfield land adjoining existing towns**

**Conclusions**

- This option will still clearly involve major development on greenfield sites. This in turn is likely to have significant impacts on access to green spaces, biodiversity and landscape.
- Impacts on biodiversity will depend on location, but if the development is an extension to Stevenage, the BAP indicates that the area west of Stevenage (Great Offley/Preston/Knebworth) is high in biodiversity.
- Impacts on landscape will also depend on the location of development. If it is an extension to Stevenage or Luton, this is likely to have a significant impact on the landscape of the area which has high recreational and amenity value, and provides an opportunity to be in contact with wildlife and wild places.
- New development will inevitably involve increased light and air and noise pollution from traffic. In particular an extension to Luton or Stevenage would result in significant loss of tranquillity in the area. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
- The impacts on travel are complex. The urban extension will provide an opportunity to include community facilities for the new population and potentially new public transport infrastructure. If this was done, the impact could be positive. If the extension is located next to Stevenage or Luton, and appropriate public transport is provided, this could also have a positive impact in providing

sustainable access to services in the two cities. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town.

- New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change. Since the District has amongst the lowest rainfall (125mm/y) in the UK, the new developments will reduce the District's ability to respond to climate change.
- The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.

**Recommendations for changes to this option and need for additional data:**

- Undertake detailed research to determine the impacts on landscape, biodiversity and groundwater in specific locations.
- No changes are recommended, within the parameters of the requirement to provide extra housing

**Option (d) Build a new settlement**

**Conclusions**

- This option will still clearly involve major development on a greenfield site. This in turn is likely to have significant impacts on biodiversity and landscape.
- Impacts on biodiversity and landscape will depend on the location of development. If it is an area between Baldock and Royston, this area may have a lower amenity and recreational value than some other parts of the District.
- New development will inevitably involve increased light and air and noise pollution from traffic. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
- The impacts on travel are complex. A new settlement would provide an opportunity to include community facilities for the new population. If this was done, the impact could be positive, provided there is appropriate public transport. If there is rail access, it could support additional commuting by rail. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town
- New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure

in the region as a result of proposed new housing provision and the impacts of climate change. Since the District has amongst the lowest rainfall (125mm/y) in the UK, the new developments will reduce the District's ability to respond to climate change.

- The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.

**Recommendations for changes to this option and need for additional data:**

- Undertake detailed research to determine the impacts on landscape, biodiversity and groundwater in specific locations.
- No changes are recommended, within the parameters of the requirement to provide extra housing

**Option (e) Use smaller greenfield sites in the villages**

**Conclusions**

- This option implies that there would be a number of greenfield developments adjacent to villages, which is likely to have a significant impact on access to green space, biodiversity and landscape. Green space could be provided within the development, but the ability to be in contact with wildlife and wild places will be significantly reduced.
- The exact impacts would depend on location, but the BAP indicates that these areas include "areas high in biodiversity", key areas for farming wildlife and key grassland habitats. Taken together, the developments are likely to have a significant impact on landscape. Some of the areas around villages are in or close to the AONB.
- Locating developments adjacent to villages is likely to increase the need to travel, as there are currently few services and jobs in the villages, and it is unclear whether the new developments would be large enough to provide the new services and jobs needed. However, it is possible that the development could result in the size of the village increasing to a scale where it can support additional services and public transport provision
- This option should have a positive impact on the provision of services in rural areas.
- New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change. Since the District has amongst the lowest rainfall (125mm/y) in the UK, the new developments will reduce the District's ability to respond to climate change.
- The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.

**Recommendations for changes to this option and need for additional data:**

- Undertake detailed research to determine the impacts on landscape, biodiversity, travel and groundwater in specific locations.
- No changes are recommended, within the parameters of the requirement to provide extra housing

### 3.2 Provision of affordable housing

**Option (a)** Continue with the present approach of negotiating for affordable housing at the rate identified in the current Local Plan

*NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

#### Conclusions

- The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will have a negative affect on affordability and access to decent housing, as it will result in increased, rather than decreased need. It also does not address the requirements for different types of affordable housing, and particularly the need for flats.
- The impact of this option on meeting the needs of specific groups is unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.

#### Recommendations for changes to this option and need for additional data:

- Establish the needs of older people and disabled people and clarify how they will be addressed
- Specify that the affordable housing should meet needs for different types of housing, particularly flats

**Option (b)** Increase the amount of affordable housing on larger sites to a higher percentage

#### Conclusions

- This option should have a positive affect on affordability and access to housing. The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing, and recommends a 35% rate of affordable housing on suitable sites. It also points out that 75% of new households are not able to afford to purchase in their own right. It should also address the requirements for different types of affordable housing, and particularly the need for flats.
- The impact of this option on meeting the needs of specific groups is unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.

#### Recommendations for changes to this option and need for additional data:

- Establish the needs of older people and disabled people and clarify how they will be addressed
- Specify that the affordable housing should meet needs for different types of housing, particularly flats

**Option (c)** Lower the threshold to include smaller sites, where the economics of provision will allow.

**Conclusions**

- As with the previous options, this option should have a positive affect on affordability and access to housing. The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing, and recommends a 35% rate of affordable housing on suitable sites. It also points out that 75% of new households are not able to afford to purchase in their own right. It should also address the requirements for different types of affordable housing, and particularly the need for flats.
- The impact of this option on meeting the needs of specific groups in unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.

**Recommendations for changes to this option and need for additional data:**

- Establish the needs of older people and disabled people and clarify how they will be addressed
- Specify that the affordable housing should meet needs for different types of housing, particularly flats

**Option (d)** Introduce a lower threshold for the village than the towns

**Conclusions**

- This option is likely to meet the needs of the young and older people to remain living in the villages which would promote community cohesion and meet the housing needs of these groups.. The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing, and recommends a 35% rate of affordable housing on suitable sites. It also points out that 75% of new households are not able to afford to purchase in their own right. It should also address the requirements for different types of affordable housing, and particularly the need for flats.
- The impact of this option on meeting the needs of specific groups in unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.

**Recommendations for changes to this option and need for additional data:**

- Establish the needs of older people and disabled people and clarify how they will be addressed
- Specify that the affordable housing should meet needs for different types of housing, particularly flats

### 3.3 How to obtain additional funding for affordable housing

**Option (a)** Change the definition of local need to attract more funding for affordable housing from the Housing Corporation – for example accepting people in need from other Districts

**Conclusions**

- It is unclear whether this option would meet the increased need for affordable housing pointed out in the Housing Needs Survey

- The impact of this option on meeting the needs of specific groups is unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.

**Recommendations for changes to this option and need for additional data:**

- Establish the needs of older people and disabled people and clarify how they will be addressed

**Option (b)** Where the developer can demonstrate in an ‘open book’ valuation that there is insufficient subsidy to make the scheme viable, accept a lower proportion of affordable units on site.

**Conclusions**

- Most of the impacts of this option on sustainability are neutral
- Although this option will result in less affordable housing on site than normally required, the alternative is likely to be that there would be no development at all.
- The impact of this option on meeting the needs of specific groups is unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs

**Recommendations for changes to this option and need for additional data:**

- Establish the needs of older people and disabled people and clarify how they will be addressed

**Option (c)** Where the developer can demonstrate in an ‘open book’ valuation that there is insufficient subsidy to make the scheme viable, accept financial contributions towards “off-site provision”

**Conclusions**

- Most of the impacts of this option on sustainability are neutral
- Although this option will result in less affordable housing on site than normally required, the alternative is likely to be that there would be no development at all.
- The impact of this option on meeting the needs of specific groups is unclear. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs though off-site provision would possibly allow contributions towards sheltered or adapted housing elsewhere.

**Recommendations for changes to this option and need for additional data:**

- Establish the needs of older people and disabled people and clarify how they will be addressed

**Option (e)** No formal policy

*Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice (“business as usual”) be appraised.*

*In the appraisal of this option, we have assumed that having no formal policy would therefore result in no actions to obtain additional subsidy for affordable housing. It should be noted also that there is no option (d) to appraise, as option (d) is simply “other” in the options report.*

**Conclusions**

- This option misses the opportunity to obtain additional funding to meet the

increased need for affordable housing pointed out in the Housing Needs Survey. However, it is unclear whether any policy would address current needs within the District .

- This option also missed the opportunity to meet the needs of specific groups, though it is unclear whether it could have an impact on existing local need. The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.

**Recommendations for changes to this option and need for additional data:**

- Establish the needs of older people and disabled people and clarify how they will be addressed

### 3.4 Affordable housing in rural areas

**Option (a)** Continue to encourage rural exception sites, in or adjacent to villages, where appropriate in environmental terms and where there is a proven local need *NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

**Conclusions**

- This option will have a positive impact on access to services for all, provision of housing and community cohesion. In particular it should allow the young and elderly to remain in the villages
- Village locations are less accessible by public transport. However, if the developments are to meet local need, they should not result in increased car use.
- It is presumed “where appropriate in environmental terms” means that impact on biodiversity, landscape and the historic environment would be avoided.
- This option will have a negative affect on use of greenfield land

**Recommendations for changes to this option:**

None

**Option (b)** Don't allow the development of rural exception sites and meet rural housing needs within the identified village boundaries or within the towns

**Conclusions**

- This option will have a negative impact on access to services for all, provision of housing and community cohesion. It will make it more difficult to provide affordable housing in rural areas and to allow the young and elderly to remain in the villages
- This option will have a positive affect on use of greenfield land

**Recommendations for changes to this option:**

- None

### 3.5 Ensuring a range of housing types and styles

**Option (a)** To include a policy which ensures that a mix of sizes and types of property is built on all sites over a certain size.

**Conclusions**

- This option should have a positive affect on affordability and access to housing. The Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. If this policy results in a greater percentage of flats available, it should have a positive impact. However, this would require priority to be given to flats.

- This option should benefit young people wanting flats, and possibly older people wanting to move from larger family homes. It should also benefit community cohesion, by allowing them to remain in their communities.

**Recommendations for changes to this option:**

- Specify that priority would be given to flats

**Option (b)** To allow the market to determine the dwelling types provided

*NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

**Conclusions**

- It is not clear what affect this option would have on affordability and access to housing. The Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. It is not clear whether the market would provide the additional flats without intervention. The next Housing Needs Survey should address this issue. Provision of additional flats should contribute to affordability.
- Likewise the impacts on the needs of specific groups and community cohesion are unclear. If the market resulted in additional flats, this option would benefit young people wanting flats, and possibly older people wanting to move from larger family homes. It would also benefit community cohesion, by allowing them to remain in their communities.

**Recommendations for changes to this option:**

- None

### 3.6 Accommodation for Gypsy and Traveller families

**Option (a)** Identify a new site

**Conclusions**

- Clearly this option would meet the needs of specific group, provided that the assessment being undertaken identifies that there are needs for an additional site in the District .
- With the same proviso, this option would also have a positive affect on the health of gypsies and travellers. A Department of Health Report “The Health Status of Gypsies and travellers in England” found that “Gypsy Travellers have significantly poorer health status and significantly more self-reported symptoms of ill-health than other UK-resident, English speaking ethnic minorities and economically disadvantaged white UK residents”. The provision of necessary accommodation would help create conditions to promote good health, and help access health services but as the DOH report found, access to health care would still be difficult.
- The option should also help gypsies and travellers access education and recreational facilities.
- Its impacts on community cohesion and fear of crime are unclear. Provision of sites for gypsies and travellers can be a controversial issue. The provision of a new site, if not properly handled, could result in animosity, and feelings of lack of safety from the local community and gypsies and travellers. Therefore the location of the site needs to be chosen in full consultation with the all involved. Once established appropriate support needs to be given to the gypsies and travellers to help them establish in the local community (for example for helping children settle at school) and build trust and understanding between them and the local community.

**Recommendations for changes to this option:**

Specify that any new site would be identified in full consultation with the local community and gypsies and travellers and would require appropriate local support to the gypsies and travellers.

**Option (b) Expand the existing site****Conclusions**

- Clearly this option would meet the needs of specific group, provided that the assessment being undertaken identifies that there are needs for additional provision in the District.
- With the same proviso, this option would also have a positive affect on the health of gypsies and travellers. A Department of Health Report “The Health Status of Gypsies and travellers in England” found that “Gypsy Travellers have significantly poorer health status and significantly more self-reported symptoms of ill-health than other UK-resident, English speaking ethnic minorities and economically disadvantaged white UK residents”. The provision of necessary accommodation would help create conditions to promote good health, and help access health services but as the DOH report found, access to health care would still be difficult.
- The option should also help gypsies and travellers access education and recreational facilities.
- Its impacts on community cohesion and fear of crime are unclear. Provision of sites for gypsies and travellers can be a controversial issue. The expansion of the site, if not properly handled, could result in animosity, and feelings of lack of safety from the local community and gypsies and travellers. Therefore the location of the site needs to be chosen in full consultation with all involved. Appropriate support needs to be given to the gypsies and travellers to help them establish in the local community (for example for helping children settle at school) and build trust and understanding between them and the local community.

**Recommendations for changes to this option:**

Specify that the expansion of the site would be undertaken in full consultation with the local community and would require appropriate local support to the gypsies and travellers.

**Option (c) No formal policy**

*Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice (“business as usual”) be appraised.*

*In the appraisal of this option, we have assumed that having no formal policy would therefore in result in no actions to obtain additional provision for traveller and gypsy accommodation.*

*It should be noted also that there is no option (c) to appraise, as option (c) is simply “other” in the options report.*

**Conclusions**

- If the assessment being undertaken identifies that there are needs for additional provision in the District, this option would have a negative impact by not actively addressing those needs.
- Likewise, this option would also have a negative affect on the health of gypsies and travellers, and make it more difficult for them to access health services, and education and recreational facilities
- Its impacts on community cohesion and fear of crime are unclear. Provision of

sites for gypsies and travellers can be a controversial issue, and if not properly handled, could result in animosity and feelings of lack of safety from the local community and gypsies and travellers. This option avoids addressing that issue, however, it could result in gypsies and travellers being forced to camp illegally.

**Recommendations for changes to this option:**

None

### 3.7 Contributions to local facilities

**Option (a)** Include a policy requiring contributions from all new housing developments.

**Conclusions**

- The impact on affordability and access to housing, depends on the level of contributions required, and whether this discourages a significant number of developments. If it does, it could have a negative affect. It is recommended that further research be undertaken by adopting such a policy.
- This option would have a positive impact on the provision of local facilities, including community facilities. Ideally these facilities should recognise the needs of specific groups. It could also contribute to the provision of health, educational and recreational facilities, and services in town centres.

**Recommendations for changes to this option and need for additional information**

- It is recommended that further research be undertaken by adopting such a policy.

**Option (b)** Include a policy requiring contributions only from housing sites over a specified size

**Conclusions**

- More information is needed to judge the impact of this. The impact depends whether it still has the affect of discouraging small housing developments, which in turn depends on the size of the site and the level of contribution. It is recommended that further research be undertaken by adopting such a policy.
- This option would have a positive impact on the provision of local facilities, including community facilities. Ideally these facilities should recognise the needs of specific groups. It could also contribute to the provision of health, educational and recreational facilities, and services in town centres.

**Recommendations for changes to this option and need for additional information**

- It is recommended that further research be undertaken by adopting such a policy.

**Option (c)** Do not include a policy on contributions and negotiate on an ad-hoc basis with each developer

*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

**Conclusions**

- This option is likely to make a positive contribution to the provision of local facilities. . It could also contribute to the provision of health, educational and recreational facilities, and services in town centres. Without more information, it is unclear how the contribution would compare with the other options. Without a fixed "tariff" there is the potential for developers to push for a reduced contribution, on the other hand, this does avoid discouraging small schemes.
- This option is likely to avoid discouraging small schemes, and therefore make a

positive contribution to provision of affordable housing

**Recommendations for changes to this option and need for additional information**

- It is recommended that further research be undertaken by adopting such a policy.

## 4. Employment and tourism

### 4.1 Location of additional employment land

**Option (a)** No new Employment Areas should be designated and there should no expansion of existing ones.

**Conclusions:**

- Although there is currently an overall surplus of employment land at County level, the key issue is provision of more high quality employment in the District, and it is unclear whether this can be addressed through provision of employment land. It is recommended that the employment study address this issue.
- The impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result in increased travel to work by car, and increased impact on global warming. This would work against the District's targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study examine this issue.
- Likewise it is difficult to assess the impact on disadvantaged communities. This depends whether provision of sites in Letchworth and Hitchin is sufficient to meet employment needs of those communities. It is recommended that the employment study address this issue. However, provision of sites alone will not ensure that the jobs go to local people.
- This option will have a positive impact on the protection of greenfield land.

**Recommendations for changes to this option and need for additional data**

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (b)** Completely new Employment Areas should be designated, but only within existing settlements.

**Conclusions:**

- Although there is currently an overall surplus of employment land at County level, the key issue is provision of more high quality employment in the District, and it is unclear whether this can be addressed through provision of employment

land. It is recommended that the employment study address this issue.

- The impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and increased impact on global warming. This option would therefore have a positive impact. This would contribute to the District's targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study examine this issue.
- If this option includes the 14 villages, it could help improve access to village employment (if there are any available sites within the villages), and improve village services.
- This option will have a positive impact on the key sustainability issue of use of greenfield land, assuming that "within existing settlements" means on brownfield sites .
- New employment provision will use water and other resources.
- The impact on town centres depends on location of new sites and the employment classes allowed

#### **Recommendations for changes to this option and need for additional data**

- Clarify that "within existing settlements" means on brownfield sites
- Clarify whether "existing settlements" includes the 14 villages

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (c)** Completely new Employment Areas should be designated within or adjoining existing settlements.

#### **Conclusions:**

- Although there is currently an overall surplus of employment land at County level, the key issue is provision of more high quality employment in the District, and it is unclear whether this can be addressed through provision of employment land. It is recommended that the employment study address this issue.
- The impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and increased impact on global warming. This option would therefore have a positive impact, which would be increased by provision of adequate public transport to the sites. This would contribute to the District's targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study

examine this issue.

- If this option includes the 14 villages, it could help improve access to village employment and services(if there are any available sites within the villages).
- This option will have a negative impact on the key sustainability issues of use of greenfield land and protection of biodiversity.
- New employment provision will use water and other resources.
- The impact on town centres depends on location of new sites and the employment classes allowed

#### **Recommendations for changes to this option and need for additional data**

- Clarify that “within existing settlements” means on brownfield sites
- Clarify whether “existing settlements” includes the 14 villages

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (d)** There should be extensions to existing Employment Areas, but only within existing settlements.

#### **Conclusions:**

- Although there is currently an overall surplus of employment land at County level, the key issue is provision of more high quality employment in the District, and it is unclear whether this can be addressed through provision of employment land. It is recommended that the employment study address this issue.
- The impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and increased impact on global warming. This option would therefore have a positive impact, which would be increased by provision of adequate public transport to the sites. This would contribute to the District’s targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study examine this issue
- It is also difficult to assess the impact on disadvantaged communities. Current sites are in the four main towns. In theory, new sites this could provide more jobs for unemployed people in Hitchin and Letchworth particularly but there is no guarantee that the jobs would go to local people.
- This option will have a positive impact on the key sustainability issue of use of greenfield land, assuming that “within existing settlements” means on brownfield sites .
- New employment provision will use water and other resources.
- The impact on town centres depends on location of new sites and the employment classes allowed

#### **Recommendations for changes to this option and need for additional data**

- Clarify that “within existing settlements” means on brownfield sites
- It is recommended that the employment study examine the following issues:
- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
  - The need for additional employment land to ensure that the increased population from the new housing is able to work locally
  - How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.
- The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (e)** There should be extensions to existing Employment Areas within or adjoining existing settlements.

**Conclusions:**

- Although there is currently an overall surplus of employment land at County level, the key issue is provision of more high quality employment in the District, and it is unclear whether this can be addressed through provision of employment land. It is recommended that the employment study address this issue.
- The impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result in increased travel to work by car, and increased impact on global warming. This option would therefore have a positive impact, which would be increased by provision of adequate public transport to the sites. This would contribute to the District’s targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study examine this issue
- It is also difficult to assess the impact on disadvantaged communities. Current sites are in the four main towns. In theory, new sites this could provide more jobs for unemployed people in Hitchin and Letchworth particularly but there is no guarantee that the jobs would go to local people.
- This option will have a negative impact on the key sustainability issues of use of greenfield land and protection of biodiversity.
- New employment provision will use water and other resources.
- The impact on town centres depends on location of new sites and the employment classes allowed

**Recommendations for changes to this option and need for additional data**

- Clarify that “within existing settlements” means on brownfield sites
- It is recommended that the employment study examine the following issues:
- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
  - The need for additional employment land to ensure that the increased population from the new housing is able to work locally
  - How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.
- The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (g) No formal policy**

Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice (“business as usual”) be appraised.

In the appraisal of this option, we have assumed that having no formal policy would therefore in result in the designation of no new employment land.

It should be noted also that there is no option (f) to appraise, as option (f) is simply “other” in the options report

**Conclusions:**

- Although there is currently an overall surplus of employment land at County level, the key issue is provision of more high quality employment in the District, and it is unclear whether this can be addressed through provision of employment land. It is recommended that the employment study address this issue.
- The impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and increased impact on global warming. This would work against the District’s targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study examine this issue.
- Likewise it is difficult to assess the impact on disadvantaged communities. This depends whether provision of sites in Letchworth and Hitchin is sufficient to meet employment needs of those communities. It is recommended that the employment study address this issue. However, provision of sites alone will not ensure that the jobs go to local people.
- This option will have a positive impact on the protection of greenfield land.

**Recommendations for changes to this option and need for additional data**

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

## 4.2 Loss of employment uses

**Option (a) Let market forces determine the uses within employment Areas****Conclusions:**

- As with the previous set of options, it is impossible to assess the sustainability of this option on the key issue of the provision of more high quality employment. More information is needed on whether the current provision of employment land is appropriate to meet local need. It is recommended that the employment study address this issue. However, it seems unlikely that market forces will result in more high quality employment.

- As with the previous set of options, the impact on journeys by car depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result in increased travel to work by car, and increased impact on global warming. This option would therefore have a negative impact. This would work against the District's targets to reduce the distance travelled per person by 5% by 2021 and reduce car use overall. It is recommended that the employment land study examine this issue
- Likewise it is difficult to assess the impact on the needs of disadvantaged communities. This depends whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of those communities. It is recommended that the employment study address this issue.
- This option could have a positive impact on the objectives of improving access to local services, improving community cohesion (by providing community facilities) improving access to culture and recreation, and providing affordable housing. Although it has already resulted in the provision of community facilities, market forces alone will not necessarily deliver this.
- Impact on town centres depends on whether new uses compete with town centre uses

#### **Recommendations for changes to this option and need for additional data**

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (b)** Safeguard employment uses within the Employment Areas, unless sites are no longer suitable for employment use (e.g. because of poor location, condition or low/no market demand etc), but with restrictions on the type of alternative uses which will be acceptable.

#### **Conclusions:**

- As with the previous set of options, it is impossible to assess the sustainability of this option on the key issue of the provision of more high quality employment. More information is needed on whether the current provision of employment land is appropriate to meet local need. It is recommended that the employment study address this issue.
- Likewise it is difficult to assess the impact on the needs of disadvantaged communities. This depends whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of those communities. It is recommended that the employment study address this issue.
- This option could have a positive impact on the objectives of improving access to local services, improving community cohesion (by providing community facilities) improving access to culture and recreation, and providing affordable housing. Restrictions on alternative uses would make this positive impact more likely than

the previous option.

- Impact on town centres depends on whether new uses compete with town centre uses

**Recommendations for changes to this option and need for additional data**

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

**Option (c)** Safeguard employment uses within the Employment Areas, unless sites are no longer suitable for employment use (e.g. because of poor location, condition or low/no market demand etc), with no restrictions on the type of alternative uses which will be acceptable.

**Conclusions:**

- As with the previous set of options, it is impossible to assess the sustainability of this option on the key issue of the provision of more high quality employment. More information is needed on whether the current provision of employment land is appropriate to meet local need. The employment study may shed light on this.
- Likewise it is difficult to assess the impact on the needs of disadvantaged communities. This depends whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of those communities. It is recommended that the employment study address this issue.
- This option could have a positive impact on the objectives of improving access to local services, improving community cohesion (by providing community facilities) improving access to culture and recreation, and providing affordable housing. However, lack of restrictions on alternative uses would make this positive impact less likely than the previous option.
- With no restriction on use, there is a likelihood that new uses would conflict with town centre uses.

**Recommendations for changes to this option and need for additional data**

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally

How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

**Option (d)** Safeguard employment uses within the Employment Areas, unless studies demonstrate lack of need in the area

*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

**Conclusions:**

- This option clearly will provide land to meet needs identified by employment studies, and should have a positive impact on the local economy. However, it is likely that the barrier is not provision of employment land.
- As with the previous set of options, it is impossible to assess the sustainability of this option on the key issue of the provision of more high quality employment. More information is needed on whether the current provision of employment land is appropriate to meet local need. It is recommended that the employment study address this issue.
- Likewise it is difficult to assess the impact on the needs of disadvantaged communities. This depends whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of those communities. It is recommended that the employment study address this issue.

#### **Recommendations for changes to this option and need for additional data**

It is recommended that the employment study examine the following issues:

- Whether provision of more high quality employment in the District can be addressed through appropriate provision of employment land
- The need for additional employment land to ensure that the increased population from the new housing is able to work locally
- How the needs of the disadvantaged communities in Letchworth and Hitchin can be met through the provision of employment land, or other means, such as working with employers to target and support local people into work.

The sustainability of all the options for this issue depends on the outcome of the employment study. Therefore no changes are recommended at this stage.

### 4.3 Distribution of employment provision

#### **Option (a) Any new employment provision should be concentrated in Hitchin**

##### **Conclusions:**

- It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option on the economic objective would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
- In theory, this option would have a positive impact on reducing the need to travel and on inequity by providing jobs for local people, and for unemployed people in Hitchin and Letchworth. However, this depends on public transport access for those without a car. Also there is no guarantee the jobs would go to these people
- It is assumed that “within Hitchin” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use of greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere
- Impact on town centres depends on location of new sites, and how B1 classes are treated.

##### **Recommendations for changes to this option**

- Clarify that “within Hitchin” means on brownfield sites
- Specify that uses should not conflict with town centre uses
- This option would be more sustainable if new provision was linked with support for employers to employ local people

**Option (b) Any new employment provision should be concentrated in Letchworth****Conclusions:**

- It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option on the economic objective would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
- In theory, this option would have a positive impact on reducing the need to travel and on inequity by providing jobs for local people, and for unemployed people in Hitchin and Letchworth. However, this depends on public transport access for those without a car. Also there is no guarantee the jobs would go to these people
- It is assumed that “within Letchworth ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use of greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere
- Impact on town centres depends on location of new sites, and how B1 classes are treated.

**Recommendations for changes to this option**

- Clarify that “within Letchworth” means on brownfield sites
- Specify that uses should not conflict with town centre uses
- This option would be more sustainable if new provision was linked with support for employers to employ local people

**Option (c) Any new employment provision should be concentrated in Baldock****Conclusions:**

- It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option on the economic objective would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
- In theory, this option would have a positive impact on reducing the need to travel and on inequity by providing jobs for local people, and for unemployed people in nearby Hitchin and Letchworth. However, accessibility depends on public transport access for those without a car. Also, there is no guarantee the jobs would go to these people
- It is assumed that “within Baldock ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use of greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere.
- Impact on town centres depends on location of new sites, and how B1 classes are treated.

**Recommendations for changes to this option**

- Clarify that “within Baldock” means on brownfield sites
  - Specify that uses should not conflict with town centre uses
- This option would be more sustainable if new provision was linked with support for employers to employ local people

**Option (d)** Any new employment provision should be concentrated in Royston**Conclusions:**

- It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option on the economic objective would be positive. However, given the high employment levels in the town, it is less likely to do so than other options. Also as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
- In theory, this option would have a positive impact on reducing the need to travel by providing jobs for local people. However, given the high employment rates in Royston, and the location in the District, this option would have a less positive impact than the other options. Accessibility depends on public transport access for those without a car. Also, there is no guarantee the jobs would go to local people
- This option also is less accessible to unemployed people in Letchworth and Hitchin, particularly for those without a car.
- It is assumed that “within Royston ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere.
- Impact on town centres depends on location of new sites, and how B1 classes are treated.

**Recommendations for changes to this option**

- Clarify that “within Royston” means on brownfield sites
- Specify that uses should not conflict with town centre uses
- This option would be more sustainable if new provision was linked with support for employers to employ local people

**Option (e)** Any new employment provision should be allocated where there are available sites which are accessible by public transport and a market for the premises

*NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

**Conclusions:**

- It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option on the economic objective would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
- This option would have a positive impact on reducing the need to travel and on inequity by providing accessible jobs for local people, and for unemployed people in Hitchin and Letchworth. However, there is no guarantee the jobs would go to these people
- It is assumed that “available sites ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term.
- Impact on town centres depends on location of new sites, and how B1 classes

are treated.

**Recommendations for changes to this option**

- Clarify that “available sites” means on brownfield sites
- Specify that uses should not conflict with town centre uses
- This option would be more sustainable if new provision was linked with support for employers to employ local people

#### 4.4 Promotion of tourism

**Option (a)** Do not include policies relating to tourist related development and therefore rely on the latest Government advice.

**Conclusions :**

- This option would miss the opportunity to include a policy promoting sustainable tourism. and therefore have a negative affect on reducing car use, production of greenhouse gases, and resource use.
- However, it would be likely to result in more conversions in rural areas, which could contribute to the rural economy.
- It would also make it more difficult to control some uses such as golf courses, and therefore would have a negative impact on car travel, climate change, and possibly biodiversity and landscape.

**Recommendations for changes to this option**

None

**Option (b)** Include a general policy covering a variety of tourist related proposals. *NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

**Conclusions :**

- The impact of this option depends whether the policy promotes sustainable tourism, which could have a positive impact on reducing car use, production of greenhouse gases, and resource use.
- The impact also depends on whether it controls the location of uses such as golf courses. . (It is assumed that other uses involving buildings would be controlled by other policies in the plan) If it does, this would have a positive impact on reducing car travel and greenhouse gas emissions, and possibly on protecting landscape and biodiversity.

**Recommendations for changes to this option**

Specify that the policy would promote sustainable tourism and restrict location of uses such as golf courses which involve the use of land rather than buildings.

**Option (c)** Include more specific policies on tourist related topics such as guest houses, hotels , guest houses and bed and breakfast accommodation

**Conclusions :**

From a sustainability point of view, the impacts are the same as option (b), namely:

- The impact of this option depends whether the policy promotes sustainable tourism, which could have a positive impact on reducing car use, production of greenhouse gases, and resource use.
- The impact also depends on whether it controls the location of uses such as golf courses. (It is assumed that other uses involving buildings would be controlled by other policies in the plan) If it does, this would have a positive impact on reducing car travel and greenhouse gas emissions, and possibly on protecting landscape and biodiversity.

**Recommendations for changes to this option**

Specify that the policy would promote sustainable tourism and restrict location of uses such as golf courses which involve the use of land rather than buildings.

## 5. Town Centres

### 5.1 Shopping uses

**Option (a)** Let market forces determine the mix of uses in town centres.

**Conclusions**

- It is very difficult to predict the impact of this option because it is impossible to be certain what mix of uses would result in town centres as a result of market forces.
- However, there is no guarantee that this option would support town centre vitality and viability, and the Town Centre retail study concludes that this option could be potentially damaging to the balance of retail and other uses within town centres, with a possible adverse impact on noise levels and disturbance.

**Recommendations for changes to this option**

None

**Option (b)** Define Primary and Secondary shopping areas, with greater restrictions on the loss of shops in the primary areas.

**Conclusions**

- It is very difficult to predict the impact of this option because it is impossible to be certain how potential town centre occupiers would respond to this option.
- However, the Town Centre and Retail Study concludes that if restrictions were placed on the loss of shops in secondary shopping areas that this could lead to an increase in vacant units because demand for retail occupiers is unlikely to be as strong within peripheral parts of the town centres. The study also indicates that this approach would only be suitable for Hitchin, Letchworth and Royston, but not for Baldock which is too small.
- This option might have a positive impact on the key sustainability issue of providing more affordable housing.

**Recommendations for changes to this option**

Clarify if this option would be applied to all 4 towns or if Baldock would be excluded.

**Option (c)** Resist the loss of shops anywhere within the town centres.

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

**Conclusions**

- This option is likely to have an adverse impact on the key sustainability issues of providing more affordable housing, and may have an adverse impact on the key sustainability issues of reducing car use and greenhouse gas emissions.
- It will also have a very severe adverse impact on the vitality and viability of town centres.
- It is likely to have an adverse impact on the historic environment, access to facilities and services in town centres, and opportunities to support improved community cohesion.

**Recommendations for changes to this option**

None.

## 5.2 Other uses in town centres

**Option (a)** Include policies encouraging new residential uses in town centres and resisting the loss of existing residential uses.

*Note: This and option (c) reflects the approach taken in the current plan, and therefore represents business as usual.*

### Conclusions

- This option would have a positive impact on the key sustainability issues of achieving more sustainable location patterns, reducing greenhouse gas emissions, and reducing the pressure for greenfield developments with consequent damage to landscapes.
- It would also promote more sustainable urban living and reduce traffic related pollution.
- This option is unlikely to have any adverse sustainability impacts.

### Recommendations for changes to this option

None.

**Option (b)** Include policies requiring large town centre developments to contain a mix of uses.

### Conclusions

- This option is likely to have very similar impact to option 5.2(a). It will also help to ensure that a range of services and facilities to meet the needs of all of the community will be available in town centres. However, the extent of the impact will depend on the number and size of large town centre developments.
- It is unlikely to have any adverse sustainability impacts.

### Recommendations for changes to this option

None.

**Option (c)** Allow market forces to determine the mix of uses.

*Note: This and option (a) reflects the approach taken in the current plan, and therefore represents business as usual.*

### Conclusions

- It is very difficult to predict the impact of this option, because this will depend on the mix of uses that result from market forces.
- However, there is no guarantee that this option will support the key sustainability issues of: minimising development on greenfield land, protecting landscapes, delivering more sustainable location patterns, reducing greenhouse gas emissions, providing town centre services and facilities that meet the needs of all members of the community.
- There is also no guarantee that this option would promote sustainable urban living.

### Recommendations for changes to this option

None.

## 5.3 How to promote the health and well being of the smaller centres

**Option (a)** Let market forces determine the mix of uses in smaller centres.

*Note: This option reflects the approach taken in the current plan, and therefore*

*represents business as usual.*

### **Conclusions**

- It is very difficult to predict the impact of this option because it is impossible to be certain what mix of uses would result in smaller centres as a result of market forces. There is no data available on the level of demand and types of other uses that might wish to locate in smaller centres.
- However, there is a possibility that this option would have an adverse impact on the key sustainability issues of reducing car transport and greenhouse gas emissions, and providing access to village services.
- But this option may have a positive impact on the key sustainability issues of reducing greenfield development, and thus protect landscapes.
- This option may also weaken the viability of the district's four town centres.

### **Recommendations for changes to this option and need for additional information**

- More information is needed on the demand for uses in the smaller centres, and how this impacts on the four towns.

No changes recommended at this stage.

**Option (b)** Allow the loss of shops and services where it can be shown that there is no longer a demand for the unit.

### **Conclusions**

- This option would support several key sustainability issues by allowing the provision of more affordable housing and other uses in villages without resorting to edge of town developments, and thus would also help to reduce greenfield developments and protect landscapes. These benefits would only occur if there are vacant units in smaller centres.
- It is very difficult to predict the other impacts of this option because it is impossible to be certain what kind of other uses, if any, would occupy vacant units in smaller centres. There is no data available on the level of demand and types of other uses that might wish to locate in smaller centres.
- However, there is a possibility that this option would have an adverse impact on the key sustainability issues of reducing car transport and greenhouse gas emissions and in the longer term providing improved access to village services and facilities.
- This option may also weaken the viability of the district's four town centres.

### **Recommendations for changes to this option and new data needed**

- Provide information on the current level of vacancies among units in smaller centres.

No changes recommended at this stage.

**Option (c)** Resist the loss of any shops or services to other uses.

### **Conclusions**

- This option would have a positive impact on the key sustainability issues of reducing car transport and greenhouse gas emissions and supporting access to village services and facilities.
- It would have an adverse impact on several key sustainability issues. It would restrict the conversion of vacant units to affordable housing and other uses in villages. This could restrict the development of rural tourism facilities and also result in greater pressure for edge of town developments which would lead to more greenfield developments and damage to landscapes.

- It could result in empty units in smaller centres with a consequent adverse impact on the historic environment and the fear of crime. But this depends on the level of demand for retail and other facilities in smaller centres. Data is not available on the current extent of vacant units in local centres.

**Recommendations for changes to this option and new data needed**

Provide information on the current level of vacancies among units in smaller centres.

#### 5.4 Should all the smaller centres be treated the same?

**Option (a)** All planning applications within the smaller centres should be assessed in the same way.

NB. *We have assumed for this option that all planning applications within the smaller centres would be assessed under one of options 5.2. (a), (b) or (c).*

**Conclusions and recommendations**

- We have assumed for this option that all planning applications within the smaller centres would be assessed according to whichever of options 5.2 (a), (b) or (c) are applied to smaller centres.

Therefore the conclusions and recommendations from 5.2 (a), (b) or (c) will apply, depending on which option is followed for all smaller centres.

**Option (b)** Different policy approaches should be taken for larger villages, neighbourhood centres, small villages and individual shops.

NB. *We have assumed for this option that resistance to the loss of shops and other uses will be increased the fewer the facilities that are available in the centre.*

**Conclusions**

- Unsurprisingly, the impact of this option would be mixed, tending to have the reverse effect in larger villages with more facilities when compared with small villages with few facilities.
- Most significantly this option will help to retain some facilities in small villages with very few facilities, but only if there is sufficient local demand to retain these facilities. Alternatively the option could result in properties standing empty in small villages, with the consequent adverse impact on the historic environment. It is difficult to predict which is more likely without more information on the extent of vacant units in smaller villages.
- This option could also restrict opportunities for more affordable housing in smaller villages, or force more new developments out to the edge of villages, with a consequent adverse impact on loss of greenfield land and landscapes.

**Recommendations for changes to this option and new data needed**

Provide information on the current level of vacancies among units in small villages with few facilities.

**Option (d)** No formal policy.

*Note: We have assumed for this option that the absence of a formal policy will mean that all planning applications to smaller centres will be treated in the same way and that market forces will determine the mix of uses. Therefore the impacts of this option will be the same as for 5.3(a). This option reflects the approach taken in the current plan, and therefore represents business as usual.*

**Conclusions and recommendations**

- It is very difficult to predict the impact of this option because it is impossible to be certain what mix of uses would result in smaller centres as a result of market

forces. There is no data available on the level of demand and types of other uses that might wish to locate in smaller centres.

- However, there is a possibility that this option would have an adverse impact on the key sustainability issues of reducing car transport and greenhouse gas emissions, and providing access to village services.
- But this option may have a positive impact on the key sustainability issues of reducing greenfield development, and thus protect landscapes.
- This option may also weaken the viability of the district's four town centres.

#### **Recommendations for changes to this option**

None.

### 5.5 Should we promote the 'evening economy' in the four main towns, and if so how?

**Option (a)** Let market forces determine the level and mix of 'evening' uses in the town centres.

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

#### **Conclusions**

- It is difficult to predict the impact of this option because the mix of uses that would result from market forces is uncertain.
- If this option results in a further concentration of licensed premises and less alternative evening entertainment it may have an adverse impact on the key sustainability issues reducing car journeys, reducing greenhouse gas emissions, and reducing crime.
- Market forces are likely to be most successful in supporting the local economy, but are unlikely to provide more high quality employment in the district.
- Reliance on market forces may fail to provide a mix of evening entertainment to meet the needs of all sectors of the community, although surveys do not reveal a high level of dissatisfaction with current provision.

#### **Recommendations for changes to this option**

None.

**Option (b)** Try to promote more varied activities in the town centre.

*NB. We have assumed for this option that the aim will be to promote more activities such as cinemas, theatres, bowling, bingo, and health clubs, but not to place any constraints on the growth in pubs and clubs.*

#### **Conclusions**

- We have assumed for this option that the aim will be to promote more activities such as cinemas, theatres, bowling, bingo, and health clubs, but not to place any constraints on the growth in pubs and clubs.
- It is difficult to predict the impact of this option because there is no certainty that a more varied mix of evening facilities would result. The North Herts Town Centre and Retail Study (TCRS) concluded that the district would be capable of supporting new and more varied leisure uses, but there is no guarantee that operators will provide these given their availability in neighbouring districts.
- If this option succeeds in attracting a more varied range of operators, it could have a positive impact on the key sustainability issues of reducing car journeys and reducing greenhouse gas emissions, since it is aimed at town centre use.
- If this option succeeds in attracting a more varied range of operators into the district, it should have a positive impact on meeting the evening entertainment needs of a wider cross-section of the community and promoting sustainable

urban living. However, surveys do not indicate a high level of dissatisfaction with the current provision.

**Recommendations for changes to this option**

None.

**Option (c)** Try to restrict further development of pubs and clubs in the town centre to discourage more alcohol related uses.

**Conclusions**

- This option would guarantee a limit or slower growth of pubs and clubs, and this should have a positive impact on limiting the growth in town centre street crime, which is considered a key sustainability issue.
- It is unlikely to have a severely adverse impact on the vitality of town centres or access to facilities because surveys have revealed only a small minority of residents think that there are not enough pubs and bars in the 4 towns.
- This option would result in a loss of some potential employment opportunities in new pubs and clubs, but these generally do not provide more high quality employment – the need for which was identified as a key sustainability issue.

**Recommendations for changes to this option**

None.

## 6. Transport

### 6.1 Encouraging alternative modes and reducing car use

**Option (a)** Ensure that developers make adequate provision for non-car modes; public transport, cycling and walking.

**Conclusions**

- This option will have a positive impact on reducing car use and the associated pollution and greenhouse gas emissions. Impacts will depend on ensuring that the provision is ongoing (ie not short-term service support, but provision of facilities or infrastructure or self-sustaining service) and is combined with a programme of promotion and publicity. Does not mention car-share clubs, but these have a potential to reduce car use, and can work well with new housing developments.
- By improving public transport, it will make services and facilities more accessible to those without a car, and contribute to community cohesion by making it easier for those without a car, particularly young and older people to remain living there. It will also contribute to sustainable tourism.
- By promoting walking and cycling, it will increase access to green spaces, improve health and increase recreational opportunities.

**Recommendations for changes to this option:**

- Require provision to be developed in a way that will last in the long-term.
- Re-word to encompass the development of car share clubs: by saying “adequate provision for modes which reduce car use: public transport, cycling and walking and car-share clubs”

**Option (b)** Require all new developments to make a contribution towards improving local transport infrastructure

**Conclusions**

- The impacts of this option depends whether provision is for road infrastructure or not. Clearly there may be a need for additional road infrastructure for some new developments, but the emphasis should be on modes which reduce car use, and improve public transport. This would contribute to sustainable tourism, and reduce car use and the associated pollution and greenhouse gas emissions.
- If the provision is to improve public transport, it will make services and facilities more accessible to those without a car, and contribute to community cohesion by making it easier for those without a car, particularly young and older people to remain living there. It will also contribute to sustainable tourism.
- If the provision is to promote walking and cycling, it will increase access to green spaces, improve health and increase recreational opportunities.

**Recommendations for changes to this option:**

- Give priority to infrastructure for modes which reduce car use.

**Option (c)** Introduce car parking standards that are compatible with the location in line with maximum standards

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

**Conclusions**

- It is assumed that this option means that there will be a maximum amount of parking provision within a development, which will be related to the ease of accessing public transport. If this is the case, it should make some contribution to encouraging increased public transport use, and reducing car use with its impacts on pollution and greenhouse gas emission. This is certainly a step in the right direction, and may have a positive affect on employment sites with good public transport. However, for residential sites, it is suggested that they are unlikely to have much affect unless the standards are very strict and linked with very good public transport, or other possibilities such as car-share clubs. It is suggested that a more proactive approach is needed, for example, by promoting car-free developments which link with good public transport, and a car share club.

**Recommendations for changes to this option:**

- Make the option more proactive by retaining restrictions on car use, but promoting low-car or no-car developments

**Option (d)** Make sure large developments make provision for improved and integrated transport infrastructure

**Conclusions**

- The impacts of this option depends whether provision is for road infrastructure or not. Clearly there may be a need for additional road infrastructure for some new developments, but the emphasis should be on modes which reduce car use, and improve public transport. This would contribute to sustainable tourism, and reduce car use and the associated pollution and greenhouse gas emissions.
- If the provision is to improve public transport, it will make services and facilities more accessible to those without a car, and contribute to community cohesion by making it easier for those without a car, particularly young and older people to remain living there. It will also contribute to sustainable tourism.
- If the provision is to promote walking and cycling, it will increase access to green spaces, improve health and increase recreational opportunities.

**Recommendations for changes to this option:**

- Give priority to infrastructure for modes which reduce car use.

**Option (e)** Require Green Travel plans to be prepared for new or extended large employment sites.

**Conclusions**

- Green Travel plans would include a number of ways of reducing car use by employees, including car share, promoting public transport and reduction of parking spaces. This would option would therefore have a positive impact on promoting sustainable tourism, reducing car use and the associated pollution and greenhouse gas emissions.
- The Travel Plans could make local public transport services more viable, and therefore make services and facilities more accessible to those without a car and contribute to community cohesion by making it easier for those without a car, particularly young and older people to remain living there.
- The Travel Plans could also promote walking and cycling and improve health and increase recreational opportunities.

**Recommendations for changes to this option:**

- None

## 6.2 Park and ride

**Option (a)** Investigate whether park and ride is feasible for any of the North Herts towns, and if so, include policies to establish it in the LDF.

**Conclusions**

- This option is likely to promote rather than reduce car use, and increase greenhouse gas emissions, as it will make it easier to drive from one town to the next. Park and Ride would reduce traffic congestion, noise and air pollution in towns, but car use is a more significant sustainability issue. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and a similar distance for leisure journeys. This option therefore would work against the North Herts targets to: reduce the distance travelled per person by 5% by 2021; reduce the car use modal share from 72.07% to 65.5% by 2021.

**Recommendations for changes to this option:**

- Require the investigation to research the overall impact on car use

**Option (b)** Do not pursue park and ride schemes

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

**Conclusions**

- This option is likely to have a positive impact on reduction of car use, and associated greenhouse gas emissions, as it would prevent Park and Ride schemes making it easier to drive from one town to the next. It would miss the opportunity that Park and Ride presents to reduce traffic congestion, noise and air pollution in towns, but car use is a more significant sustainability issue. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and a similar distance for leisure journeys.

**Recommendations for changes to this option:**

- None

## 7. Leisure and community facilities

### 7.1 How should we secure adequate provision of sports pitches and sports facilities in the District?

**Option (a)** Concentrate on the retention, enhancement and improvement of existing pitches and sports pavilions across the District.

**Conclusions**

- This option will have a positive impact on the key sustainability issues of protecting green space.
- It will have an adverse impact on the key sustainability issues of access to recreational facilities.
- It would have a mixed impact on healthy lifestyles. In areas which already have facilities, enhanced provision is likely to encourage people to take more exercise. But this option would restrict access to healthy lifestyles in areas with a deficiency in sports facilities.

**Recommendations for changes to this option and new data needs**

- No change recommended for this option.
- Data on the proportion and location of the population with poor access to pitches and other sports facilities.

**Option (b)** Concentrate on meeting the identified deficiencies of sports facilities in particular locations.

**Conclusions**

- This option will have a positive impact on the key sustainability issues of improving access to facilities, reducing car journeys and reducing greenhouse gas emissions.
- Depending on the size and location of facilities, it could result in an adverse impact on the key sustainability issues of loss of greenfield land and biodiversity.
- It would support healthy lifestyles and sustainable urban living.

**Recommendations for changes to this option and new data needs**

- No changes recommended for this option.
- Data on the proportion and location of the population with poor access to pitches and other sports facilities.

**Option (c)** Seek contributions from developers to provide or improve sports facilities.

**Conclusions**

- This option will have a positive impact on the key sustainability issues of improving access to facilities, reducing car journeys and reducing greenhouse gas emissions.
- Depending on the size and location of facilities, it could result in an adverse impact on the key sustainability issues of loss of greenfield land and biodiversity.
- It would also support healthy lifestyles.
- It may deter commercial and residential developments if developers felt that requests for contributions were excessive. This would depend on the size of contribution requested and the economic viability of new developments in the district.

**Recommendations for changes to this option and new data needs**

- No change recommended to option.

- An analysis of whether or not development in the district has been deterred by requests for contributions to facilities would improve understanding of the impact of this option on commercial and residential developments.

**Option (e)** No formal policy on this issue.

*NB. This reflects the approach taken in the current plan, and therefore represents the “business as usual” option.*

**Conclusions**

- This option could have adverse impacts on a number of key sustainability issues: access to greenspace; reducing car journeys (with knock on effects on pollution and greenhouse gas emissions; and access to facilities.
- It would also have an adverse impact on health lifestyles and sustainable urban living.
- There are no positive sustainability impacts from this option.

**Recommendations for changes to this option and new data needs**

- No changes recommended for this option.
- Data on the proportion and location of the population with poor access to pitches and other sports facilities.

## 7.2 Should developers contribute more towards community facilities and services?

**Option (a)** Seek to retain the current level of social and community facilities in the District.

**Conclusions**

- This option will have a positive impact on the key sustainability issues of access to services and facilities and reducing car journeys (with knock on effects on pollution and greenhouse gas emissions.
- It will also have a positive impact on promoting community cohesion, participation in life-long learning and sustainable urban living.
- There are no negative sustainability impacts from this option.

**Recommendations for changes to this option and new data needs**

- No change recommended for this option.
- Data on the proportion and location of the population with poor access to social and community facilities.

**Option (b)** Seek to improve existing facilities *and* encourage the provision of new community facilities where new development takes place.

*Note: We have replaced “or” with “and” and removed “either” from this option to clarify what is proposed. We have also assumed that developer would be asked to contribute towards improved or new facilities.*

*This option reflects the approach taken in the current plan, and therefore represents the “business as usual” option.*

**Conclusions**

- This option will have a positive impact on the key sustainability issues of access to services and facilities and reducing car journeys (with knock on effects on pollution and greenhouse gas emissions.
- It will also have a positive impact on promoting community cohesion, participation in life-long learning and sustainable urban living.
- It may deter commercial and residential developments if developers felt that requests for contributions were excessive. This would depend on the size of contribution requested and the economic viability of new developments in the

district.

**Recommendations for changes to this option and new data needs**

- No change recommended to option.
- An analysis of whether or not development in the district has been deterred by requests for contributions to facilities would improve understanding of the impact of this option on commercial and residential developments.

**Option (c)** Seek contributions from developers to provide or improve community facilities.

**Conclusions**

- This option will have a positive impact on the key sustainability issues of access to services and facilities and reducing car journeys (with knock on effects on pollution and greenhouse gas emissions).
- It will also have a positive impact on promoting community cohesion, participation in life-long learning and sustainable urban living.
- It may deter commercial and residential developments if developers felt that requests for contributions were excessive. This would depend on the size of contribution requested and the economic viability of new developments in the district.

**Recommendations for changes to this option and new data needs**

- It is not clear how this option differs from option 7.2(b). We recommend that it is rephrased in order to clarify the distinction between these two options.
- An analysis of whether or not development in the district has been deterred by requests for contributions to facilities would improve understanding of the impact of this option on commercial and residential developments.

## 4. Options Appraisal Matrices

### 1. Natural and Built Environment

Impact of option on SA objective is scored as follows: Major positive √√; positive √; major negative XX; negative X; uncertain ?; or neutral O.

The assessment is based on the current situation and trends for each objective, including where there are particular problems. This information is contained in appendix 2 (baseline data and key sustainability issues), and has been referred to throughout the process of compiling the matrices.

#### 1.1 Protecting Landscapes

<b>Option (a) Include policies protecting landscapes based on their amenity and recreational value and national designations (such as AONB).</b>				
<b>SA Objectives</b>	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Will support tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Will protect landscapes with high amenity and recreational value and the Chilterns AONB, but other greenfield land will be less protected.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Data is not available on whether the landscapes of greatest amenity and recreational value include sites that would be most appropriate for development on the grounds of being best located to minimise car journeys.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	?	?	?	Will protect landscapes with high amenity and recreational value and the Chilterns AONB. However it will not necessarily protect other landscapes identified in the Landscape Character Assessment.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Will protect landscapes with high amenity and recreational value and the Chilterns AONB. However it will not necessarily protect other landscapes identified in the Landscape Character Assessment. Information is not available on whether important historic landscapes are those with high amenity and recreational value.
3(d) Reduce pollution from any source	?	?	?	See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	See 2(c).
4(b) Improve the District's				

ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	It is not known whether land of high amenity and recreational value is land that is easily accessible to the most deprived areas of Letchworth and Hitchin.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	The Housing Capacity study revealed that it is unlikely that all housing need in the district can be met within the 4 main towns and 15 villages. Therefore some edge of town or new settlements may be necessary. A prohibition on development of land with landscape or amenity value may prevent appropriately located new developments.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Protecting land of high recreational value will encourage active leisure pursuits.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Will protect landscapes with high amenity and recreational value and the Chilterns AONB. But it is not known whether land of high amenity and recreational value is land that is easily accessible to all of the population.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (b)** Include policies protecting landscapes based on their value for agriculture and forestry. **NB. It is not clear if this option would protect landscapes of high agricultural and forestry value from agricultural practices that would damage landscapes, or protect landscapes of low agricultural and forestry value from change, while allowing significant landscape change (such as tree planting) on those of high agricultural and forestry value. For the appraisal below we have assumed the former.**

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This could reduce the capacity of landowners to maximise the economic benefits of valuable land. It may well work against tourism if landscapes with low agricultural or forestry value are also the landscapes most likely to attract tourists.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental	√?	√?	√?	This would protect high value agricultural land but may not protect other greenfield land with high environmental and amenity. Data is not

and amenity value?				available on whether the landscapes of greatest agricultural and forestry value include sites of high environmental and amenity value.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Data is not available on whether the landscapes of greatest agricultural and forestry value include sites that would be most appropriate for development on the grounds of being best located to minimise car journeys.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	?	?	?	Will protect landscapes with high value in terms of agriculture and forestry. This may not therefore protect other landscapes identified in the Landscape Character Assessment or the Chilterns AONB. There is no information available on whether landscapes of high value in terms of agriculture and forestry coincide with those of greatest value in terms of landscape.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Will protect landscapes with high value in terms of agriculture and forestry. However it will not necessarily protect historic landscapes. Information is not available on whether important historic landscapes are those with low value in terms of agriculture and forestry.
3(d) Reduce pollution from any source	?	?	?	See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	It is not known whether land of high agricultural and forestry value is land that is easily accessible to the most deprived areas of Letchworth and Hitchin.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	The Housing Capacity study revealed that it is unlikely that all housing need in the district can be met within the 4 main towns and 15 villages. Therefore some edge of town or new settlements may be necessary. A prohibition on development of land with high agricultural or forestry value may prevent appropriately located new developments.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Insufficient data is available to judge whether this will protect land of high recreational value which encourages active leisure pursuits. However, forestry and farming, if appropriately managed can provide recreational activities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are	?	?	?	This may result in damage to landscapes that are of high recreational value if they are low agricultural and forestry value, but no information

available to all				is available on what land might be lost. However, forestry and farming, if appropriately managed can provide recreational activities.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

**Option(c)** Include policies protecting landscapes based on their amenity and recreational value and national designations (such as AONB) and their value for agriculture and forestry.  
**NB. It is not clear if this option would protect landscapes of high agricultural and forestry value from agricultural practices that would damage landscapes, or protect landscapes of low agricultural and forestry value from change, while allowing significant landscape change (such as tree planting) on those of high agricultural and forestry value. For the appraisal below we have assumed the former.**  
*Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This could reduce the capacity of landowners to maximise the economic benefits of valuable land. It may support rural tourism, but may have the reverse impact if landscapes with high agricultural or forestry value are also the landscapes most likely to attract tourists.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	It is not known if there is an overlap between landscapes of high amenity and recreational value and those of value for agriculture and forestry. Therefore it is impossible to judge the likely impact on this objective.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Data is not available on whether the landscapes of greatest amenity, recreational, and agricultural and forestry value include sites that would be most appropriate for development on the grounds of being best located to minimise car journeys.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes				There is no information available on whether landscapes of high amenity, recreational, agriculture and forestry value coincide with those of greatest value in terms of landscape.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Information is not available on whether important historic landscapes are those with high amenity, recreational, agriculture and forestry value.
3(d) Reduce pollution from any source	?	?	?	See 2(c).
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	?	?	?	See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	It is not known whether landscapes of high amenity, recreational, agriculture and forestry

				value is land that is easily accessible to the most deprived areas of Letchworth and Hitchin.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	The Housing Capacity study revealed that it is unlikely that all housing need in the district can be met within the 4 main towns and 15 villages. Therefore some edge of town or new settlements may be necessary. A prohibition on development of landscapes of high amenity, recreational, agriculture and forestry value may prevent appropriately located new developments.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Protecting land of high recreational value will encourage active leisure pursuits.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Will protect landscapes with high amenity, recreational, agricultural and forestry value and the Chilterns AONB. But it is not known whether this land that is easily accessible to all of the population.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (d)** Not to include a policy on landscape protection and therefore rely on the latest Government advice. **NB. We have assumed for this option that the absence of a policy would weaken the protection of landscapes, regardless of government advice.**

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	XX	This would allow landowners to use land to maximum economic benefit, but is likely to damage landscapes that are important to rural tourism, which is seen as being of importance for the district.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	XX	Will provide little protection for greenfield land and land of high agricultural value.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	

3(b) Protect and enhance landscapes	X	X	XX	Will provide little protection for valuable landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	XX	Will provide little protection for historic landscapes.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	Although some provision of affordable housing is likely to necessitate damage to landscapes, the provision of more housing will not necessitate a change in landscapes throughout the entire district.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X	X	XX	Is likely to result damage to valued recreational landscapes and activities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 1.2 Protecting biodiversity

<b>Option(a)</b> Include a policy requiring all new developments to protect or enhance biodiversity. <i>Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	A blanket requirement that all developments must protect biodiversity is likely to restrict new commercial developments, especially as the BAP records a significant amount of urban biodiversity.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	A blanket requirement that all developments must protect biodiversity is likely to ensure that most greenfield sites will be protected from development, even if they are of low biodiversity value.
2(b) Provide access to green spaces	√	√	√	A blanket requirement that all developments must protect biodiversity is likely to ensure that most green spaces will be protected from development, even if they are of low biodiversity value.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	Although this option would protect existing biodiversity, a key concern is the fragmentation of sites. It is not clear if the enhancement measures would include measures to “redress biogenetic isolation within and around ‘High Biodiversity Areas’ as outlined in the BAP.
3(b) Protect and enhance landscapes	√?	√?	√?	A blanket requirement that all developments must protect biodiversity is likely to restrict development and protect landscapes. But the resultant damage to rural incomes could result in poorly managed landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	A blanket requirement that all developments must protect biodiversity is likely to severely restrict new developments, and thus increase the reuse and protection of historic buildings.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District’s ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	A blanket requirement that all developments must protect biodiversity is likely to restrict the development of new services and facilities, especially as the BAP records a significant amount of urban biodiversity.
5(c) Promote community cohesion	X	X	X	The absence of local services and facilities - see 5(b) - is likely to reduce community cohesion.
5(d) Increase access to decent and affordable housing	X	X	XX	A blanket requirement that all developments must protect biodiversity will restrict the development of affordable housing, especially as the BAP records a significant amount of urban biodiversity.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled	0	0	0	

where possible				
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	
<b>Option (b)</b> Include a policy encouraging additional wildlife features, such as green corridors linking open spaces within urban areas to each other and the countryside.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	?	?	?	Will have a positive impact if access to green corridors is enabled.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Will have a positive impact if green corridors also provide pedestrian and cycling routes.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	XX	XX	XX	Provides no protection to existing biodiversity in the district. Also, because the location of the green corridors is not given, it is not known if this would redress biogenetic isolation within and around 'High Biodiversity Areas' as outlined in the BAP.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Will have a positive impact if green corridors also provide pedestrian and cycling routes.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and	?	?	?	Will have a positive impact if green corridors also provide pedestrian and cycling routes.

recreational activities that are available to all				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	
<b>Option (c)</b> Include a policy requiring all new developments to protect or enhance biodiversity <i>and</i> encouraging additional wildlife features, such as green corridors linking open spaces within urban areas to each other and the countryside.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	XX	A blanket requirement that all developments must protect biodiversity is likely to restrict new commercial developments, especially as the BAP records a significant amount of urban biodiversity.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	A blanket requirement that all developments must protect biodiversity is likely to ensure that most greenfield sites will be protected from development, even if they are of low biodiversity value.
2(b) Provide access to green spaces	√	√	√	A blanket requirement that all developments must protect biodiversity is likely to ensure that most green spaces will be protected from development, even if they are of low biodiversity value. It will have a more positive impact if access to green corridors is enabled.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	This option would protect existing biodiversity, but it is not known if the location of the green corridors would redress biogenetic isolation within and around 'High Biodiversity Areas' as outlined in the BAP.
3(b) Protect and enhance landscapes	√	√	√	A blanket requirement that all developments must protect biodiversity is likely to restrict development and protect landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	A blanket requirement that all developments must protect biodiversity is likely to severely restrict new developments, and thus increase the reuse and protection of historic buildings.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	A blanket requirement that all developments must protect biodiversity is likely to restrict the development of new services and facilities,

				especially as the BAP records a significant amount of urban biodiversity.
5(c) Promote community cohesion	X	X	X	The absence of local services and facilities - see 5(b) - is likely to reduce community cohesion.
5(d) Increase access to decent and affordable housing	X	X	XX	A blanket requirement that all developments must protect biodiversity will restrict the development of affordable housing, especially as the BAP records a significant amount of urban biodiversity.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Will have a positive impact if green corridors also provide pedestrian and cycling routes.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Will have a positive impact if green corridors also provide pedestrian and cycling routes.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (d)** Not to include a policy on biodiversity and therefore rely on the latest Government advice.  
**NB. We have assumed for this option that the absence of a policy would weaken the protection of landscapes, regardless of government advice.**

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	XX	Weakened protection is likely to result in development of sites of high environmental value.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	XX	XX	XX	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's	0	0	0	

ability to adapt to climate change				
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

### 1.3 Minimising pollution

<b>Option (a)</b> Consider how to deal with problems of air quality, perhaps through the encouragement of mixed-use development as a means of reducing the need to travel thereby decreasing air pollution.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Mixed use development may help to reduce travel, but not if they are poorly located in terms of access to public transport, walking and cycling.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Air pollution does not appear to be a major threat to biodiversity in the district.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the	0	0	0	

historic environment				
3(d) Reduce pollution from any source	?	?	?	Mixed use development will not necessarily reduce traffic flows and traffic related air pollution. See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Urban air pollution does not appear to be serious in the district, and therefore is unlikely to be a deterrent to urban living.

**Option (b)** Seek to reduce the impact of noisy land uses or activities

*Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance	0	0	0	

landscapes				
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	4	44	44	This option would make an important contribution to reducing ambient noise and maintaining tranquillity in the countryside.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	4	44	44	This option would make an important contribution to reducing ambient noise in the towns and maintaining tranquillity in the countryside.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	this option could contribute to reducing noise in town centres, and therefore make them more liveable.

<b>Option (c) Apply different standards for controlling noise and light pollution in urban and rural areas</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance	0	0	0	

biodiversity				
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	4	44	44	It is assumed that the different standards would recognise the need to protect areas of tranquillity in the countryside and sensitive areas (homes, schools and recreation areas in the town). It is the case, this option would make an important contribution to reducing ambient noise and light pollution in towns and maintaining tranquillity and natural darkness in the countryside.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	4	44	44	It is assumed that the different standards would recognise the need to protect areas of tranquillity in the countryside and sensitive areas (homes, schools and recreation areas in the town). It is the case, this option would make an important contribution to reducing ambient noise and light pollution in towns and maintaining tranquillity and natural darkness in the countryside.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depends whether the standards recognise the importance of promoting liveability in town centres.

**Option (d)** Aim to protect watercourses and groundwater sources from pollution.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	Protecting watercourses will also protect biodiversity. See appraisal of option (e) for more discussion on the importance of water habitats.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√?	√√?	√√?	The review of key sustainability issues notes that the quality of surface and groundwater is threatened by the water supply needs and drainage from future developments. The District is on a major chalk aquifer with high groundwater vulnerability. Planned housing developments will put significant pressure on ground and surface water (see appraisal of issue 3.1) so it is essential adequate protection is put in place. Therefore the wording of this option needs to be stronger.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√?	√√?	√√?	This option should help protect groundwater supplies. The District is on a major chalk aquifer with high groundwater vulnerability. Planned housing developments will put significant pressure on ground and surface water (see appraisal of issue 3.1) so it is essential adequate protection is put in place. Therefore the wording of this option needs to be stronger.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				

7 Promote sustainable urban living	0	0	0	
<b>Option (e) Maintain and enhance the ecological and recreational value of water habitats and protect them from damage through development and change.</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	√	√	√	Should help maintain and provide access to water habitats, though in some cases access will need to be restricted to protect them.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√√	√√	The BAP notes the value of wetland habitats, especially those of headland areas, which have an important impact on the hydrology of the area. The headland areas, as outlined in the BAP include areas which could be the location of future housing developments. The BAP quotes the recommendations from Vision 1998, which says that “development adjacent to or directly impacting on river corridors or key wetlands should be minimised”. However, it also notes the need to “acquire comprehensive relating to hydrology and wetland habitats, especially those of headwaters and their wider implications”. This implies that this option will only prevent damaging development if enough data is available to understand the impacts of development.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√√	√√	This option will help improve the quality of rivers and groundwater.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District’s ability to adapt to climate change	√	√√	√√	Protecting wetlands and river habitats will help the District’s ability to respond to flooding and heavy rain.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	

5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√√	√√	This option will help protect groundwater.
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

<b>Option (f) Encourage alternative forms of drainage such as soakaways and filter strips which increase infiltration and natural recharge of groundwater resources</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	These natural drainage forms will also support biodiversity.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√√	√√	The District is on a major chalk aquifer with high groundwater vulnerability. Planned housing developments will put significant pressure on ground and surface water (see appraisal of issue 3.1 and comments in the appraisal of the RSS) so it is essential adequate protection is put in place. This option will reduce pollution of watercourses and groundwater , but it needs to be stronger.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	√	√√	√√	This will help the District's ability to respond to flooding and heavy rain.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	

5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√√	√√	The District is on a major chalk aquifer with high groundwater vulnerability. Planned housing developments will put significant pressure on ground and surface water (see appraisal of issue 3.1) so it is essential adequate protection is put in place. This option will protect groundwater resources , but it needs to be stronger..
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

**Option (g)** Prohibit development in natural floodplains and in locations where development would increase flood risk in areas downstream because of additional surface run-off, unless appropriate attenuation measures are put in place

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√√	√√	Protecting floodplains will also protect biodiversity.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√√	√√	Avoiding development in floodplains and excessive surface run-off will also protect rivers and groundwater.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas	0	0	0	

emissions				
4(b) Improve the District's ability to adapt to climate change	√?	√√?	√√?	This option is essential to avoid vulnerability to flooding. However, the qualification "unless appropriate attenuation measures are put in place" is a concern, as it has the potential to allow development on floodplains. Further investigation is needed to understand the full impacts of attenuation measures for building on floodplains.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√√	Avoiding development in floodplains and excessive surface run-off will also protect groundwater.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 1.4 Energy generation

<b>Option</b>				
Theme: natural and built environment. Issue 1.4: energy generation.				
Option (a) include policies which <i>only</i> encourage small-scale renewable energy schemes to be incorporated into new developments.				
<i>NB. We have added the word "only" to more clearly distinguish this option from option (b).</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce	0	0	0	

the use of motor vehicles				
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	X	X	X	Some small scale renewables, such as PVC or roof mounted wind turbines can have an adverse impact on landscapes. Although this is not true of other small scale renewables such a ground source heating or biomass CHP.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	See 3(b).
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Excluding large scale renewables would decrease the potential for renewable energy to reduce emissions. There is no information available on the extent to which small as opposed to large scale renewable technologies could meet N. Herts energy needs.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Sustainable designs are expected to incorporate small scale renewables where appropriate.
6(b) Reduce waste				
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living				

**Option**

Theme: natural and built environment. Issue 1.4: energy generation.

Option (b) include policies which *only* encourage large scale renewable energy schemes such as wind farms  
*NB. We have added the word "only" to more clearly distinguish this option from option (a).*

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic	√	√	√	Would promote economic diversification, especially in rural areas where feed stocks such

growth				as bio-mass or livestock waste could be generated.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Some large scale renewable technologies, such as wind farms would almost certainly be located on greenfield land. Others such as anaerobic digesters could be located in urban areas. It is difficult to predict the overall impact until the conclusions of the Hertfordshire Renewable Energy Study are available.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Some types of large scale renewable technologies, such as wind farms would almost certainly be located on greenfield sites, and therefore potentially have an impact on important biodiversity sites, depending on where they are located. Others such as anaerobic digesters could be located on urban sites which may have less biodiversity value.
3(b) Protect and enhance landscapes	X	X	X	Some types of large scale renewable technologies, such as wind farms would almost certainly impact on landscapes. Others such as anaerobic digesters could be located in urban areas and would have limited impact as long as they are not located on urban sites with biodiversity interest (see BAP). It is difficult to predict the overall impact until the conclusions of the Hertfordshire Renewable Energy Study are available.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	See 3(b).
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√√	Excluding small scale renewables would decrease the potential for renewable energy to reduce emissions. There is no information available on the extent to which large as opposed to small scale renewable technologies could meet N. Herts energy needs.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve	0	0	0	

culture, leisure and recreational activities that are available to all				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Sustainable designs are expected to incorporate small scale renewables where appropriate.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option</b>				
Theme: natural and built environment. Issue 1.4: energy generation.				
Option (c) include policies which encourage small-scale renewable energy schemes to be incorporated into new developments <i>and</i> encourage large scale renewable energy schemes such as wind farms.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Would promote economic diversification, especially in rural areas where feed stocks such as bio-mass or livestock waste could be generated.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Some types of large scale renewable technologies, such as wind farms would almost certainly be located on greenfield land. Others such as anaerobic digesters could be located in urban areas. It is difficult to predict the overall impact until the conclusions of the Hertfordshire Renewable Energy Study are available.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Some large scale renewable technologies, such as wind farms would almost certainly be located on greenfield sites, and therefore potentially have an impact on important biodiversity sites, depending on where they are located. Others such as anaerobic digesters could be located on urban sites which may have less biodiversity value.
3(b) Protect and enhance landscapes	X	X	X	Some large scale renewable technologies, such as wind farms would almost certainly impact on landscapes. Others such as anaerobic digesters could be located in urban areas and would have limited impact as long as they are not located on urban sites with biodiversity interest (see BAP). It is difficult to predict the overall impact of large scale renewables until the conclusions of the Hertfordshire Renewable Energy Study are available. Some small scale renewables, such as PVC or roof mounted wind turbines can have an adverse impact on landscapes. Although this is not true of

				other small scale renewables such a ground source heating or biomass CHP.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	See 3(b).
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√√	This option would maximise the potential for renewable energy generation in the district.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Sustainable designs are expected to incorporate small scale renewables where appropriate.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option**

Theme: natural and built environment. Issue 1.4: energy generation.

Option (d) do not include a policy on renewable energy.

*Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Would reduce the opportunities for economic diversification through developing renewable technologies. This is especially true in rural areas where feed stocks such as bio-mass or agricultural waste could be generated.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable	0	0	0	

location patterns and reduce the use of motor vehicles				
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	XX	Would significantly reduce the potential for the district to meet some of its energy needs through renewable technologies.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Sustainable designs are expected to incorporate small scale renewables where appropriate.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

### 1.5 Waste Management

<b>Option (a)</b> Require new housing and commercial properties to make provision for wheelie bin storage and recycling bins/containers				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Recycling and composting reduce emissions by saving energy and reducing landfill gas.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	√	√	√	Will facilitate recycling collections.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (b) Identify sites for bring recycling centres</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic	0	0	0	

growth				
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√?	√?	√?	Recycling reduces emissions by saving energy and reducing landfill gas. However, bring sites also can encourage extra car journeys to visit them.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	√	√	√	Will promote recycling .
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (c)** Where new waste facilities are required, protect the surrounding area from adverse environmental impacts arising from the handling, processing, transport and disposal of waste

	<b>What is predicted effect of the option on each SA objective?</b>	<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
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SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	This option requires protection of biodiversity, so the impact is positive compared to not having this option. However, any new facility is likely to have some impact on biodiversity.
3(b) Protect and enhance landscapes	√	√	√	Assuming "adverse environmental impacts" would include landscape, the impact is positive compared to not having this option. However, any new large facility is likely to have some impact on landscape.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	Assuming "adverse environmental impacts" would include landscape, the impact is positive compared to not having this option.
3(d) Reduce pollution from any source	√	√	√	This option requires control of impacts such as noise, dust and air pollution, so the impact is positive compared to not having this option. However, any new facility is likely to create some noise and dust pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	This option in itself would not contribute to emissions, though a new facility may have a positive or negative impact depending on the type of facility.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	This option requires control of impacts such as noise, dust and air pollution, so the impact is positive compared to not having this option. However, any new facility is likely to create some noise and dust pollution.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources	0	0	0	

efficiently; reuse, use recycled where possible				
6(b) Reduce waste	?	?	?	Environmental protection measures could make it difficult to establish some recycling facilities, particularly composting plants.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (d) Encourage the use of renewable resources and the re-use of building materials in new developments</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Could support local businesses recycling building materials
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	“Renewable materials” usually means using wood instead of plastic, not using peat, and not using other irreplaceable materials such as certain stones. “Sustainable materials” would be a better expression as this would require the timber to be from sustainable sources, and therefore protect biodiversity.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Would reduce air pollution from transport
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Would reduce greenhouse gas emission from transport
4(b) Improve the District’s ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	

5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Will help reduce the demand for raw materials and promote recycling of aggregates. It is understand that this option appears in a section on waste. However, there is no overall option on sustainable design, and the affect would be stronger if the option was expanded to encourage sustainable design, use of sustainable building materials and minimisation of waste in construction. Sustainable design also covers water efficiency and reuse, design for energy efficiency, renewable energy and use of sustainable materials.
6(b) Reduce waste	√	√	√	Will support reuse of building materials.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (f)** No formal policy on waste and recycling

*Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice ("business as usual") be appraised.*

*In the appraisal of this option, we have assumed that having no formal policy would therefore in result in no actions to promote recycling and reuse of materials.*

*It should be noted also that there is no option (e) to appraise, as option (e) is simply "other" in the options report.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	This option misses the opportunity to promote recycling and reuse and reduce the environmental impacts of the production and distribution of raw materials.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	X	X	X	This option misses the opportunity to promote recycling and reuse and reduce the environmental impacts of the production and distribution of raw materials.
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions	X	X	X	This option misses the opportunity to promote recycling and reuse and reduce the environmental impacts of the production and distribution of raw materials.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This option misses the opportunity to promote recycling and reuse of materials, and the use of sustainable design and sustainable building materials..
6(b) Reduce waste	X	X	X	This option misses the opportunity to promote recycling and reuse of materials
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 1.6 Local character

<b>Option (a)</b> Include a general policy requiring development to preserve or enhance local character and open space pattern, but do not complete an Urban Character Study.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	4	4	4	This will ensure that new development maintains access to green space in general terms. However, an Urban Character Study would ensure a more comprehensive and rigorous approach.
2 (c) Deliver more sustainable	0	0	0	

location patterns and reduce the use of motor vehicles				
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√	√	√	This will help protect landscape character, which is an element of local character. However, a Urban Character Study would ensure a more comprehensive and rigorous approach
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	This will help protect the historic environment, which is an element of local character. However, a Urban Character Study would ensure a more comprehensive and rigorous approach
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	This will help promote the use of local building materials.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	√	√	√	Local character can contribute to a sense of local identity.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	This will help promote the use of local building materials.
6(b) Reduce waste	√	√	√	This will help promote the reuse of building materials.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Local character can contribute to a sense of local identity, and the liveability of town centres.

**Option (b)** Complete an Urban Character Study and include a policy requiring new development to respect the detailed local character guidance contained within it.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	√	√	√	This will ensure that new development maintains access to green space.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√	√	√√	This will help protect landscape character, which is an element of local character.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√√	This will help protect the historic environment, which is an element of local character.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	This will help promote the use of local building materials.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	√	√	√√	Local character can contribute to a sense of local identity.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	This will help promote the use of local building materials.
6(b) Reduce waste	√	√	√	This will help promote the reuse of building materials.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√√	Local character can contribute to a sense of local identity, and the liveability of town centres.

**Option (c)** Do not include a policy on urban character and therefore rely on the latest Government advice.  
*Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				

1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	×	×	×	This option misses an opportunity to protect the existing open space pattern.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	×	×	×	This option misses an opportunity to protect local character, which includes landscape character.
3(c) Conserve and where appropriate, enhance the historic environment	×	×	×	This option misses an opportunity to protect local character, which includes the historic environment.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	×	×	×	This option misses an opportunity to promote the use of local materials.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	×	×	×	This option misses an opportunity to protect local character, which contributes to community identity.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	×	×	×	This option misses an opportunity to promote the use of local building materials.
6(b) Reduce waste	×	×	×	This option misses an opportunity to promote the re-use of building materials.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	×	×	×	This option misses an opportunity to protect local character, which contributes to community identity, and a sense of liveability in town centres.

## 1.7 Density of development

<b>Option</b>				
Theme: natural and built environment. Issue 1.7: density of development.				
Option (a) Include a policy that high density developments (i.e. over 50 dwellings per hectare) will only be allowed in close proximity to town centres or railway stations.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The North Herts Housing Capacity study concluded that if all suitable urban sites were developed at 50 dwellings per hectare, then 5276 houses could be developed in urban areas, but this would still leave another 5124 houses that would have to be located outside urban areas to meet the structure plan requirements up to 2011. Restricting higher densities to only a few areas would force more new housing onto greenfield sites. The hectares of greenfield land lost would depend on the density of development on these sites.
2(b) Provide access to green spaces	0	0	0	The North Herts Housing Capacity study identified suitable housing sites that would avoid development on open spaces.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Would encourage high density development close to railway stations. But there may be other locations outside of existing town centres that do, or could potentially have good public transport links.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Would encourage more housing development on greenfield sites with consequent loss of biodiversity, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. The North Herts BAP identifies urban sites with biodiversity interest. If these are selected for development the biodiversity is likely to be damaged whatever the density of development, but higher densities may result in smaller or no gardens and so reduce the opportunities to create new biodiversity interest.
3(b) Protect and enhance landscapes	X	X	X	Would encourage more housing development on greenfield sites with consequent damage to landscapes. See 2(a).
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The location of high density housing is based purely on proximity to railway stations and town centres and disregards the impact on the historic built character of the district.
3(d) Reduce pollution from any source	?	?	?	Difficult to predict how it would impact on traffic related pollution. See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	May impact on traffic related greenhouse gas emissions. See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	Flooding is not a significant risk for the district.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to	√	√	√	Will bring more people into town centres with

services and facilities for all				easy access to facilities without using a car.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Might restrict the opportunities to develop more affordable away from town centres and railway stations.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Would encourage more people to live in town centres.

**Option**

Theme: natural and built environment. Issue 1.7: density of development.

Option (b) Include a policy that high density developments will only be allowed where there is no harm to the local character.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The North Herts Housing Capacity study concluded that under its "best fit" scenario, where development densities for identified sites were based on urban design criteria, urban areas in North Herts could accommodate 4121 more dwellings. In contrast if all suitable urban sites were developed at 50 dwellings per hectare, then 5276 houses could be developed in urban areas. In total 10,400 dwelling need to be constructed by 2011 to meet the structure plan requirements. This option could therefore force 1200 or more houses (depending on density) onto greenfield developments. The hectares of greenfield land lost would depend on the density of development on these sites.
2(b) Provide access to green spaces	0	0	0	The North Herts Housing Capacity study identified suitable housing sites that would avoid development on open spaces.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X?	X?	X?	This depends on the extent to which the areas which could accommodate high density housing without harm to character coincide with those that do or could potentially have good transport links. It is unlikely that there would be a complete correspondence in these.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	X	X	X	Would encourage more housing development on greenfield sites with consequent loss of biodiversity, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. The North Herts BAP identifies urban sites with biodiversity interest. If these are selected for development the biodiversity is likely to be damaged even if character is not.
3(b) Protect and enhance landscapes	X	X	X	Would encourage more housing development on greenfield sites with consequent damage to landscapes. See 2(a).
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	Would only allow high density development where this did not harm local character.
3(d) Reduce pollution from any source	X?	X?	X?	Difficult to predict how it would impact on traffic related pollution. See 2(c).

#### CLIMATE CHANGE

4(a) Reduce greenhouse gas emissions	X?	X?	X?	Difficult to predict how it would impact on traffic related greenhouse gas emissions. See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	

#### A JUST SOCIETY

5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Might restrict the opportunities to develop more affordable housing.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	

#### RESOURCE USE AND WASTE

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	

#### TOWN CENTRES

7 Promote sustainable urban living	0	0	0	
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#### Option

Theme: natural and built environment. Issue 1.7: density of development.

Option (c) Do not include a specific policy on density.

Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	

#### ECONOMIC ACTIVITY

1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
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#### LAND USE AND DEVELOPMENT PATTERNS

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	XX	The North Herts Housing Capacity study concluded if all suitable urban sites were developed at 50 dwellings per hectare, then 5276 houses could be developed in urban areas. The absence of a policy on density is likely to lead to a density well below 50dpa, and therefore force more houses (depending on the final density) onto greenfield developments. The hectares of greenfield land lost would depend on the average density of development in urban areas.
2(b) Provide access to green spaces	?	?	?	The North Herts Housing Capacity study identified suitable housing sites that would avoid development on open spaces. However, the study assumed densities of between 40 and 50 dwellings per hectare. The absence of a policy on density is likely to lead to a density well below this, and therefore may force more houses onto green spaces as an alternative to development on greenfield sites.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	XX	This option is likely to result in lower densities than if a policy on density is included. Research has found that public transport is less viable in lower density residential areas, and consequently private car use is higher.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	This option is likely to result in lower densities than if a policy on density is included. It would therefore require more land to meet housing needs and so encourage more housing development on greenfield sites with consequent loss of biodiversity.
3(b) Protect and enhance landscapes	X	X	XX	This option is likely to result in greater loss of greenfield land than if a policy on density is included. (See 2c.) This will have an adverse impact on landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The absence of a policy on density could result in a loss of character if new developments are at a significantly different density from the surrounding area.
3(d) Reduce pollution from any source	X	X	XX	Would increase use of the private car and therefore add to traffic related pollution. See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	XX	Would increase use of the private car and therefore add to greenhouse gas emissions. See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve	0	0	0	

culture, leisure and recreational activities that are available to all				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 1.8 Historic environment

<b>Option (a)</b> Ensure that developers carry out investigation and evaluation of archaeological sites if it is established there is a potential interest <i>Note: This option reflects the approach taken in the current plan, i.e. it is a "business as usual" option</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	?	?	?	Historic sites are part of landscape character, so this option could contribute to protecting landscape.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√√	This option should help protect the historic environment, though for clarity it should state that following the evaluation there should be preservation or excavation and recording.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	

5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (b)** Make sure that development does not adversely affect or lead to the loss of important areas and features of the historic landscape.

*Note: This option also reflects the approach taken in the current plan, i.e. it is a "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	?	?	?	Could help maintain access to historic landscapes.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Could help protect biodiversity.
3(b) Protect and enhance landscapes	√	√	√√	This will help protect historic landscape character.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√√	This will help protect the historic environment.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	

5(c) Promote community cohesion	√	√	√√	Local character can contribute to a sense of local identity.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (c)** Ensure that developments related to Listed Buildings are not detrimental to their setting and that materials are sympathetic to those used in the original dwelling  
*Note: This option also reflects the approach taken in the current plan, i.e. it is a "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√√	This will help protect the historic environment.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Could potentially make it more difficult to improve the energy efficiency of properties and access renewable energy, for example through photovoltaic cells.
4(b) Improve the District's ability to adapt to climate	0	0	0	

change				
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	√	√	√√	Local character can contribute to a sense of local identity.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Would encourage the use of local building materials
6(b) Reduce waste	√	√	√	Could encourage the re-use of building materials
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√√	Local character can contribute to a sense of local identity, and liveability in town centres.

**Option (d)** Make sure that any development proposals respect or enhance the special character or appearance of Conservation Areas, especially in terms of scale, mass, height or materials.

*Note: This option also reflects the approach taken in the current plan, i.e. it is a "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√√	This will help protect the historic environment.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions	?	?	?	Could potentially make it more difficult to improve the energy efficiency of properties and access renewable energy, for example through photovoltaic cells.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	√	√	√√	Local character can contribute to a sense of local identity.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Would encourage the use of local building materials
6(b) Reduce waste	√	√	√	Could encourage the re-use of building materials
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√√	Local character can contribute to a sense of local identity, and liveability in town centres.

## 2. Rural Areas and Settlement Pattern

### 2.1 Which villages might be able to accommodate development

<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issue: 2.1: How to identify which villages within the rural area might be able to accommodate development				
Option (a) Identify villages which may take further development based on the level of facilities in the village.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This might restrict some rural diversification and tourism developments in villages with few facilities. However, villages with more facilities may be able to meet the need for such development, and tourism may be harmed if smaller villages lost their character.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development	√	√√	√√	The Housing Capacity Study concluded that up

of greenfield land and other land with high environmental and amenity value?				to 1,590 new houses could be accommodated in 15 villages with sufficient services and facilities to justify consideration for housing allocations, and without using greenfield sites. In total 10,400 dwellings need to be constructed in N. Herts by 2011 to meet the structure plan requirements. This option could therefore meet 15% of this demand and reduce the need for greenfield development. The hectares of greenfield land protected would depend on the density of development on greenfield sites.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	XX	Data is not available to distinguish between the modal transport shares of village and town residents in N. Herts. However, it is likely that villages will have higher car use than towns. The Northern Herts Area Transport Plan shows that average journeys to work and leisure are 14 to 15 miles, but only 3 miles for shopping. Therefore new housing in villages will almost certainly increase journeys to work and leisure, regardless of the facilities available in the village. But the adverse impact would be reduced if the facilities included good public transport links.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	Would protect greenfield land (see 2a), and therefore protect the biodiversity of greenfield sites, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. There are many sites with biodiversity interest in urban areas and probably also villages.
3(b) Protect and enhance landscapes	√	√√	√√	Would protect greenfield land from development and therefore protect rural landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	0?	0?	0?	The Housing Capacity Study has estimated that 1590 houses could be located in villages without damaging their character. Therefore this option should not have an adverse impact on this objective unless even more housing was allocated to the villages.
3(d) Reduce pollution from any source	X	X	X	Will add to journeys and traffic related pollution. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	XX	Will add to journeys and traffic related greenhouse gas emissions. See 2 (c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	Focusing development on larger villages with facilities may help to maintain or improve facilities in these villages. This option would prevent smaller villages from developing new facilities, but it is unlikely that they would have the capacity to support significant improvements.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	X?	X?	X?	The North Herts Housing Needs study identified demand for over 1000 units of affordable housing in villages up to 2011. To understand the impact of this option would need to identify from further analysis of the data if some villages with poor facilities provision have a significant demand for

				affordable housing.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Would prevent the development of new health facilities in villages that are already poorly served in this respect, but they may not be able to support such facilities anyway.
5(g) Increase participation in education and life-long learning	?	?	?	This will depend on whether the facilities considered in this option include educational establishments.
5(h) Enhance and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Expanding and strengthening the larger villages could provide competition for urban centres and so weaken their vitality, but this may be avoided if the plan adopts a hierarchy of facilities for different localities.

<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issue: 2.1: How to identify which villages within the rural area might be able to accommodate development				
Option (b) Identify villages which may take further development based on the population of the village.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This might restrict some rural diversification and tourism developments in villages with smaller populations. However, villages with higher populations might be able to meet the need for such development, and tourism may be harmed if smaller villages lost their character.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The Housing Capacity Study did not consider how many houses could be accommodated in villages based on population. However, this option would certainly meet the demand for some housing and reduce the need for greenfield development. Data is not available on how much housing could be accommodated in villages under this option.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	XX	Data is not available to distinguish between the modal transport shares of village and town residents in N. Herts. However, it is likely that villages will have higher car use than towns. The Northern Herts Area Transport Plan shows that average journeys to work and leisure are 14 to 15 miles, but only 3 miles for shopping. Therefore new housing in villages will almost certainly increase journeys to work and leisure, regardless of the population of the village. This option would also disregard the availability of public transport as a factor in determining development permissions.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and maintain	√?	√?	√?	Would protect greenfield land (see 2a), and

biodiversity				therefore protect the biodiversity of greenfield sites, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. There are many sites with biodiversity interest in urban areas and probably also villages.
3(b) Protect and enhance landscapes	√	√	√	Would protect greenfield land from development and therefore protect rural landscapes. Data is not available on how much housing could be accommodated in villages under this option.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	The Housing Capacity Study has estimated that 1590 houses could be located in villages without damaging their character. But the villages chosen for this Study were based on availability of facilities rather than population.
3(d) Reduce pollution from any source	X	X	X	Will add to journeys and traffic related pollution. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	XX	Will add to journeys and traffic related greenhouse gas emissions. See 2 (c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	Focusing development on villages with larger populations may help to maintain or improve facilities in these villages. However, information is not available on whether the villages with the larger populations are also those with a better range of facilities. This option would prevent smaller villages from developing new facilities, but it is unlikely that they would have the capacity to support significant improvements.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	X?	X?	X?	The North Herts Housing Needs study identified demand for over 1000 units of affordable housing in villages up to 2011. To understand the impact of this option, would need to identify from further analysis of the data if some villages with small populations have a significant demand for affordable housing. But according to the Housing Needs study 2/3 of the demand for affordable housing in villages was for housing in households' existing village. Therefore there is likely to be a correlation between population size and the level of demand for affordable housing.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Would prevent the development of new health facilities in villages with small populations, but they may not be able to support such facilities anyway.
5(g) Increase participation in education and life-long learning	?	?	?	This will depend on whether villages with larger populations have better access to educational establishments than other villages.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	

6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Expanding and strengthening the larger villages could provide competition for urban centres and so weaken their vitality, but this may be avoided if the plan adopts a hierarchy of facilities for different localities.

**Option**

Theme: Rural Areas and Settlement Pattern

Issue: 2.1: How to identify which villages within the rural area might be able to accommodate development

Option (c) Identify villages which may take further development based on the desires of the parish council and the residents of the village.

*Note: This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option.***ECONOMIC ACTIVITY**

1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This might restrict some rural diversification and tourism developments in villages where the parish council and residents are opposed to development.
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**LAND USE AND DEVELOPMENT PATTERNS**

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	This would depend on to what extent parish council and residents would agree to housing development in villages. The Housing Capacity Study concluded that up to 1,590 new houses could be accommodated in 15 villages with sufficient services and facilities. Less housing might be allowed in these villages if local people were opposed. On the other hand other villages might be willing to accommodate housing.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	This would depend on to what extent parish council and residents would agree to housing and other developments in villages. If they placed more restrictions on development than in options (a) or (b) then the impact on trip generation would be less severe and vice versa.

**ENVIRONMENTAL PROTECTION**

3(a) Protect and enhance biodiversity	?	?	?	This would depend on to what extent parish council and residents would agree to housing and other developments in villages. If they placed more restrictions on development than in options (a) and (b) this would force more housing on to greenfield land with a consequent adverse impact on biodiversity. Although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. There are also many sites with biodiversity interest in urban areas and probably also villages.
3(b) Protect and enhance landscapes	?	?	?	This would depend on to what extent parish council and residents would agree to housing and other developments in villages. If they placed more restrictions on development than in options (a) and (b) this would force more housing on to greenfield land with a consequent adverse impact on landscape.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	This would depend on to what extent parish councils and residents would agree to housing and other developments in villages. The Housing Capacity Study has estimated that 1590 houses could be located in villages without damaging their character, but local people may allow more developments than this with a consequent adverse impact on character.
3(d) Reduce pollution from any source	?	?	?	May add to journeys and traffic related pollution depending on the decisions of parish councils and residents. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	?	?	?	May add to journeys and traffic related greenhouse gas emissions. See 3(d).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	This would depend on how effectively the parish council and residents consulted on and responded to the needs of the more deprived members of their community.
5(b) Provide access to services and facilities for all	?	?	?	This would depend on the decisions by parish councils and residents. They may choose to allow developments that support new services and facilities. On the hand they may allow new housing in areas with poor access to services and facilities.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	This would depend on how much affordable housing the parish councils and residents would allow. The North Herts Housing Needs study identified demand for over 1000 units of affordable housing in villages up to 2011.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Could prevent the development of new health facilities in villages if they were opposed by the parish council and residents.
5(g) Increase participation in education and life-long learning	?	?	?	This will depend on whether parish councils and residents decide to allow housing in areas with poor access to educational facilities.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	See 5(b).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Allowing villages to expand based on the wishes of parish councils and residents could provide competition for urban centres and so weaken their viability and vitality.

**Option**

Theme: Rural Areas and Settlement Pattern

Issue: 2.1: How to identify which villages within the rural area might be able to accommodate development

Option (d) Do not identify specific villages and allow some development in all villages.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	

**ECONOMIC ACTIVITY**

1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This might encourage rural diversification and tourism developments in many villages, but unrestrained development may also harm the character of villages and damage tourism.
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**LAND USE AND DEVELOPMENT PATTERNS**

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Would allow development in villages and therefore reduce the need for developments on greenfield land. The extent to which greenfield land would be protected would depend on the amount of development allowed in each village.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	XX	Data is not available to distinguish between the modal transport shares of village and town residents in N. Herts. However, it is likely that villages will have higher car use than towns. The Northern Herts Area Transport Plan shows that average journeys to work and leisure are 14 to 15 miles, but only 3 miles for shopping. Therefore new housing in villages will almost certainly increase journeys to work and leisure, regardless of the population of the village. This option would also disregard the availability of public transport as a factor in determining development permissions.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	Would protect greenfield land (see 2a), and therefore protect the biodiversity of greenfield sites, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. There are many sites with biodiversity interest in urban areas and probably also villages.
3(b) Protect and enhance landscapes	√	√	√	Would protect greenfield land from development and therefore protect rural landscapes. (See 2a). The extent to which greenfield land would be protected would depend on the amount of development allowed in each village.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	The Housing Capacity Study has estimated that 1590 houses could be located in 15 villages without damaging their character. It is likely therefore that other villages could also absorb more development without harm to character. But the eventual impact would depend on the amount of development allowed in each village.
3(d) Reduce pollution from any source	X	X	X	Will add to journeys and traffic related pollution. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	XX	Will add to journeys and traffic related greenhouse gas emissions. See 2 (c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	This option would allow housing into smaller villages with limited facilities.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	√	√	√	Would probably allow new affordable housing in all villages, although this is not a clearly stated aim of this policy. The North Herts Housing Needs study identified demand for over 1000 units of affordable housing in villages up to 2011.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	

5(g) Increase participation in education and life-long learning	X	X	X	This option would allow housing into smaller villages with poor access to educational facilities.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X	X	X	This option would allow housing into smaller villages with limited cultural, leisure and recreational activities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	Allowing all villages to expand would create competition for urban centres and so weaken their vitality, but this may be avoided if the plan restricts the kind of developments allowed in villages.

**Option**

Theme: Rural Areas and Settlement Pattern

Issue: 2.1: How to identify which villages within the rural area might be able to accommodate development

Option (e) Do not allow any development in any village.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	This would prevent opportunities for rural diversification and tourism developments in villages.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	XX	XX	The Housing Capacity Study concluded that up to 1,590 new houses could be accommodated in 15 villages with sufficient services and facilities to justify consideration for housing allocations, and without using greenfield sites. As not all of the housing required in the structure plan can be accommodated in the towns, preventing development in the villages would force this housing onto greenfield sites. The amount of greenfield land lost would depend on the density of greenfield housing developments.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Data is not available to distinguish between the modal transport shares of village and town residents in N. Herts. However, it is likely that villages will have higher car use than towns. This option will probably therefore minimise new trip generation, but as explained in 2(a), some new housing will need to be built outside of towns. This will also generate new trips, but this should be less than in villages if the new housing is sited in urban extensions or new settlements with good public transport links.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X?	X?	X?	Would result in a higher loss of greenfield land (see 2a), and therefore loss of biodiversity of greenfield sites. Although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. There are many sites with biodiversity interest in urban areas and probably also villages.
3(b) Protect and enhance landscapes	X	X	XX	Would result in a higher loss of greenfield land (see 2a), and therefore more damage to rural landscapes than options which allowed

				development in villages.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	This option would protect the character of villages, but the Housing Capacity Study has estimated that 1590 houses could be located in 15 villages without damaging their character. Therefore this option may not have a substantially better impact on character than ones that allowed development in these villages.
3(d) Reduce pollution from any source	X	X	X	Will probably minimise trip generation and traffic related pollution. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Will probably minimise trip generation and traffic related greenhouse gas emissions. But this depends on where housing is located if it is not accommodated in villages. See 2 (c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	Would prevent the development of new facilities and services in villages.
5(c) Promote community cohesion	X	X	X	Could prevent the development of community meeting places in villages where these are absent.
5(d) Increase access to decent and affordable housing	X	X	X	Would prevent the development of new affordable housing in villages. The North Herts Housing Needs study identified demand for over 1000 units of affordable housing in villages up to 2011.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Would prevent the development of new health facilities in villages.
5(g) Increase participation in education and life-long learning	X	X	X	Would prevent the development of new educational facilities in villages.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X	X	X	See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Preventing development in villages is likely to weaken the extent to which they can compete with urban centres and so strengthen the viability and vitality of urban centres.

## 2.2 Levels of development in villages

### Option

Theme: Rural Areas and Settlement Pattern

Issue 2.2: Whether to distinguish between levels of development appropriate at different villages.

Option (a) Treat all identified villages the same.

*NB. We have assumed that this option would allow some development in all villages. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option.*

What is predicted effect	Explanation and suggestions for how the
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SA Objectives	of the option on each SA objective?			option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This might encourage rural diversification and tourism developments in many villages, but unrestrained development may also harm the character of villages and damage tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Would allow development in villages and therefore reduce the need for developments on greenfield land. The extent to which greenfield land would be protected would depend on the amount of development allowed in each village.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	XX	As explained under option 2.1(d), new housing in any villages will almost certainly increase journeys to work and leisure.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	Would protect greenfield land (see 2a), and therefore protect the biodiversity of greenfield sites, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. There are many sites with biodiversity interest in urban areas and probably also villages.
3(b) Protect and enhance landscapes	√	√	√	Would protect greenfield land from development and therefore protect rural landscapes. (See 2a). The extent to which greenfield land would be protected would depend on the amount of development allowed in each village.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	The Housing Capacity Study has estimated that 1590 houses could be located in 15 villages without damaging their character. It is likely therefore that other villages could also absorb more development without harm to character. But the eventual impact would depend on the amount of development allowed in each village.
3(d) Reduce pollution from any source	X	X	X	Will add to journeys and traffic related pollution. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	XX	Will add to journeys and traffic related greenhouse gas emissions. See 2 (c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	Should allow all villages equal opportunities to achieve the same level of economic growth, facilities improvement and housing.
5(b) Provide access to services and facilities for all	X	X	X	This option would allow housing into smaller villages with limited facilities.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	√	√	√	Would probably allow new affordable housing in all villages, although this is not a clearly stated aim of this policy. The North Herts Housing Needs study identified demand for over 1000 units of affordable housing in villages up to 2011.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health	0	0	0	

inequalities				
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	Allowing all villages to expand would create competition for urban centres and so weaken their vitality, but this may be avoided if the plan restricts the kind of developments allowed in villages.

<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issue 2.2: Whether to distinguish between levels of development appropriate at different villages.				
Option (b) Identify some villages for infilling development only.				
<i>NB. We have assumed for this option that edge of village development on greenfield sites would be allowed for other villages.</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X?	X?	X?	May restrict opportunities for economic diversification and tourism developments in villages where only infill is allowed.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Would allow development in villages and therefore reduce the need for developments on greenfield land. This option would also allow some edge of village development for housing and other developments and therefore loss of greenfield sites around those villages that are not restricted to infilling development. However, this would not result in an overall loss of more greenfield sites across the district – only the relocation of some greenfield development away from selected villages to other sites.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X?	X?	X?	As explained under option 2.1(d), new housing in any villages will almost certainly increase journeys to work and leisure. The extent of the impact would very much depend on the criteria for selecting the villages for infilling development only. If these were villages with better public transport links and shorter distances to key employment, educational and leisure centres, the impact is likely to be less severe than under option (a).
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√?	√?	√?	Would protect greenfield land (see 2a), and therefore protect the biodiversity of greenfield sites, although according to the BAP 70% of North Herts is arable land with fairly low biodiversity. The overall impact on biodiversity would depend on whether the criteria for

				selecting villages for infill only included biodiversity protection.
3(b) Protect and enhance landscapes	√	√	√	Would protect greenfield land from development and therefore protect rural landscapes. (See 2a). The overall impact on landscape would depend on whether the criteria for selecting villages for infill only included protection of important landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	The Housing Capacity Study has estimated that 1590 houses could be located in 15 villages without damaging their character. It is likely therefore that other villages could also absorb more development without harm to character. But the eventual impact would depend on the amount of development allowed in each village.
3(d) Reduce pollution from any source	X	X	X	Will add to journeys and traffic related pollution. See 2 (c). But N Herts does not suffer from severe traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X?	X?	X?	Will add to journeys and traffic related greenhouse gas emissions. See 2 (c). The extent of the impact would very much depend on the criteria for selecting the villages for infilling development only. See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	X	X	X	Would give some villages more restricted opportunities to achieve the same level of economic growth, facilities improvement and housing.
5(b) Provide access to services and facilities for all	X	X	X	This option may allow housing into smaller villages with limited facilities. This depends on the criteria for selecting villages for infill only.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	X	X	X	May restrict the availability of affordable housing in those villages with limitations placed on edge of village development.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	Allowing villages to expand would create competition for urban centres and so weaken their vitality, but this may be avoided if the plan restricts the kind of developments allowed in villages.

## 2.3 Development outside villages

<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issues 2.3: Development in the rural area outside the villages.				
Option (a) Treat the whole rural area the same, regardless of whether it is designated green belt.				
<i>NB. We have assumed that this option would only allow small scale appropriate development in all rural areas.</i>				
SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	May be restricting some opportunities for rural diversification and tourism development, although protecting the countryside character can also support tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√	√	√	Protects landscapes from inappropriate development.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	Protects historic landscapes from inappropriate development.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	The district does not face severe flood risk.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	
<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issues 2.3: Development in the rural area outside the villages.				
Option (b) Afford the green belt greater protection than the remainder of the rural area.				
<i>NB. We have assumed that this option would only allow small scale appropriate development in the green belt, but would allow some more intrusive developments in other parts of the district. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option.</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short Term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Would allow additional opportunities for rural diversification and tourism development away from the green belt, although protecting the countryside character can also support tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	XX	XX	XX	The majority of the district's highest quality grade 2 agricultural land lies outside of the green belt. This option would therefore result in more development on high grade agricultural land.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	5 of the district's 9 areas of high biodiversity identified in the BAP lie outside of the green belt. These may come under more pressure for development if not given special protection.
3(b) Protect and enhance landscapes	XX	XX	XX	The Chilterns AONB lies outside of the green belt. This option would therefore result in more development in the highest quality landscape in the district.
3(c) Conserve and where appropriate, enhance the historic environment	XX	XX	XX	See 3(c).
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	The district does not face severe flood risk.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	

5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 2.4 Replacement buildings in the countryside

<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issues 2.4: Replacement buildings in the countryside.				
Option (a) Limit replacement buildings to no greater volume, height and floorspace than the building to be replaced.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short Term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	The restraints on replacement buildings could restrict economic diversification in rural areas. There is also no guarantee that this option would support the historic character of the countryside (see 3c) and this could also have an adverse impact on rural tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√?	√?	√?	Would prevent significantly larger buildings being introduced into the landscape, but the replacement building could be of a very different style and therefore more intrusive than the building to be replaced.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Although this option would prevent significantly larger buildings, there is no guarantee that the replacement buildings would be in harmony with the historic character of the area. It may permit the loss of historic buildings.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option</b>				
Theme: Rural Areas and Settlement Pattern				
Issues 2.4: Replacement buildings in the countryside.				
Option (b) Allow replacement up to a specified percentage increase in floorspace.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short Term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This would offer more flexibility for developments that support rural diversification. But as there is no guarantee that this option would support the historic character of the countryside (see 3c), it could have an adverse impact on rural tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	It could allow an increase in employment or residents in the countryside which is likely to result in increased car use. This extent of this impact would depend on the percentage increase in floorspace allowed.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance	X	X	X	May allow significantly larger and more intrusive

landscapes				buildings to be introduced into the landscape.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	There is no guarantee that the replacement buildings would be in harmony with the historic character of the area. It may permit the loss of historic buildings.
3(d) Reduce pollution from any source	X	X	X	It is likely to increase car use and therefore traffic related pollution. See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	X	It is likely to increase car use and therefore greenhouse gas emissions. See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option**

Theme: Rural Areas and Settlement Pattern

Issues 2.4: Replacement buildings in the countryside.

Option (c) Allow replacement providing the new building would not have a materially greater impact than the old (each site to be judged on its individual circumstances).

*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option.*

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short Term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This may restrict opportunities for new developments that support rural diversification. But by protecting the appearance of the countryside (see 3c), it could have a positive impact on rural tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green	0	0	0	

spaces				
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Could allow an increase in employment or residents in the countryside which is likely to result in increased car use. This extent of this impact would depend on how much individual decisions allow an increase in building floorspace.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√	√	√	Would protect landscape.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	There is no guarantee that the replacement buildings would be in harmony with the historic character of the area. It may permit the loss of historic buildings.
3(d) Reduce pollution from any source	?	?	?	Could result in an increase in car use (see 2c) with a consequent increase in traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Could result in an increase in car use (see 2c) with a consequent increase in greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option**

Theme: Rural Areas and Settlement Pattern

Issues 2.4: Replacement buildings in the countryside.

Option (d) Only allow redevelopment where original building is beyond economic repair.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short Term	Med term	Long term	

**ECONOMIC ACTIVITY**

1 Achieve sustainable levels of prosperity and economic growth	?	?	?	This may restrict opportunities for new developments that support rural diversification. But by protecting historic buildings it could have a positive impact on rural tourism, although it may also compel the retention of poor quality buildings.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Could result in an increase in residential or employment uses in the countryside. This depends on the proportion of buildings in the countryside which are beyond economic repair.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	?	?	?	Could complete the retention of low quality buildings that detract from the landscape.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	Would protect historic buildings in the countryside.
3(d) Reduce pollution from any source	?	?	?	Could result in an increase in car use (see 2c) with a consequent increase in traffic related air pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Could result in an increase in car use (see 2c) with a consequent increase in greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 3. Housing

### 3.1 Location for the required new housing

<b>Option (a)</b> Continue current policy of focusing development on the four towns and fourteen villages, which may include limited development of greenfield sites. <i>NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option</i>				
SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	√?	√√?	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	X	XX	This option will still involve significant development on greenfield sites. The Housing Capacity Study shows that on the Best Fit scenario, around 4120 dwelling units could be provided within the four towns and 14 villages. Including an additional 2264 for planning permissions since 2001, this leaves a total of around 9,400 dwellings to be located on greenfield sites. However it does offer the opportunity to address remediate existing contaminated land sites in the four towns.
2(b) Provide access to green spaces	?	?	?	The Housing Capacity study only includes sites that avoid development on open spaces. However, additional greenfield development around villages could limit access, unless open spaces are provided within the development.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√?	Focusing on existing towns may reduce the need to travel, as local services will be more accessible, and new residents will be able to use existing public transport, particularly the trains from Hitchin and Letchworth. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town. Locating developments in the villages is likely to increase the need to travel, as there are currently few services and jobs in the villages, and it is unclear whether the new developments would be large enough to provide the new services and jobs needed. However, it is possible that the development could result in the size of the village increasing to a scale where it can support additional services and public transport provision.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	X	XX	As discussed above, this option will involve significant greenfield development around towns and villages. The BAP indicates that these areas include "areas high in biodiversity", key areas for farming wildlife and key grassland habitats.
3(b) Protect and enhance	0	X?	X?	The precise impact of the greenfield

landscapes				development will depend on the location of development. Some of the around towns and villages are in or close to the AONB.
3(c) Conserve and where appropriate, enhance the historic environment	?	X?	X?	The precise impact of the greenfield development will depend on the location of development. However, a development of this size, wherever located is likely to have some affect.
3(d) Reduce pollution from any source	X	X	X	New development will inevitably involve increased light and air and noise pollution from traffic. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?X	?X	?X	As discussed above, new development is likely to result in increased car journeys, and add to greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	?	?X	?X	Partly depends on design and location of developments. However, the District has amongst the lowest rainfall (125mm/y) in the UK, and the new developments will increase the pressure on the water supply infrastructure, as described below.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Depends whether development contributes to regeneration in Letchworth and Hitchin.
5(b) Provide access to services and facilities for all	√	√	√	Development in villages should support rural services
5(c) Promote community cohesion	√	√	√	Focusing development in existing settlements should retain community cohesion, provided community facilities are provided for increased population.
5(d) Increase access to decent and affordable housing	√	√	√√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.
5(e) Reduce crime rates and fear of crime	?	?	?	Depends on design of new developments
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?X	?X	Could result in increased noise and pollution from traffic in settlements
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	XX	XX	New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per

				annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change.
6(b) Reduce waste	?	?X	?X	New households will clearly produce additional waste. Exact impact depends on arrangements for recycling and composting.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Focusing development on existing towns should support the viability of town centres and services provided there.

**Option (b)** Focus development on previously developed land (PDL) within existing urban areas  
*Note we have assumed that this means that the required housing provision will still be met (ie that there will be significant greenfield development).*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	? √	? √√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	X	XX	Although it gives priority to brownfield sites in the town, this option will still involve significant development on greenfield sites and brownfield sites in villages. The Housing Capacity Study shows that on the Best Fit scenario, around 4120 dwelling units could be provided within the four towns and 14 villages. Including an additional 2264 for planning permissions since 2001, this leaves a total of around 9,400 dwellings to be located on greenfield sites. However it does offer the opportunity to address remediate existing contaminated land sites in the four towns.
2(b) Provide access to green spaces	?	?	?	The Housing Capacity study only includes sites that avoid development on open spaces.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√?	Focusing on existing towns may reduce the need to travel, as local services will be more accessible, and new residents will be able to use existing public transport, particularly the trains from Hitchin and Letchworth. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	X?	XX?	As discussed above, this option will involve significant greenfield development around towns and possibly villages. The exact impacts would depend on the location of the greenfield development.

3(b) Protect and enhance landscapes	0	X?	X?	The precise impact of the greenfield development will depend on the location of development.
3(c) Conserve and where appropriate, enhance the historic environment	?	X?	X?	The precise impact of the greenfield development will depend on the location of development. However, a development of this size, wherever located is likely to have some affect.
3(d) Reduce pollution from any source	X	X	X	New development will inevitably involve increased light and air and noise pollution from traffic. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?X	?X	?X	As discussed above, new development is likely to result in increased car journeys, and add to greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	?	?X	?X	Partly depends on design and location of developments. However, the District has amongst the lowest rainfall (125mm/y) in the UK, and the new developments will increase the pressure on the water supply infrastructure, as described below.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Depends whether development contributes to regeneration in Letchworth and Hitchin.
5(b) Provide access to services and facilities for all	?	?	?	Depends on location of new development and whether it is accessible by public transport
5(c) Promote community cohesion	√	√	√	Focusing development in existing settlements should retain community cohesion, provided community facilities are provided for increased population.
5(d) Increase access to decent and affordable housing	√	√	√√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.
5(e) Reduce crime rates and fear of crime	?	?	?	Depends on design of new developments
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?X	?X	Could result in increased noise and pollution from traffic in settlements
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	XX	XX	New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per

				annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change.
6(b) Reduce waste	?	?X	?X	New households will clearly produce additional waste. Exact impact depends on arrangements for recycling and composting.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Focusing development on existing towns should support the viability of town centres and services provided there.

<b>Option (c) Urban extensions on greenfield land adjoining existing towns</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	? √	? √√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	XX	XX	This option will clearly involve major development on greenfield sites.
2(b) Provide access to green spaces	X?	XX?	XX?	Depends on location. The areas in the District adjacent to Stevenage and Luton, currently provide a significant greenspace resource for those in these cities, as well as for residents of the District. Green space could be provided within the development, but the ability to be in contact with wildlife and wild places will be significantly reduced.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	? √	? √	The urban extension will provide an opportunity to include community facilities for the new population and potentially new public transport infrastructure. If this was done, the impact could be positive. If the extension is located next to Stevenage or Luton, and appropriate public transport is provided, this could also have a positive impact in providing sustainable access to services in the two cities. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	XX	XX	Exact impact depends on location. However, a development of this size is likely to have significant impact. In particular, if the development is an extension to Stevenage, the BAP indicates that the area west of Stevenage (Great Offley/Preston/Knebworth) is high in biodiversity.

3(b) Protect and enhance landscapes	0	XX?	XX?	The precise impact of the greenfield development will depend on the location of development. If it is an extension to Stevenage or Luton, this is likely to have a significant impact on the landscape of the area which has high recreational and amenity value.
3(c) Conserve and where appropriate, enhance the historic environment	?	X?	X?	The precise impact of the greenfield development will depend on the location of development. However, a development of this size, wherever located is likely to have some affect.
3(d) Reduce pollution from any source	X	XX	XX	New development will inevitably involve increased light and air and noise pollution from traffic. In particular an extension to Luton or Stevenage would result in significant loss of tranquillity in the area. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?X	?X	?X	As discussed above, new development is likely to result in increased car journeys, and add to greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	?	?X	?X	Partly depends on design and location of developments. However, the District has amongst the lowest rainfall (125mm/y) in the UK, and the new developments will increase the pressure on the water supply infrastructure, as described below.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Depends whether development contributes to regeneration in Letchworth and Hitchin.
5(b) Provide access to services and facilities for all	?	?√	?√	Provided that there is appropriate public transport access, an urban extension would give the opportunity to provide accessible community facilities.
5(c) Promote community cohesion	√	√	√√	Depends on whether community facilities and support are provided in the new extension.
5(d) Increase access to decent and affordable housing	√	√	√√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.
5(e) Reduce crime rates and fear of crime	?	?	?	Depends on design of new developments
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?X	?X	A large urban extension is likely to result in significant noise pollution and loss of tranquillity in amenity areas. However, it provides the opportunity for to build in accessible health services.
5(g) Increase participation in education and life-long learning	√?	√?	√?	Would give the opportunity to include the facilities within the development.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	Would give the opportunity to include the facilities within the development.
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	✗✗	✗✗	New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change.
6(b) Reduce waste	?	?✗	?✗	New households will clearly produce additional waste. Exact impact depends on arrangements for recycling and composting.

#### TOWN CENTRES

7 Promote sustainable urban living	?	?	?	Impact depends on location of extension, types of services and shops provided in the centres, and accessibility to existing town centres. This is one issue that needs further research.
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#### Option (d) Build a new settlement

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	

#### ECONOMIC ACTIVITY

1 Achieve sustainable levels of prosperity and economic growth	0	? √	? √√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing.
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#### LAND USE AND DEVELOPMENT PATTERNS

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✗	✗✗	✗✗	This option will clearly involve major development on a greenfield site.
2(b) Provide access to green spaces	?	?	?	Depends on location and whether greenspace is provided within the development.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? √	? √	A new settlement extension will provide an opportunity to include community facilities for the new population and potentially new public transport infrastructure. If this was done, the impact could be positive. However, 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and 14 miles for leisure, so this indicates that the majority of people are not working or using leisure facilities in their local town.

#### ENVIRONMENTAL PROTECTION

3(a) Protect and enhance biodiversity	✗	✗✗?	✗✗?	Exact impact depends on location. A development of this size is likely to have significant impact.
3(b) Protect and enhance landscapes	0	✗✗?	✗✗?	The precise impact of the greenfield development will depend on the location of development. If it is an area between Baldock and Royston, this area may have a lower amenity and recreational value than some other parts of the District

3(c) Conserve and where appropriate, enhance the historic environment	?	×?	×?	The precise impact of the greenfield development will depend on the location of development. However, a development of this size, wherever located is likely to have some affect.
3(d) Reduce pollution from any source	×	××	××	New development will inevitably involve increased light and air and noise pollution from traffic. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	As discussed above, new development is likely to result in increased car journeys, and add to greenhouse gas emissions. However, locating a new settlement on a rail line would promote commuting by rail.
4(b) Improve the District's ability to adapt to climate change	?	?×	?×	Partly depends on design and location of developments. However, the District has amongst the lowest rainfall (125mm/y) in the UK, and the new developments will increase the pressure on the water supply infrastructure, as described below.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?√	?√	Provided that there is appropriate public transport access, a new town would give the opportunity to provide accessible community facilities.
5(c) Promote community cohesion	?	?√	?√	Depends on whether community facilities and support are provided in the new town.
5(d) Increase access to decent and affordable housing	√	√	√√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.
5(e) Reduce crime rates and fear of crime	?	?	?	Depends on design of new developments
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	A new town would result in significant noise pollution, and loss of tranquillity. However, it provides the opportunity for to build in accessible health services.
5(g) Increase participation in education and life-long learning	√?	√?	√√?	Would give the opportunity to include the facilities within the development.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√√?	Would give the opportunity to include the facilities within the development.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	×	××	××	New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for

				the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change.
6(b) Reduce waste	?	?X	?X	New households will clearly produce additional waste. Exact impact depends on arrangements for recycling and composting.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new settlement, types of services and shops provided in the centres, and accessibility to existing town centres. This is one issue that needs further research.

<b>Option (e) Use smaller greenfield sites in the villages</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	?√	?√√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing. Housing around the villages should also support the rural economy.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	X	XX	This option will clearly involve a large number of separate developments on greenfield sites.
2(b) Provide access to green spaces	?	?	X	This option implies that there would be a number of greenfield developments adjacent to villages, which is likely to have an impact on access to green space. Green space could be provided within the development, but the ability to be in contact with wildlife and wild places is likely to be reduced.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?X	?XX	Locating developments adjacent to villages is likely to increase the need to travel, as there are currently few services and jobs in the villages, and it is unclear whether the new developments would be large enough to provide the new services and jobs needed. However, it is possible that the development could result in the size of the village increasing to a scale where it can support additional services and public transport provision
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	X	XX	This option will involve significant greenfield development around villages. The BAP indicates that these areas include "areas high in biodiversity", key areas for farming wildlife and key grassland habitats.
3(b) Protect and enhance landscapes	0	X	XX	The precise impact of the greenfield development will depend on the location of development. However, to meet the housing

				requirements in this way would involve a number of developments, and taken together they are likely to have a significant impact on landscape. Some of the areas around villages are in or close to the AONB.
3(c) Conserve and where appropriate, enhance the historic environment	?	X?	X?	The precise impact of the greenfield development will depend on the location of developments. However, a development of this size, wherever located is likely to have some affect.
3(d) Reduce pollution from any source	X	X	X	New development will inevitably involve increased light and air and noise pollution from traffic. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?X	?XX	As discussed above, new development is likely to result in increased car journeys, and add to greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	?	?X	?X	Partly depends on design and location of developments. However, the District has amongst the lowest rainfall (125mm/y) in the UK, and the new developments will increase the pressure on the water supply infrastructure, as described below.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Development in villages should support rural services
5(c) Promote community cohesion	√	√	√	Focusing development in existing settlements should retain community cohesion, provided community facilities are provided for increased population.
5(d) Increase access to decent and affordable housing	√	√	√√	The provision of large amounts of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing, and if some of this is aimed at particular groups in need such as young people, disabled people and key workers.
5(e) Reduce crime rates and fear of crime	?	?	?	Depends on design of new developments
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	X	XX	Is likely to result in increased noise and pollution from increased traffic travelling to the villages.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	XX	XX	New housing will significantly increase water use in the District, and put significant pressure on water infrastructure. Based on an average use of water by customers of Anglian, which covers most of the District of around 127 litres per person per day for metered properties, this would

				be an increased use of 1.838 billion litres per annum. Environment Agency water strategy for the Anglian Region says that increases in abstraction from the aquifer are not acceptable, so additional water would need to be provided from regional reservoirs. The SEA of the RSS for the East of England Plan notes the pressure on water infrastructure in the region as a result of proposed new housing provision and the impacts of climate change.
6(b) Reduce waste	?	?X	?X	New households will clearly produce additional waste. Exact impact depends on arrangements for recycling and composting.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	It is unclear what the impact on town centres would be.

### 3.2 Provision of affordable housing

<b>Option (a)</b> Continue with the present approach of negotiating for affordable housing at the rate identified in the current Local Plan <i>NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	XX	The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will have a negative affect on affordability, as it will result in increased, rather than decreased need. It also does not address the requirements for different types of affordable housing, and particularly the need for flats.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	

3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?X	?X	?X	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	X	X	XX	As commented above, the Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will have a negative affect on affordability, as it will result in increased, rather than decreased need. It also does not address the requirements for different types of affordable housing, and particularly the need for flats.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	

TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	
<b>Option (b) Increase the amount of affordable housing on larger sites to a higher percentage</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing, and recommends a 35% rate of affordable housing on suitable sites. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will help meet the increased need. It should also address the requirements for different types of affordable housing, and particularly the need for flats.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households

				have lower average incomes, and affordability is therefore more of an issue for them.
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	√	√	√	As quoted above, the Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will help meet the increased need. It should also address the requirements for different types of affordable housing, and particularly the need for flats.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (c) Lower the threshold to include smaller sites, where the economics of provision will allow.</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing, and recommends a 35% rate of affordable housing on suitable sites. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will help meet the increased need. It should also address the requirements for different types of affordable housing, and particularly the need for flats.

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs. It also points out that BME households have lower average incomes, and affordability is therefore more of an issue for them.
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	√	√	√	As quoted above, the Housing Needs Survey notes that the current provision is not meeting the growth in need for affordable housing. It also points out that 75% of new households are not able to afford to purchase in their own right. Therefore this option will help meet the increased need. It should also address the requirements for different types of affordable housing, and particularly the need for flats.
5(e) Reduce crime rates and fear of crime	0	0	0	

5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (d) Introduce a lower threshold for the village than the towns</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	In itself it is unclear what affect this would have on affordability or the rural economy.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas	0	0	0	

emissions				
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	This option is likely to meet the needs of the young and older people living in the village to remain there
5(c) Promote community cohesion	√?	√?	√?	This option is likely to meet the needs of the young and older people to remain living in the villages which would promote community cohesion.
5(d) Increase access to decent and affordable housing	√	√	√	For the people in the villages
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

### 3.3 How to obtain additional funding for affordable housing

<b>Option (a)</b> Change the definition of local need to attract more funding for affordable housing from the Housing Corporation – for example accepting people in need from other Districts				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic	?	?	?	In itself it is unclear what affect this would have on affordability

growth				
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	?	?	?	It is unclear whether this option would meet the increased need for affordable housing pointed out in the Housing Needs Survey
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in	0	0	0	

education and life-long learning				
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (b)** Where the developer can demonstrate in an 'open book' valuation that there is insufficient subsidy to make the scheme viable, accept a lower proportion of affordable units on site.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Unlikely to have any real impact on overall affordability
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	?	?	?	Although this option will result in less affordable housing on site than normally required, the alternative is likely to be that there would be no development at all.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

**Option (c)** Where the developer can demonstrate in an 'open book' valuation that there is insufficient subsidy to make the scheme viable, accept financial contributions towards "off-site provision"

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Unlikely to have any real impact on overall affordability
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green	0	0	0	

spaces				
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. It is not clear if this option would address these needs , though off-site provision would possible allow contributions towards sheltered or adapted housing elsewhere.
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	?	?	?	Although this option will result in less affordable housing on site than normally required, the alternative is likely to be that there would be no development at all.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are	0	0	0	

available to all				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

**Option (e) No formal policy**

*Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice ("business as usual") be appraised. In the appraisal of this option, we have assumed that having no formal policy would therefore in result in no actions to obtain additional subsidy for affordable housing. It should be noted also that there is no option (d) to appraise, as option (d) is simply "other" in the options report.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	In itself it is unclear what affect this would have on affordability
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?X	?X	?X	The Housing Needs Survey notes the need for sheltered housing for older people and supported and adapted housing for disabled people. This option misses the opportunity to address these needs, though it is unclear whether a policy would make a difference to current needs within the District.
5(c) Promote community cohesion	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(d) Increase access to decent and affordable housing	?X	?X	?X	This option misses the opportunity to obtain additional funding to meet the increased need for affordable housing pointed out in the Housing Needs Survey. However, it is unclear whether any policy would address current needs within the District
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

### 3.4 Affordable housing in rural areas

<b>Option (a)</b> Continue to encourage rural exception sites, in or adjacent to villages, where appropriate in environmental terms and where there is a proven local need <i>NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of	4	4	4	Will provide affordable housing in the villages

prosperity and economic growth				
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Is likely to involve the use of greenfield land
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Village locations are less accessible by public transport. However, if the developments are to meet local need, they should not result in increased car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	It is presumed "where appropriate in environmental terms" means that impact on biodiversity would be avoided.
3(b) Protect and enhance landscapes	?	?	?	It is presumed "where appropriate in environmental terms" means that impact on landscape would be avoided.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	It is presumed "where appropriate in environmental terms" means that impact on the historic environment would be avoided.
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Village locations are less accessible by public transport. However, if the developments are to meet local need, they should not result in increased car use.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Will meet the needs of young people and the elderly in the villages.
5(c) Promote community cohesion	√	√	√	Will allow young people and the elderly to remain the villages.
5(d) Increase access to decent and affordable housing	√	√	√	Will provide increased affordable housing in the villages.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends whether this option includes the provision of supported and sheltered housing to enable older people and disabled people to remain in their communities.
5(g) Increase participation in education and life-long	0	0	0	

learning				
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (b)</b> Don't allow the development of rural exception sites and meet rural housing needs within the identified village boundaries or within the towns				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Will make it more difficult to provide affordable housing in the villages
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Will prevent the use of greenfield land
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Would avoid additional developments in village locations are less accessible by public transport. However, if the developments are to meet local need, they should not result in increased car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Would avoid additional developments in village locations are less accessible by public transport. However, if the developments are to meet local need, they should not result in increased car use.
4(b) Improve the District's ability to adapt to climate change	0	0	0	

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	Will make it more difficult to meet the needs of young people and older people in the villages
5(c) Promote community cohesion	X	X	X	Will make it more difficult to allow young people and the elderly to remain the villages.
5(d) Increase access to decent and affordable housing	X	X	X	Will make it more difficult to provide affordable housing in the villages
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

### 3.5 Ensuring a range of housing types and styles

Option (a) To include a policy which ensures that a mix of sizes and types of property is built on all sites over a certain size.				
	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. If this policy results in a greater percentage of flats available, it should have a positive impact on affordability. However, this would require priority to be given to flats.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and maintain biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	This option should benefit young people wanting flats, and possibly older people wanting to move from larger family homes.
5(c) Promote community cohesion	√	√	√	This option should allow young people and older people to remain in their communities.
5(d) Increase access to decent and affordable housing	√	√	√	As quoted above, the Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. If this policy results in a greater percentage of flats available, it should have a positive impact on affordability. However, this would require priority to be given to flats.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and	0	0	0	

recreational activities that are available to all				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (b)** To allow the market to determine the dwelling types provided

*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. It is not clear whether the market would provide the additional flats without intervention. The next Housing Needs Survey should address this issue. Provision of additional flats should contribute to affordability.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				

5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	The Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. It is not clear whether the market would provide the additional flats without intervention. However if it does, it would help young people and possibly older people..
5(c) Promote community cohesion	?	?	?	If it resulted in more flats, this option would allow young people and older people to remain in their communities.
5(d) Increase access to decent and affordable housing	?	?	?	The Housing Needs Survey points to the fact that the preference and need for flats are much higher than the stock level. It is not clear whether the market would provide the additional flats without intervention. The next Housing Needs Survey should address this issue.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

### 3.6 Accommodation for Gypsy and Traveller families

<b>Option (a) Identify a new site</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Depends on location
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	Clearly this option would meet the needs of specific group, provided that the assessment being undertaken identifies that there are needs for an additional site in the District
5(c) Promote community cohesion	?	?	?	Provision of sites for gypsies and travellers can be a controversial issue. The provision of a new site, if not properly handled, could result in animosity from the local community. Therefore the location of the site needs to be chosen in full consultation with the local community and the travellers and the gypsies.
5(d) Increase access to decent and affordable housing	√?	√?	√?	Clearly this option would meet the needs of specific group, provided that the assessment being undertaken identifies that there are needs for an additional site in the District
5(e) Reduce crime rates and fear of crime	?	?	?	As discussed above, provision of sites for gypsies and travellers can be a controversial issue. The provision of a new site, if not properly handled, could result in animosity, and feelings of lack of safety from the local community and the travellers and gypsies. Therefore the location of the site needs to be chosen in full consultation. Once established appropriate support needs to be given to the gypsies and travellers to help them establish in the local

				community (for example for helping children settle at school) and build trust and understanding between them and the local community.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√?	√?	√?	A Department of Health Report "The Health Status of Gypsies and travellers in England" found that "Gypsy Travellers have significantly poorer health status and significantly more self-reported symptoms of ill-health than other UK-resident, English speaking ethnic minorities and economically disadvantaged white UK residents". If there is a need for additional accommodation, this option would have a positive impact on the health of gypsies and travellers and help them access health care, though as the DOH report found difficulties in accessing health service would still exist.
5(g) Increase participation in education and life-long learning	√?	√?	√?	If there is a need for additional accommodation, this option would help gypsies and travellers access educational facilities.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	If there is a need for additional accommodation, this option would help gypsies and travellers access recreational facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (b) Expand the existing site</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance	0	0	0	

landscapes				
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	Clearly this option would meet the needs of specific group, provided that the assessment being undertaken identifies that there are needs for additional provision in the District
5(c) Promote community cohesion	?	?	?	Provision of sites for gypsies and travellers can be a controversial issue. The expansion of the site, if not properly handled, could result in animosity from the local community. Therefore the location of the site needs to be chosen in full consultation with the local community.
5(d) Increase access to decent and affordable housing	√?	√?	√?	Clearly this option would meet the needs of specific group, provided that the assessment being undertaken identifies that there are needs for an additional site in the District
5(e) Reduce crime rates and fear of crime	?	?	?	As discussed above, provision of sites for gypsies and travellers can be a controversial issue. The expansion of the site, if not properly handled, could result in animosity, and feelings of lack of safety from the local community and the gypsies and travellers. Therefore the expansion needs to be undertaken in full consultation with all involved. Once established appropriate support needs to be given to the gypsies and travellers to help them establish in the local community (for example for helping children settle at school) and build trust and understanding between them and the local community.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√?	√?	√?	A Department of Health Report "The Health Status of Gypsies and travellers in England" found that "Gypsy Travellers have significantly poorer health status and significantly more self-reported symptoms of ill-health than other UK-resident, English speaking ethnic minorities and economically disadvantaged white UK residents". If there is a need for additional accommodation, this option would have a positive impact on the health of gypsies and travellers and help them access health care, though as the DOH report found difficulties in accessing health service would still exist.
5(g) Increase participation in education and life-long learning	√?	√?	√?	If there is a need for additional accommodation, this option would help gypsies and travellers access educational facilities.

5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	If there is a need for additional accommodation, this option would help gypsies and travellers access recreational facilities.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

**Option (d) No formal policy**

*Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice ("business as usual") be appraised.*

*In the appraisal of this option, we have assumed that having no formal policy would therefore in result in no actions to obtain additional provision for traveller and gypsy accommodation.*

*It should be noted also that there is no option (c) to appraise, as option (c) is simply "other" in the options report.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate	0	0	0	

change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?X	?X	?X	If the assessment being undertaken identifies that there are needs for additional provision in the District, this option would have a negative impact by not actively addressing those needs.
5(c) Promote community cohesion	?	?	?	Provision of sites for gypsies and travellers can be a controversial issue, and if not properly handled, could result in animosity from the local community and lead to gypsies and travellers feeling unsafe. This option avoids addressing that issue, however, it could result in gypsies and travellers being forced to camp illegally.
5(d) Increase access to decent and affordable housing	?X	?X	?X	If the assessment being undertaken identifies that there are needs for additional provision in the District, this option would have a negative impact by not actively addressing those needs.
5(e) Reduce crime rates and fear of crime	?	?	?	Provision of sites for gypsies and travellers can be a controversial issue, and if not properly handled, could result in animosity and feelings of lack of safety from the local community as well as gypsies and travellers. This option avoids addressing that issue, however, it could result in gypsies and travellers being forced to camp illegally.
5(f) Improve conditions and services that engender good health and reduce health inequalities	?X	?X	?X	Lack of appropriate accommodation is likely to have a negative impact on the health of the gypsies and travellers, and affect their ability to access health care.
5(g) Increase participation in education and life-long learning	?X	?X	?X	Lack of appropriate accommodation is likely to affect the ability of gypsies and travellers to access educational provision
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?X	?X	?X	Lack of appropriate accommodation is likely to affect the ability of gypsies and travellers to access recreational facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

### 3.7 Contributions to local facilities

<b>Option (a)</b> Include a policy requiring contributions from all new housing developments.		
	<b>What is predicted effect of the option on each SA objective?</b>	<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>

SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Depends on the level of contributions required. If it has the affect of discouraging a large number of small housing developments, could have a negative affect on affordability.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√√	Is likely to make a positive contribution to the provision of local facilities. Ideally these facilities should recognise the needs of specific groups.
5(c) Promote community cohesion	√	√	√√	Is likely to make a positive contribution to the provision of community facilities.
5(d) Increase access to decent and affordable housing	×?	×?	×?	Depends on the level of contributions required. If it has the affect of discouraging small housing developments, it would have a negative affect on access to housing.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Could contribute to the provision of additional facilities
5(g) Increase participation in education and life-long learning	?	?	?	Could contribute to the provision of additional facilities

5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Could contribute to the provision of additional facilities
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Could contribute to the provision of additional facilities and transport connections

<b>Option (b) Include a policy requiring contributions only from housing sites over a specified size</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Depends on whether the specified size still has the affect of discouraging a large number of small housing developments and therefore a negative affect on affordability.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to	√	√	√√	Is still likely to make a positive contribution to the

services and facilities for all				provision of local facilities, though potentially the contribution is smaller than the previous option (depending on the net impact on developments). Ideally these facilities should recognise the needs of specific groups.
5(c) Promote community cohesion	√	√	√√	Is still likely to make a positive contribution to the provision of local facilities, though potentially the contribution is smaller than the previous option (depending on the net impact on developments)..
5(d) Increase access to decent and affordable housing	?	?	?	More information is needed to judge the impact of this. Depends whether it still has the affect of discouraging small housing developments, which depends on the size of the site and the level of contribution.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Could contribute to the provision of additional facilities
5(g) Increase participation in education and life-long learning	?	?	?	Could contribute to the provision of additional facilities
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Could contribute to the provision of additional facilities
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Could contribute to the provision of additional facilities and transport connections

**Option (c)** Do not include a policy on contributions and negotiate on an ad-hoc basis with each developer  
*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable	0	0	0	

location patterns and reduce the use of motor vehicles				
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√√	This option is likely to make a positive contribution to the provision of local facilities. Without more information, it is unclear how the contribution would compare with the other options. Without a fixed "tariff" there is the potential for developers to push for a reduced contribution, on the other hand, this does avoid discouraging small schemes
5(c) Promote community cohesion	√	√	√√	Is still likely to make a positive contribution to the provision of local facilities.
5(d) Increase access to decent and affordable housing	?	√	√	This option is likely to avoid discouraging small schemes, and therefore make a positive contribution to provision of affordable housing.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Could contribute to the provision of additional facilities
5(g) Increase participation in education and life-long learning	?	?	?	Could contribute to the provision of additional facilities
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Could contribute to the provision of additional facilities
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	

TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Could contribute to the provision of additional facilities and transport connections

## 4. Employment and Tourism

### 4.1 Location of additional employment land

Option (a) No new Employment Areas should be designated and there should no expansion of existing ones.				
SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The significant sustainability issue is provision of more high quality employment. It is recommended that the employment land study investigate the demand for employment land to meet this need. However, it is likely that the barrier to the quality of employment is not provision of employment land.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√√	√√	Will avoid use of greenfield land for employment in the medium and long term.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?X	?X	Depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Could avoid expansion of sites or new sites affecting biodiversity
3(b) Protect and enhance landscapes	?	?	?	Could avoid expansion of sites or new sites affecting landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Could avoid expansion of sites or new sites affecting the historic environment
3(d) Reduce pollution from any source	?	?	?	Will avoid the expansion of sites, which could result in increased pollution, particularly light and noise. On the other hand could result in

				increased noise and pollution from traffic.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?X	?X	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	It is unclear whether the needs of disadvantaged groups are being met by the current sites. It is recommended that the employment study should identify needs and whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of disadvantaged communities. However, provision of sites does not guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	?	?	?	Depends whether sites are meeting existing needs for services
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Will avoid expansion of sites, which could result in increased noise pollution. However, as discussed above, this could also result in increased traffic noise.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depends whether existing provision is sufficient to meet local needs, and in particular business provision near town centres.

**Option (b)** Completely new Employment Areas should be designated, but only within existing settlements.

	<b>What is predicted effect of the option on each SA</b>	<b>Explanation and suggestions for how the option could be made more compatible with</b>
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SA Objectives	objective?			the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The significant sustainability issue is provision of more high quality employment. It is recommended that the employment land study investigate the demand for employment land to meet this need. However, it is likely that the barrier to the quality of employment is not provision of employment land. Also, depends whether "existing settlements" includes the 14 villages. If it does, this option could help make more village employment available.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√√	√√	It is assumed that "within existing settlements" implies that brownfield sites will be used. If this is the case this option would avoid use of greenfield land for employment in the medium and long term.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? √	? √	Depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and therefore this option would have a positive impact. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location of new sites
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	?	?	New sites are likely to result in increased pollution, particularly light and noise. However, they could also reduce noise and pollution from traffic.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of	?	?	?	If settlements includes the 14 villages, could

prosperity fairly				make a positive impact on village employment, if there are any available sites in the villages
5(b) Provide access to services and facilities for all	?	?	?	If settlements includes the 14 villages, could make a positive impact on village services, if there are any available sites in the villages.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	New sites are likely to result in increased noise pollution. However, they could also reduce noise and pollution from traffic.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	X	X	New employment provision will use water and other resources.
6(b) Reduce waste	?	X	X	New employment provision will produce additional waste.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and how B1 classes are treated. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

**Option (c)** Completely new Employment Areas should be designated within or adjoining existing settlements.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The significant sustainability issue is provision of more high quality employment. It is recommended that the employment land study investigate the demand for employment land to meet this need. However, it is likely that the barrier is not provision of employment land. Also, depends whether "existing settlements" includes the 14 villages. If it does, this option could help make more village employment available.

<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	X	X	Will result in the use of some greenfield land.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and therefore this option would have a positive impact. This impact would be improved if suitable public transport access is available to the sites. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	X	X	Depends on location of sites adjoining settlements, but greenfield development is likely to have a negative impact. The BAP identifies a range of areas of high biodiversity, grassland habitats and areas of farming wildlife, some of which are close to and on the edges of the towns and villages.
3(b) Protect and enhance landscapes	?	?	?	Depends on location of sites adjoining settlements. However sites could have impacts on landscapes, particularly for the 14 villages.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	?	?	New sites are likely to result in increased pollution, particularly light and noise. However, they could also reduce noise and pollution from traffic.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	If settlements includes the 14 villages, could make a positive impact on village employment, if there are any available sites in the villages.
5(b) Provide access to services and facilities for all	?	?	?	If settlements includes the 14 villages, could make a positive impact on village services, if there are any available sites in the villages
5(c) Promote community cohesion	0	0	0	

5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	New sites are likely to result in increased noise pollution. However, they could also reduce noise and pollution from traffic.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	×	×	New employment provision will use water and other resources.
6(b) Reduce waste	?	×	×	New employment provision will produce additional waste.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and whether existing sites are sufficient to meet local needs. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

**Option (d)** There should be extensions to existing Employment Areas, but only within existing settlements.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The significant sustainability issue is provision of more high quality employment. It is recommended that the employment land study investigate the demand for employment land to meet this need. However, it is likely that the barrier is not provision of employment land.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√√	√√	It is assumed that “within existing settlements” implies that brownfield sites will be used. If this is the case this option would avoid use of greenfield land for employment in the medium and long term.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce	?	? √	? √	Depends whether existing provision is sufficient to attract employers to meet local needs for

the use of motor vehicles				employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and therefore this option would have a positive impact. This impact would be improved if suitable public transport access is available to the sites. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of extensions
3(d) Reduce pollution from any source	?	?	?	Extended sites are likely to result in increased noise pollution. However, they could also reduce noise and pollution from traffic.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Current sites are in the four main towns. In theory, new sites this could provide more jobs for unemployed people in Hitchin and Letchworth particularly but there is no guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	?	?	?	Depends on whether existing provision is sufficient to meet local needs for services
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Extended sites are likely to result in increased noise pollution. However, they could also reduce noise and pollution from traffic.
5(g) Increase participation in education and life-long learning	0	0	0	

5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	X	X	New employment provision will use water and other resources.
6(b) Reduce waste	?	X	X	New employment provision will produce additional waste.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of extended sites, and whether existing sites are sufficient to meet local needs. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

**Option (e)** There should be extensions to existing Employment Areas within or adjoining existing settlements.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The significant sustainability issue is provision of more high quality employment. It is recommended that the employment land study investigate the demand for employment land to meet this need. However, it is likely that the barrier is not provision of employment land.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	X	X	Will result in the use of some greenfield land.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? √	? √	Depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and therefore this option would have a positive impact. This impact would be improved if suitable public transport access is available to the sites. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	X	X	Depends on location of sites adjoining settlements, but greenfield development is likely to have a negative impact. The BAP identifies a range of areas of high biodiversity, grassland habitats and areas of farming wildlife, some of which are close to and on the edges of the towns and villages.

3(b) Protect and enhance landscapes	?	?	?	Depends on location of sites adjoining settlements.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	?	?	Extended sites are likely to result in increased noise pollution. However, they could also reduce noise and pollution from traffic.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Current sites are in the four main towns. In theory, new sites this could provide more jobs for unemployed people in Hitchin and Letchworth particularly but there is no guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	?	?	?	Depends on whether existing provision is sufficient to meet local needs
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Extended sites are likely to result in increased noise pollution. However, they could also reduce noise and pollution from traffic.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	X	X	New employment provision will use water and other resources.
6(b) Reduce waste	?	X	X	New employment provision will produce additional waste.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of extended sites, and whether existing sites are sufficient to meet local needs. Their impact on town centres is one issue that should be addressed when decisions

				are made on location and on the use classes allowed.
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<b>Option (g) No formal policy</b>				
<i>Note: this is an additional option, reflecting current practice, added to the options included within the Options report. The SEA Regulations require that current practice ("business as usual") be appraised. In the appraisal of this option, we have assumed that having no formal policy would therefore in result in the designation of no new employment land. It should be noted also that there is no option (f) to appraise, as option (f) is simply "other" in the options report</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The significant sustainability issue is provision of more high quality employment. It is recommended that the employment land study investigate the demand for employment land to meet this need. However, it is likely that the barrier to the quality of employment is not provision of employment land.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√√	√√	Will avoid use of greenfield land for employment in the medium and long term.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?X	?X	Depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Could avoid expansion of sites or new sites affecting biodiversity
3(b) Protect and enhance landscapes	?	?	?	Could avoid expansion of sites or new sites affecting landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Could avoid expansion of sites or new sites affecting the historic environment
3(d) Reduce pollution from any source	?	?	?	Will avoid the expansion of sites, which could result in increased pollution, particularly light and noise. On the other hand could result in increased noise and pollution from traffic.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?X	?X	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.

4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	It is unclear whether the needs of disadvantaged groups are being met by the current sites. It is recommended that the employment study should identify needs and whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of disadvantaged communities. However, provision of sites does not guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	?	?	?	Depends whether sites are meeting existing needs for services
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Will avoid expansion of sites, which could result in increased noise pollution. However, as discussed above, this could also result in increased traffic noise.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depends whether existing provision is sufficient to meet local needs, and in particular business provision near town centres.

## 4.2 Loss of employment uses

<b>Option (a) Let market forces determine the uses within employment Areas</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short</b>	<b>Med</b>	<b>Long</b>	

	term	term	term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	As with the previous set of options, the significant sustainability issue is provision of more high quality employment. Outcome of employment land study may provide information on the demand for employment land to meet this need. However, it seems unlikely that market forces will result in more high quality employment.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Could avoid the use of greenfield sites for other options
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?X	?X	Depends whether existing provision is sufficient to attract employers to meet local needs for employment, taking account of the future housing provision. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work. It seems likely that without provision of additional employment land, the increased population will result increased travel to work by car, and therefore this option would have a negative impact. It is recommended that the employment land study examine this issue.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	Alternative uses could be less polluting, but loss of land could result in more noise and air pollution from traffic
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on whether this option results in more people travelling out of the District to work, which as discussed above depends on whether there is a need for more local employment land.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	It is unclear whether the needs of disadvantaged groups are being met by the current sites. Outcome of employment study should identify needs and whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of disadvantaged communities. It should therefore identify whether these sites need to be protected to meet existing need.
5(b) Provide access to services and facilities for all	√	√	√	Would allow needed local services to be provided on these sites but market forces would not necessarily deliver this
5(c) Promote community cohesion	√	√	√	Would allow community facilities to be provided on these sites but market forces would not

				necessarily deliver this
5(d) Increase access to decent and affordable housing	√	√	√	Would allow affordable housing to be provided on these sites but market forces would not necessarily deliver this
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	New uses could be less polluting, but loss of employment land could result in increased noise and air pollution from traffic
5(g) Increase participation in education and life-long learning	?	?	?	Could allow provision of additional schools
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Would allow community facilities to be provided on these sites, but market forces would not necessarily deliver this
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends on whether new uses use less resources
6(b) Reduce waste	?	?	?	Depends on whether new uses produce less waste
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depends whether new uses compete with existing town centre uses.

**Option (b)** Safeguard employment uses within the Employment Areas, unless sites are no longer suitable for employment use (e.g. because of poor location, condition or low/no market demand etc), but with restrictions on the type of alternative uses which will be acceptable.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	As with the previous set of options, the significant sustainability issue is provision of more high quality employment. Outcome of employment land study may provide information on the demand for employment land to meet this need.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Could avoid the use of greenfield sites for other options
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Depends whether existing provision is sufficient to meet local needs.

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	Alternative uses could be less polluting
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	It is unclear whether the needs of disadvantaged groups are being met by the current sites. Outcome of employment study should identify needs and whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of disadvantaged communities. It should therefore identify whether these sites need to be protected to meet existing need.
5(b) Provide access to services and facilities for all	√	√	√	Would allow needed local services to be provided on these sites if restrictions on new uses covered local facilities for which there is shown to be a need.
5(c) Promote community cohesion	√	√	√	Would allow community facilities to be provided on these sites if restrictions on new uses covered community facilities for which there is shown to be a need.
5(d) Increase access to decent and affordable housing	√	√	√	Would allow affordable housing to be provided on these sites if restrictions on new uses covered affordable housing
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	New uses could be less polluting
5(g) Increase participation in education and life-long learning	?	?	?	Could allow provision of additional schools
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Would allow community facilities to be provided on these sites, sites if restrictions on new uses covered these uses
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends on whether new uses use less resources
6(b) Reduce waste	?	?	?	Depends on whether new uses produce less waste
TOWN CENTRES				

7 Promote sustainable urban living	?	?	?	Depends whether new uses compete with existing town centre uses.
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**Option (c)** Safeguard employment uses within the Employment Areas, unless sites are no longer suitable for employment use (e.g. because of poor location, condition or low/no market demand etc), with no restrictions on the type of alternative uses which will be acceptable.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	As with the previous set of options, the significant sustainability issue is provision of more high quality employment. Outcome of employment land study may provide information on the demand for employment land to meet this need.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Could avoid the use of greenfield sites for other options
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Depends whether existing provision is sufficient to meet local needs.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	Alternative uses could be less polluting
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	It is unclear whether the needs of disadvantaged groups are being met by the current sites. Outcome of employment study should identify needs and whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of disadvantaged communities. It should therefore identify whether these sites need to be protected to meet existing need.
5(b) Provide access to services and facilities for all	√	√	√	Would allow needed local services to be provided on these sites.
5(c) Promote community cohesion	√	√	√	Would allow community facilities to be provided on these sites.

5(d) Increase access to decent and affordable housing	√	√	√	Would allow affordable housing to be provided on these sites.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	New uses could be less polluting
5(g) Increase participation in education and life-long learning	?	?	?	Could allow provision of additional schools
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Would allow community facilities to be provided on these sites.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends on whether new uses use less resources
6(b) Reduce waste	?	?	?	Depends on whether new uses produce less waste
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	×	×	×	With no restriction on use, there is a likelihood that new uses would conflict with town centre uses.

**Option (d)** Safeguard employment uses within the Employment Areas, unless studies demonstrate lack of need in the area

*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	This option clearly will provide land to meet needs identified by employment studies. However, as with the previous set of options, the significant sustainability issue is provision of more high quality employment. It is hoped that the employment land study will provide information on the demand for employment land to meet this need. However, it is likely that the barrier is not provision of employment land.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Depends on whether existing provision is serving local needs.

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	It is unclear whether the needs of disadvantaged groups are being met by the current sites. Outcome of employment study should identify needs and whether provision of sites in Letchworth and Hitchin is sufficient to meet needs of disadvantaged communities. It should therefore identify whether these sites need to be protected to meet existing need.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends types of employment uses
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Depends whether employment uses compete with existing town centre uses.

### 4.3 Distribution of employment provision

**Option (a)** Any new employment provision should be concentrated in Hitchin

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	√√	√√	It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√	√	It is assumed that "within Hitchin " implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√	√	Assuming this additional provision is to meet local employment needs, this would reduce the need to travel for those in Hitchin and surrounding areas. However, there is no guarantee that the jobs would go to local people. Accessibility also depends on public transport access for those without a car.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location of new sites
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	×	×	New sites are likely to result in increased pollution, particularly light and noise
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	In theory, this could provide more jobs for unemployed people in Hitchin (and Letchworth) but there is no guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	

5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	X	X	New sites are likely to result in increased noise pollution.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and how B1 classes are treated. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

**Option (b)** Any new employment provision should be concentrated in Letchworth

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	√√	√√	It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√	√	It is assumed that “within Letchworth ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere

2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√	√	Assuming this additional provision is to meet local employment needs, this would reduce the need to travel for those in Letchworth and surrounding areas. However, there is no guarantee that the jobs would go to local people. Accessibility also depends on public transport access for those without a car.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location of new sites
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	×	×	New sites are likely to result in increased pollution, particularly light and noise
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	In theory, this could provide more jobs for unemployed people in Letchworth (and to a lesser extent Hitchin), but it does depend on public transport access for those without a car. There is no guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	×	×	New sites are likely to result in increased noise pollution.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and how B1 classes are treated. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

**Option (c) Any new employment provision should be concentrated in Baldock**

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	√√	√√	It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.

#### LAND USE AND DEVELOPMENT PATTERNS

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√	√	It is assumed that "within Baldock " implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√	√	Assuming this additional provision is to meet local employment needs, this would reduce the need to travel for those in Baldock and surrounding areas. However, there is no guarantee that the jobs would go to local people. Accessibility also depends on public transport access for those without a car.

#### ENVIRONMENTAL PROTECTION

3(a) Protect and enhance biodiversity	?	?	?	Depends on location of new sites
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	×	×	New sites are likely to result in increased pollution, particularly light and noise

#### CLIMATE CHANGE

4(a) Reduce greenhouse gas	?	?	?	Depends on energy use on the sites
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emissions				
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	In theory, this could provide more jobs for unemployed people in Letchworth (and Hitchin) , since they are both so close. However, accessibility would depend on public transport access, for those without a car. There is also no guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	×	×	New sites are likely to result in increased noise pollution.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and how B1 classes are treated. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.
<b>Option (d) Any new employment provision should be concentrated in Royston</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic	?	√	√	It is assumed that since the issue of need for employment provision has already been

growth				discussed, this option implies that the additional provision is to meet local need. However, given the high employment levels in the town, it is less likely to do so than other options. Also, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√	√	It is assumed that “within Royston ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term. However, the option does not say that no other employment provision would be made, so there could be green field sites used elsewhere
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√	√	Assuming this additional provision is to meet local employment needs, this would reduce the need to travel for those in Royston and surrounding areas. However, given the high employment levels in Royston, and the distance from the other main towns in the District, this is option will be less accessible to the residents of North Herts. Accessibility depends on public transport access for those without a car, which is likely to be less available to Royston.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location of new sites
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	×	×	New sites are likely to result in increased pollution, particularly light and noise
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	This option is less accessible to unemployed people in Letchworth and Hitchin, particularly for those without a car.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and	0	0	0	

fear of crime				
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	×	×	New sites are likely to result in increased noise pollution.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and how B1 classes are treated. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

**Option (e)** Any new employment provision should be allocated where there are available sites which are accessible by public transport and a market for the premises  
*NB. This option reflects the approach taken in the current plan, i.e. it is the “business as usual” option*

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	√√	√√	It is assumed that since the issue of need for employment provision has already been discussed, this option implies that the additional provision is to meet local need. Therefore the impact of this option would be positive. However, as discussed before, the significant sustainability issue is provision of more high quality employment. This option would not necessarily deliver that.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	√√	√√	It is assumed that “available sites ” implies that brownfield sites will be used. If this is the case, the affect would be to avoid the use or greenfield for new employment in the medium and long term.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√√	√√	This option would promote accessibility by public transport.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance	?	?	?	Depends on location of new sites

biodiversity				
3(b) Protect and enhance landscapes	?	?	?	Could avoid new sites outside settlements, which might affect landscape
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of new sites
3(d) Reduce pollution from any source	?	×	×	New sites are likely to result in increased pollution, particularly light and noise
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends on energy use on the sites
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	√	√	This could provide more jobs accessible by public transport for unemployed people in Letchworth and Hitchin. However, there is no guarantee that the jobs would go to local people.
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Depends on whether there is competition for available brownfield land within existing settlements.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	×	×	New sites are likely to result in increased noise pollution.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Impact depends on location of new sites, and how B1 classes are treated. Their impact on town centres is one issue that should be addressed when decisions are made on location and on the use classes allowed.

## 4.4 Promotion of tourism

<b>Option (a)</b> Do not include policies relating to tourist related development and therefore rely on the latest Government advice.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X?	X?	X?	Not having a policy would miss the opportunity to promote sustainable tourism. However, it would be likely to result in more conversions in rural areas, which could contribute to the rural economy.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Not having a policy would make it more difficult to control some uses of greenfield land such as golf courses.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	XX	XX	Not having a policy would miss the opportunity to promote sustainable tourism that encourages walking and cycling, and would make it difficult to ensure that some uses such as golf courses are accessible without the use of cars.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X?	X?	X?	Not having a policy would make it more difficult to control some uses of greenfield land such as golf courses, which could impact on biodiversity.
3(b) Protect and enhance landscapes	X?	X?	X?	Not having a policy would make it more difficult to control some uses of greenfield land such as golf courses, which could impact on landscape.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	XX	XX	Not having a policy would miss the opportunity to promote sustainable tourism that encourages walking and cycling, and would make it difficult to ensure that some uses such as golf courses are accessible without the use of cars.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	

5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Not having a policy would miss the opportunity to promote sustainable tourism that practices efficient use of resources
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

**Option (b)** Include a general policy covering a variety of tourist related proposals.

*NB. This option reflects the approach taken in the current plan, i.e. it is the "business as usual" option*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Depends whether the policy promotes sustainable tourism.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Depends whether the policy promotes sustainable tourism, and controls inappropriate siting of uses such as golf courses.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	Depends whether the policy controls inappropriate siting of uses such as golf courses.
3(b) Protect and enhance landscapes	?	?	?	Depends whether the policy controls inappropriate siting of uses such as golf courses.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas	?	?	?	Depends whether the policy promotes

emissions				sustainable tourism, and controls inappropriate siting of uses such as golf courses.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends whether the policy promotes sustainable tourism.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depends whether policy protects existing town centre uses
<b>Option (c) Include more specific policies on tourist related topics such as guest houses, hotels , guest houses and bed and breakfast accommodation</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Depends whether the policy promotes sustainable tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Depends whether the policy promotes sustainable tourism, and controls inappropriate siting of uses such as golf courses.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends whether the policy controls inappropriate siting of uses such as golf courses.
3(b) Protect and enhance landscapes	?	?	?	Depends whether the policy controls inappropriate siting of uses such as golf courses.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Depends whether the policy promotes sustainable tourism, and controls inappropriate siting of uses such as golf courses.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends whether the policy promotes sustainable tourism.
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depends whether policy protects existing town centre uses

## 5. Town Centres

### 5.1 Shopping uses

<b>Option</b>				
Theme: Town centres. Issue 5.1: Shopping uses.				
Option (a) Let market forces determine the mix of uses in town centres.				
	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	May allow more other employment uses to enter town centres. This could put existing retail employment at risk, although the Town Centre and Retail study identified opportunities for new retail sites in all of the 4 towns.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	Out of town shopping is has been excluded from consideration within the alternative options.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	There is no evidence of any difference in the sympathy to the historic environment of retail or other town centre uses.
3(d) Reduce pollution from any source	?	?	?	The Town Centre and Retail study suggests that this option could increase the number of pubs and restaurants (see 7) with possible increases in noise levels.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	May allow more non-shopping uses into town centres and therefore reduce access to shopping uses. However, many non-shopping uses can also provide valuable services and facilities. But access to services and facilities in towns has not been identified as a key sustainability issue for the district.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	May attract or deter residential uses in town centres, but this would depend on the balance of market forces, i.e. whether developers and property owners found housing more financially rewarding than other uses.
5(e) Reduce crime rates and	0	0	0	

fear of crime				
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	May attract or deter cultural, leisure and recreational uses in town centres, but this would depend on the balance of market forces, i.e. whether developers and property owners found these uses more financially rewarding than other uses.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Very difficult to judge because it is difficult to predict what would happen to town centres as a result of market forces, but this option could not guarantee that town centres would have a wider range of viable shops and services and more people living in them. The Town Centre and Retail Study concludes that this option could lead to an increase in the proportion of non-shop uses such as pub chains and restaurants prepared to pay higher rents than independent shops, which would be potentially damaging to the balance of retail and other uses within town centres.

**Option**

Theme: Town centres. Issue 5.1: Shopping uses.

Option (b) Define Primary and Secondary shopping areas, with greater restrictions on the loss of shops in the primary areas.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	May restrict opportunities for other employment uses such as leisure uses to locate in primary shopping areas. But increasing town centre leisure employment was not identified as a key sustainability issue for North Herts.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	Out of town shopping is has been excluded from consideration within the alternative options.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	This policy may help to maintain the vitality of town centre shopping, and thus encourage more shopping in centres with better public transport links.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	

3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	Would allow more non-shopping services and facilities into secondary shopping areas, although there is no guarantee that these would locate in town centres. But access to services and facilities in towns has not been identified as a key sustainability issue for the district.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	√?	√?	√?	Would allow more housing into secondary shopping areas, although there is no guarantee that affordable housing would be located in these areas.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	Would allow more cultural, leisure and recreational uses into secondary shopping areas, although there is no guarantee that these would locate in town centres. But access to services and facilities in towns has not been identified as a key sustainability issue for the district.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	This is very difficult to judge because it is difficult to predict how developers would respond to this option. However, the Town Centre and Retail Study concludes that if restrictions were placed on the loss of shops in secondary shopping areas that this could lead to an increase in vacant units because demand for retail occupiers is unlikely to be as strong within peripheral parts of the town centres. It also noted that there is no evidence to suggest that the town centres have a harmful or disproportionately high level of non-shop uses at present. The study also indicates that this approach would only be suitable for Hitchin, Letchworth and Royston, but not for Baldock which is too small.

**Option**

Theme: Town centres. Issue 5.1: Shopping uses.

Option (c) Resist the loss of shops anywhere within the town centres.

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

	<b>What is predicted effect of the option on each SA objective?</b>	<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
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SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Would restrict opportunities for other employment uses such as leisure uses to locate in town centres, although increasing town centre employment was not identified as a key sustainability issue for North Herts.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	By preventing other uses from entering town centres, it could add to the pressure for edge of town developments.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	By preventing other uses from entering town centres, it could add to the pressure for edge of town developments with poorer public transport access.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	See 2(a).
3(b) Protect and enhance landscapes	?	?	?	See 2(a).
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The Town Centre Retail Study indicates that this policy could lead to an increase in empty town centre units, some of which may be historic buildings or in a historic setting which would therefore suffer from neglect.
3(d) Reduce pollution from any source	?	?	?	May add to traffic related air pollution, see 2(c), although air pollution is not a key sustainability issue for the district.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	May add to traffic related global warming emissions, see 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	Would exclude new non-shopping facilities from entering the town centres.
5(c) Promote community cohesion	X	X	X	Could restrict the development of new community run businesses, community meeting places and culturally and ethnically diverse facilities in town centres.
5(d) Increase access to decent and affordable housing	X	X	X	Would restrict the development of affordable housing in town centres.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X	X	X	Would restrict the development of new cultural, leisure and recreational activities in town centres.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	

TOWN CENTRES				
7 Promote sustainable urban living	X	XX	XX	The Town Centre and Retail Study concluded that that this option could lead to an increase in vacant units and damage the vitality and viability of town centres. It also noted that there is no evidence to suggest that the town centres have a harmful or disproportionately high level of non-shop uses at present.

## 5.2 Other uses in town centres

Option				
Theme: Town centres. Issue 5.2: Other uses in town centres.				
Option (a) Include policies encouraging new residential uses in town centres and resisting the loss of existing residential uses.				
<i>Note: This and option (c) reflects the approach taken in the current plan, and therefore represents business as usual.</i>				
SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	By encouraging and retaining residential developments in town centres, this option would reduce the pressure for greenfield housing developments.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Would encourage more housing in town centres with good public transport links, and therefore reduce car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	By reducing the pressure for greenfield housing developments may help to protect biodiversity, although greenfield housing developments may not be located in high biodiversity areas.
3(b) Protect and enhance landscapes	√	√	√	By reducing the pressure for greenfield housing developments will help to protect landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	By reducing car use (see 2c) will also reduce traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	By reducing car use (see 2c) will also reduce greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and	0	0	0	

fear of crime				
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√√	√√	Would encourage more people to live in town centres. Encouraging residential development is unlikely to detract from other provision in town centres, as the Town Centre & Retail Study has already identified adequate sites for meeting the demand for increased retail provision.

**Option**

Theme: Town centres. Issue 5.2: Other uses in town centres.

Option (b) Include policies requiring large town centre developments to contain a mix of uses.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	By encouraging more town centre housing is likely to reduce the pressure for greenfield housing developments. However, the extent of this impact would depend on the number and size of large town centre developments.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	By encouraging more town centre housing, this is likely to encourage more housing in town centres with good public transport links. However, the extent of this impact would depend on the number and size of large town centre developments.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	By reducing the pressure for greenfield housing developments (see 2a) may help to protect biodiversity, although greenfield housing developments may not be located in high biodiversity areas.
3(b) Protect and enhance landscapes	√	√	√	By reducing the pressure for greenfield housing developments (see 2a) will help to protect landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	By reducing car use (see 2c) will reduce traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas	√	√	√	By reducing car use (see 2c) will reduce

emissions				greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	By encouraging a mix of uses it will help to ensure that town centres meet the needs of all of the community.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√√	√√	Would encourage more people to live in town centres. Encouraging residential development is unlikely to detract from other provision in town centres, as the Town Centre & Retail Study has already identified adequate sites for meeting the demand for increased retail provision.

**Option**

Theme: Town centres. Issue 5.2: Other uses in town centres.

Option (c) Allow market forces to determine the mix of uses.

*Note: This and option (a) reflects the approach taken in the current plan, and therefore represents business as usual.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	It is possible that market forces may force residential uses out of town centres and onto greenfield sites, but this is not certain.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	It is possible that market forces may force residential uses out of town centres and into more unsustainable locations, but this is not certain.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance	?	?	?	If this option increases the pressure for

biodiversity				greenfield housing developments (see 2a) it may have an adverse impact on biodiversity, but this is not certain.
3(b) Protect and enhance landscapes	?	?	?	By reducing the pressure for greenfield housing developments (see 2a) will help to protect landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	If this option forces residential uses out of town centres into more unsustainable locations (see 2c) this could add to car use and traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	If this option forces residential uses out of town centres into more unsustainable locations (see 2c) this could add to car use and greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	Market forces may not result in a mix of town centre uses that meets the needs of all of the community.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	?	?	?	Market forces may not provide for affordable housing in town centres.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	This option could result in narrower range of shops and services in town centres, with less residential uses and mixed uses.

### 5.3 How to promote the health and well being of smaller centres

<b>Option</b>				
Theme: Town centres.				
Issue 5.3: How to promote the health and well being of the smaller centres.				
Option (a) Let market forces determine the mix of uses in smaller centres.				
<i>Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short</b>	<b>Med</b>	<b>Long</b>	

	term	term	term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	May allow other employment uses to enter smaller centres, but this could put existing retail and services employment at risk.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√?	√?	√?	May allow housing or other uses to be located in smaller centres, and thus reduce the demand for edge of village greenfield developments.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X?	X?	X?	May allow uses with a more than a local catchment area to locate in smaller centres with poor public transport links, thus encouraging increased car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√?	√?	√?	May reduce the demand for edge of village developments, and thus protect landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	X?	X?	X?	May encourage more car use, see 2(c), and therefore more traffic related air and noise pollution. Although air and noise pollution are not considered key issues for the district.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X?	X?	X?	May encourage more car use, see 2(c), and therefore more traffic related greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	May result in a loss of retail or other local services if other uses occupy smaller centres. But there is no research available to indicate if there is a strong demand for other uses to locate in smaller centres.
5(c) Promote community cohesion	?	?	?	Could result in a loss of community facilities and meeting places in smaller centres. See 5(b).
5(d) Increase access to decent and affordable housing	?	?	?	May result in conversion of existing uses in smaller centres to affordable housing.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	May result in loss of local health facilities (including private facilities such as pharmacies or physiotherapists) to other uses.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	May result in loss of community recreational facilities in smaller centres. See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban	?	?	?	Very difficult to judge because it is difficult to

living				predict what would happen to smaller centres as a result of market forces. But there is a possibility that uses that would compete with town centres would locate in smaller centres, thus weakening the vitality and viability of town centres.
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<b>Option</b>				
Theme: Town centres.				
Issue 5.3: How to promote the health and well being of the smaller centres.				
Option (b) Allow the loss of shops and services where it can be shown that there is no longer a demand for the unit.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√?	√?	√?	May allow other employment uses to replace the loss of employment in retail and other services in smaller centres. But there is no research available on the likely demand for units in smaller centres by other employment uses.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Would allow housing or other uses to be located in smaller centres, and thus reduce the demand for edge of village greenfield developments. (If there are empty units in smaller centres.)
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X?	X?	X?	May allow uses with a more than a local catchment area to locate in smaller centres with poor public transport links, thus encouraging increased car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	√	√	√	Would reduce the demand for edge of village developments, see 2(a), and thus protect landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	X?	X?	X?	May encourage more car use, see 2(c), and therefore more traffic related air and noise pollution. Although air and noise pollution are not considered key issues for the district.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X?	X?	X?	May encourage more car use, see 2(c), and therefore more traffic related greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X?	X?	XX?	Could rule out the future expansion of retail or other local services if other uses occupy smaller centres. This depends on whether demand for units for retail and other services in villages might recover in future.
5(c) Promote community cohesion	X?	X?	XX?	Could rule out the future provision of community facilities and meeting places in villages if other uses occupy smaller centres. See 5(b).
5(d) Increase access to decent and affordable housing	√	√	√	Would allow conversion of existing units in smaller centres to affordable housing. (If there are empty units in smaller centres.)
5(e) Reduce crime rates and	0	0	0	

fear of crime				
5(f) Improve conditions and services that engender good health and reduce health inequalities	X?	X?	XX?	Could rule out the future provision of health facilities in villages if other uses occupy smaller centres. See 5(b).
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X?	X?	XX?	Could rule out the future provision of culture, leisure and recreation facilities in villages if other uses occupy smaller centres. See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Very difficult to judge because it is difficult to predict what uses would occupy vacant units in smaller centres. But there is a possibility that some uses that could compete with town centre thus weakening the vitality and viability of town centres.

<b>Option</b>				
Theme: Town centres.				
Issue 5.3: How to promote the health and well being of the smaller centres.				
Option (c) Resist the loss of any shops or services to other uses.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X?	X?	X?	May prevent the development of tourism facilities in smaller centres.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Would prevent housing or other uses to be located in smaller centres, and thus increase the demand for edge of village greenfield developments.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The retention of local shops and services is likely to result in fewer journeys to other centres for these facilities.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	X	X	X	Would increase the demand for edge of village developments, see 2(a), and thus threaten landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Could result in empty units in smaller centres, so damaging the historic setting and any historic buildings that are left empty. But there is no information available on the current level of vacancies in smaller centres.
3(d) Reduce pollution from any source	√	√	√	The retention of local shops and services is likely to result in fewer journeys (see 2c) and therefore less traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	The retention of local shops and services is likely to result in fewer journeys (see 2c) and therefore

				less greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Would help to retain services and facilities in smaller centres.
5(c) Promote community cohesion	√	√	√	Would help to retain community facilities and meeting places in smaller centres.
5(d) Increase access to decent and affordable housing	X	X	X	Would prevent conversion of existing units in smaller centres to affordable housing. (If there are empty units in smaller centres.)
5(e) Reduce crime rates and fear of crime	X?	X?	X?	Could result in an increased fear of crime if smaller centres had a lot of empty units as a result of this option. But there is no information available on the current level of vacancies in smaller centres.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Would help to retain health facilities in smaller centres.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Would help to retain culture, leisure and recreation facilities in smaller centres.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 5.4 How to treat the smaller centres

<b>Option</b>				
Theme: Town centres.				
Issue 5.4: Should all the smaller centres be treated the same?				
Option (a) All planning applications within the smaller centres should be assessed in the same way.				
NB. <i>We have assumed for this option that all planning applications within the smaller centres would be assessed under one of options 5.3 (a), (b) or (c).</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth				See the conclusions for options 5.2.2 (a), 5.2.2(b) or 5.2.2 (c) above.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?				See 1.
2(b) Provide access to green spaces				See 1.
2 (c) Deliver more sustainable location patterns and reduce				See 1.

the use of motor vehicles				
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity				See 1.
3(b) Protect and enhance landscapes				See 1.
3(c) Conserve and where appropriate, enhance the historic environment				See 1.
3(d) Reduce pollution from any source				See 1.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions				See 1.
4(b) Improve the District's ability to adapt to climate change				See 1.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly				See 1.
5(b) Provide access to services and facilities for all				See 1.
5(c) Promote community cohesion				See 1.
5(d) Increase access to decent and affordable housing				See 1.
5(e) Reduce crime rates and fear of crime				See 1.
5(f) Improve conditions and services that engender good health and reduce health inequalities				See 1.
5(g) Increase participation in education and life-long learning				See 1.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all				See 1.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible				See 1.
6(b) Reduce waste				See 1.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living				See 1.

**Option**

Theme: Town centres.

Issue 5.4: Should all the smaller centres be treated the same?

Option (b) Different policy approaches should be taken for larger villages, neighbourhood centres, small villages and individual shops.

NB. *We have assumed for this option that resistance to the loss of shops and other uses will be increased the fewer the facilities that are available in the centre.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	May prevent the development of tourism facilities in very small centres, but tourism facilities may be inappropriate in very small villages. May allow other employment uses to replace the loss of

				employment in retail and other services in centres with more facilities. But there is no research available on the likely demand for units in smaller centres by other employment uses.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Would reduce the opportunities for converting existing units to housing or other uses in small villages with few facilities, and so increase the demand for edge of village greenfield developments for very small villages.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X?	X?	X?	The retention of local shops and services is likely to result in fewer journeys to other centres for smaller villages, but the reverse may happen for larger villages. Uses with a more than a local catchment area may locate in larger villages, but public transport links for both large and small villages are likely to be poor.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	X	X	X	Would increase the demand for edge of village developments in small villages with few facilities, see 2(a), and thus threaten landscapes.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Could result in empty units in small villages with few facilities, so damaging the historic setting and any historic buildings that are left empty. But there is no information available on the current level of vacancies in smaller villages with few facilities.
3(d) Reduce pollution from any source	X?	X?	X?	It is difficult to predict the overall impact on traffic flows and traffic related pollution, but there may be an increase in traffic flows to and from larger villages and therefore an increase in traffic related pollution. See 2(c).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X?	X?	X?	It is difficult to predict the overall impact on traffic flows and traffic related pollution, but there may be an increase in traffic flows to and from larger villages and therefore an increase in greenhouse gas emissions. See 2(c).
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	Would help to retain services and facilities in small villages which already have few facilities. Could rule out the future expansion of retail or other local services if other uses occupy units in larger villages with more facilities. This depends on whether demand for units for retail and other services in these villages might recover in future.
5(c) Promote community cohesion	√	√	√	Would help to retain community facilities and meeting places in small villages which already have few facilities.
5(d) Increase access to decent and affordable housing	X√	X√	X√	Would allow conversion of existing units in larger villages with more facilities to affordable housing. (If there are empty units in these villages.) Would prevent conversion of existing units in small villages to affordable housing.
5(e) Reduce crime rates and fear of crime	?	?	?	Could result in an increased fear of crime if smaller villages had a lot of empty units as a result of this option. But there is unlikely to many units available in smaller villages.
5(f) Improve conditions and	√?	√?	√?	Could rule out the future expansion of health

services that engender good health and reduce health inequalities				facilities if other uses occupy units in larger villages with more facilities. This depends on whether demand for units for retail and other services in these villages might recover in future. Would help to retain health facilities in small villages which already have few facilities. See 5(b).
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	Would help to retain culture, leisure and recreation facilities in small villages with few facilities. Could rule out the future provision of culture, leisure and recreation facilities in larger villages if other uses occupy smaller centres. See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Very difficult to judge because it is difficult to predict what uses would occupy vacant units in larger centres where there would be less restraint on change of use. But there is a possibility that some uses that could compete with town centre thus weakening the vitality and viability of town centres.

**Option**

Theme: Town centres.

Issue 5.4: Should all the smaller centres be treated the same?

Option (d) No formal policy.

*Note: We have assumed for this option that the absence of a formal policy will mean that all planning applications to smaller centres will be treated in the same way and that market forces will determine the mix of uses. Therefore the impacts of this option will be the same as for 5.3(a). This option reflects the approach taken in the current plan, and therefore represents business as usual.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
See conclusions for option 5.3(a).				

## 5.5 Promoting the evening economy

**Option**

Theme: Town centres.

Issue 5.5: Should we promote the 'evening economy' in the four main towns, and if so how?

Option (a) Let market forces determine the level and mix of 'evening' uses in the town centres.

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The North Herts Town Centre and Retail Study (TCRS) concluded that the district would be capable of supporting new leisure uses. Allowing market forces to determine the mix of uses is likely to result in the most economically viable mix, but it is unlikely to result in more high quality employment – which was identified as a key

				sustainability issue.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Market forces may result in a less varied mix of evening uses, see 5(b). This could result in residents travelling longer distances for evening entertainment in Stevenage, Bedford, Cambridge or Luton. Currently N Herts residents travel further by car to leisure facilities (ave. 14.07 miles) than the Herts average (12.87 miles) or Stevenage (10.3 miles).
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	Could result in residents travelling longer journeys for evening entertainment, see 2(c), and therefore increase traffic related pollution. Could result in increased noise problems from a concentration of pubs and bars, although noise from this source does not appear to be a major concern.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	Could result in residents travelling longer journeys for evening entertainment, see 2(c), and therefore increase greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	?	?	?	May fail to meet the evening entertainment needs of all sections of the population. The TCRS concluded that there is potential consumer demand to provide a wider range of leisure & entertainment facilities in the district, but there is no guarantee that operators will provide these when they are well provided in nearby towns. However, there is reasonable satisfaction with the current provision of pubs, bars and restaurants. The NHDC Household Survey found that the majority of interviewees who answered thought that there was the right amount of pubs, bars and restaurants in all 4 towns, although there was a significant minority that thought there were too many pubs/bars and not enough restaurants. In the TCRS 15% or less respondents answered that they thought that there was a poor choice of leisure facilities in the four towns.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	?	?	?	Can not be certain what kinds of evening uses will result from market forces. However street crime in town centres was identified as a key sustainability issue due to the concentration of

				licensed premises.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	May fail to meet the evening entertainment needs of all sections of the population. See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Depending on the mix of uses resulting from market forces, this could make urban centres more or less attractive places to live in.

## 1.10

<b>Option</b>				
Theme: Town centres.				
Issue 5.5: Should we promote the 'evening economy' in the four main towns, and if so how?				
Option (b) Try to promote more varied activities in the town centre.				
<i>NB. We have assumed for this option that the aim will be to promote more activities such as cinemas, theatres, bowling, bingo, and health clubs, but not to place any constraints on the growth in pubs and clubs.</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The North Herts Town Centre and Retail Study (TCRS) concluded that the district would be capable of supporting new and more varied leisure uses, but there is no guarantee that operators will provide these given their availability in districts bordering on N. Herts. These kinds of facilities generally do not provide high quality employment – the need for which was identified as a key sustainability issue.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√?	A more varied mix of evening uses could reduce the amount of travelling by residents to evening entertainment in Stevenage, Bedford, Cambridge or Luton. Currently N Herts residents travel further by car to leisure facilities (ave. 14.07 miles) than the Herts average (12.87 miles) or Stevenage (10.3 miles).
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	

3(d) Reduce pollution from any source	√?	√?	√?	May help to reduce journeys out of the district for evening entertainment, see 2(c), and therefore reduce traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√?	√?	√?	May help to reduce journeys out of the district for evening entertainment, see 2(c), and therefore reduce traffic greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√?	√?	√?	May help to better meet the evening entertainment needs of all sections of the population if operators choose to develop these. However, surveys do not indicate a high level of dissatisfaction with the current provision. The NHDC Household Survey found that the majority of interviewees who answered thought that there was the right amount of pubs, bars and restaurants in all 4 towns, although there was a significant minority that thought there were too many pubs/bars and not enough restaurants. In the TCRS 15% or less respondents answered that they thought that there was a poor choice of leisure facilities in the four towns.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√?	√?	√?	May help to better meet the evening entertainment needs of all sections of the population if operators choose to develop these. However, surveys do not indicate a high level of dissatisfaction with the current provision. See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√?	√?	√?	If operators are persuaded to provide a wider range of facilities, this could make urban centres more attractive places to live and visit.

**Option**

Theme: Town centres.

Issue 5.5: Should we promote the 'evening economy' in the four main towns, and if so how?

Option (c) Try to restrict further development of pubs and clubs in the town centre to discourage more alcohol related uses.

	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				

1 Achieve sustainable levels of prosperity and economic growth	X	X	X	This would result in a loss of some potential employment opportunities in new pubs and clubs, but these generally do not provide more high quality employment – the need for which was identified as a key sustainability issue.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Would restrain the growth in noise problems from pubs and bars, although noise from this source does not appear to be a major concern.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	The NHDC household survey found that only a minority of respondents thought that there were not enough pubs and bars in the 4 towns (Those answering "not enough" was 2.9% for Hitchin, 9% Letchworth, 4.2% Royston and 1.7% Baldock.) Far more though provision was right or too much. Therefore this option should not result in insufficient provision of these facilities.
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	√	√	√	Would result in less expansion of pubs and clubs, and therefore probably limit the growth in alcohol related crime. Street crime in town centres was identified as a key sustainability issue due to the concentration of licensed premises.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	See 5(b).
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Should not have an adverse impact on vitality. See 5(b).

## 6. Transport

### 6.1 Encouraging alternative modes and reducing car use

<b>Option (a)</b> Ensure that developers make adequate provision for non-car modes; public transport, cycling and walking.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	√	√√	In the medium term, this should contribute to sustainable tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	?	√	√√	Will contribute to improving provision for walking and cycling
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√	√√	Impacts will depend on ensuring that the provision is ongoing (ie not short-term service support, but provision of facilities or infrastructure or self-sustaining service) and is combined with a programme of promotion and publicity.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	.
3(b) Protect and enhance landscapes	0	0	0	.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	.
3(d) Reduce pollution from any source	?	√	√√	Will contribute to reducing pollution from motor vehicles
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	√	√√	Will contribute to reducing greenhouse gas emissions from motor vehicles
4(b) Improve the District's ability to adapt to climate change	0	0	0	.

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	√	√√	Will make services and facilities more accessible to those on low incomes without cars.
5(b) Provide access to services and facilities for all	?	√	√√	Will make services and facilities more accessible to those on low incomes without cars.
5(c) Promote community cohesion	?	√	√√	Will make it easier for older and young people to remain in villages without owning a car.
5(d) Increase access to decent and affordable housing	0	0	0	.
5(e) Reduce crime rates and fear of crime	0	0	0	.
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	√	√√	Will promote walking and cycling
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	√	√√	Will promote walking and cycling and reduce noise from traffic
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Could contribute to transport connections in towns

**Option (b)** Require all new developments to make a contribution towards improving local transport infrastructure

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Depends whether provision is for road infrastructure or not. Clearly there may be a need for additional road infrastructure for some new developments, but the emphasis should be on modes which reduce car use, and improve public transport. This would contribute to sustainable tourism.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	?	?	?	Could contribute to improving provision for walking and cycling
2 (c) Deliver more sustainable location patterns and reduce	?	?	?	Depends whether provision is for road infrastructure or not. Clearly there may be a need

the use of motor vehicles				for additional road infrastructure for some new developments, but the emphasis should be on modes which reduce car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	.
3(b) Protect and enhance landscapes	0	0	0	.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	.
3(d) Reduce pollution from any source	?	?	?	As above, depends whether provision is for road infrastructure or not. If it is for modes which reduce car use, could contribute to reduction in pollution from motor vehicles.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	As above, depends whether provision is for road infrastructure or not. If it is for modes which reduce car use, could contribute to reduction in greenhouse gas emissions from motor vehicles.
4(b) Improve the District's ability to adapt to climate change	0	0	0	.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	If it improves public transport provision, could make services and facilities more accessible to those on low incomes without cars.
5(b) Provide access to services and facilities for all	?	?	?	If it improves public transport provision, could make services and facilities more accessible to those on low incomes without cars.
5(c) Promote community cohesion	?	?	?	If it improves public transport provision, could make it easier for older and young people to remain in villages without owning a car.
5(d) Increase access to decent and affordable housing	0	0	0	.
5(e) Reduce crime rates and fear of crime	0	0	0	.
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Could promote walking and cycling
5(g) Increase participation in education and life-long learning	0	0	0	.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Could promote walking and cycling and reduce noise from traffic
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	.
6(b) Reduce waste	0	0	0	.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Could contribute to transport connections in towns

<b>Option (c)</b> Introduce car parking standards that are compatible with the location in line with maximum standards				
<i>Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.</i>				
SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? √	? √	It is assumed that this means that there will be a maximum amount of parking provision within a development, which will be related to the ease of accessing public transport. If this is the case, it should make some contribution to encouraging increased public transport use. This is certainly a step in the right direction, and may have a positive affect on employment sites with good public transport. However, for residential sites, it is suggested that they are unlikely to have much affect unless the standards are very strict and linked with very good public transport, or other possibilities such as car-share clubs. It is suggested that a more proactive approach is needed, for example, by promoting car-free developments which link with good public transport, and a car share club.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	.
3(b) Protect and enhance landscapes	0	0	0	.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	.
3(d) Reduce pollution from any source	?	? √	? √	Should make some contribution towards reducing pollution from motor vehicles
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	? √	? √	Should make some contribution towards reducing greenhouse gas emissions from motor vehicles
4(b) Improve the District's ability to adapt to climate change	0	0	0	.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to	0	0	0	

services and facilities for all				
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Option (d) Make sure large developments make provision for improved and integrated transport infrastructure</b>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	? √	? √√	Depends whether provision is for road infrastructure or not. It is assumed that it is, since it refers to "integrated infrastructure". The emphasis should be on modes which reduce car use, and improve public transport. This would contribute to sustainable tourism.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	?	? √	? √√	Should contribute to improving provision for walking and cycling
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? √	? √√	Depends whether provision is for road infrastructure or not. It is assumed that it is, since it refers to "integrated infrastructure". The emphasis should be on modes which reduce car use, and improve public transport.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	.
3(d) Reduce pollution from any source	?	? √	? √√	Should contribute to reduction in pollution from motor vehicles.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	? √	? √√	Should contribute to reduction in pollution from motor vehicles.
4(b) Improve the District's ability to adapt to climate change	0	0	0	.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	? √	? √√	If it improves public transport provision, could make services and facilities more accessible to those on low incomes without cars.
5(b) Provide access to services and facilities for all	?	? √	? √√	If it improves public transport provision, could make services and facilities more accessible to those on low incomes without cars.
5(c) Promote community cohesion	?	? √	? √√	If it improves public transport provision, could make it easier for older and young people to remain in villages without owning a car.
5(d) Increase access to decent and affordable housing	0	0	0	.
5(e) Reduce crime rates and fear of crime	0	0	0	.
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	? √	? √√	Could promote walking and cycling and reduce noise from traffic
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	? √	? √√	Could promote walking and cycling
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Could contribute to transport connections in towns

**Option (e)** Require Green Travel plans to be prepared for new or extended large employment sites.

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	? √	? √	Green Travel plans would promote public transport and are likely to make public transport services in the District more viable. This would

				support sustainable tourism in the long term
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	√√	√√	Green Travel plans would include a number of ways of reducing car use by employees, including car share, promoting public transport and reduction of parking spaces.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	.
3(b) Protect and enhance landscapes	0	0	0	.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	.
3(d) Reduce pollution from any source	?	√√	√√	Green Travel plans would include a number of ways of reducing car use by employees, including car share, promoting public transport and reduction of parking spaces This would contribute towards reducing pollution from motor vehicles
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	√√	√√	Green Travel plans would include a number of ways of reducing car use by employees, including car share, promoting public transport and reduction of parking spaces This would contribute towards reducing greenhouse gas emissions from motor vehicles
4(b) Improve the District's ability to adapt to climate change	0	0	0	.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	? √	? √√	Could make public transport services more viable which then would could make services and facilities more accessible to those on low incomes without cars, particularly for sites in Hitchin and Letchworth.
5(b) Provide access to services and facilities for all	?	? √	? √√	Could make public transport services more viable which then could make services and facilities more accessible to those on low incomes without cars.
5(c) Promote community cohesion	?	? √	? √√	Could make public transport services more viable which then could make services and facilities more accessible to those on low incomes without cars.
5(d) Increase access to decent and affordable housing	?	? √	? √√	Could make public transport services more viable which then could make it easier for older and young people to remain in villages without owning a car.
5(e) Reduce crime rates and fear of crime	0	0	0	.

5(f) Improve conditions and services that engender good health and reduce health inequalities	?	? √	? √√	Could promote walking and cycling and reduce noise from traffic
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	? √	? √√	Could promote walking and cycling
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 6.2 Park and ride

<b>Option (a)</b> Investigate whether park and ride is feasible for any of the North Herts towns, and if so, include policies to establish it in the LDF.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	X	X	Likely to use greenfield sites
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? X	? X	Is likely to promote rather than reduce car use, as it will make it easier to drive from one town to the next. Park and Ride would reduce traffic congestion in towns, but car use is a more significant sustainability issue. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and a similar distance for leisure journeys.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	.Depends on location of potential sites
3(b) Protect and enhance landscapes	?	?	?	.Depends on location of potential sites
3(c) Conserve and where appropriate, enhance the	?	?	?	.Depends on location of potential sites

historic environment				
3(d) Reduce pollution from any source	?	?X	?X	Is likely to promote rather than reduce car use, as it will make it easier to drive from one town to the next. Park and Ride would reduce traffic congestion and the associated pollution in towns, but car use is a more significant sustainability issue. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and a similar distance for leisure journeys.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?X	?X	Is likely to promote rather than reduce car use, as it will make it easier to drive from one town to the next. Would therefore have a negative impact on greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	.
5(e) Reduce crime rates and fear of crime	0	0	0	.
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?√	?√√	Is likely to contribute to reduction of noise in towns
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option (b) Do not pursue park and ride schemes**

*Note: This option reflects the approach taken in the current plan, and therefore represents business as usual.*

	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic	0	0	0	

growth				
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	√	√	Would avoid the use of greenfield sites for park and ride.
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	? √	? √	Is likely to have a positive impact, as Park and Ride is likely to promote rather than reduce car use, as it will make it easier to drive from one town to the next. It would lose the opportunity for Park and Ride to reduce traffic congestion in towns, but car use is a more significant sustainability issue. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and a similar distance for leisure journeys.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	.
3(b) Protect and enhance landscapes	0	0	0	.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	.
3(d) Reduce pollution from any source	?	? √	? √	Is likely to have a positive impact, as Park and Ride is likely to promote rather than reduce car use, as it will make it easier to drive from one town to the next. It would lose the opportunity for Park and Ride to reduce traffic congestion in towns, but car use is a more significant sustainability issue. 60% of residents currently drive a car or van to work, with an average journey of 15 miles to work and a similar distance for leisure journeys.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	? √	? √	Is likely to have a positive impact, as Park and Ride is likely to promote rather than reduce car use, as it will make it easier to drive from one town to the next.
4(b) Improve the District's ability to adapt to climate change	0	0	0	.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	0	0	0	
5(c) Promote community cohesion	0	0	0	
5(d) Increase access to decent and affordable housing	0	0	0	.
5(e) Reduce crime rates and fear of crime	0	0	0	.
5(f) Improve conditions and services that engender good health and reduce health	?	? X	? X X	Would miss the opportunity to contribute to reduction of noise in towns

inequalities				
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

## 7. Leisure and Community Facilities

### 7.1 Provision of sports pitches and facilities

<b>Option</b>				
Theme: Leisure and community facilities				
Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities in the District?				
Option (a) Concentrate on the retention, enhancement and improvement of existing pitches and sports pavilions across the District.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	√	√	√	Will protect access to existing pitches.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions	0	0	0	
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	Some sections of the population will continue to have poor access to sports facilities. Data is not available on the proportion of the population that this would effect.
5(c) Promote community cohesion	X	X	X	Will leave some areas deficient in community facilities and meeting places.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	√X	√X	√X	Will encourage increased use of existing sports pitches and healthy lifestyles in areas where they are already available. Will restrict access to healthy lifestyles in areas with a deficiency in sports facilities.
5(g) Increase participation in education and life-long learning				
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X	X	X	See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	May discourage people from living in town centres that currently have poor sports facilities.

**Option**

Theme: Leisure and community facilities

Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities in the District?

Option (b) Concentrate on meeting the identified deficiencies of sports facilities in particular locations.

SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	May result in the use of greenfield land for indoor sports facilities if alternative sites are not available.
2(b) Provide access to green spaces	?	?	?	May improve access to greenspace if new pitches are located on sites that are currently developed.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Would help to reduce car journeys from locations with deficiencies in sports facilities to facilities elsewhere. Currently N Herts residents travel further by car to leisure facilities (ave. 14.07 miles) than the Herts average (12.87 miles) or Stevenage (10.3 miles).
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	?	?	?	May result in the conversion of land with biodiversity value for pitches which generally have low biodiversity.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Will improve access to sports facilities where there are identified deficiencies.
5(c) Promote community cohesion	√	√	√	Will provide community facilities and meeting places where there are deficiencies.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Will improve access to sports facilities and healthy lifestyles in areas where there are deficiencies.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Will improve access to sports facilities where there are identified deficiencies.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	By ensuring good provision of sports facilities in town centres, would encourage people to live in town centres.

**Option**

Theme: Leisure and community facilities

Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities in the District?

Option (c) Seek contributions from developers to provide or improve sports facilities.

	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Might deter commercial development if developers felt requests for contributions were excessive.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	May result in the use of greenfield land for sports facilities if alternative sites are not available.

2(b) Provide access to green spaces	√	√	√	Will improve access where there are deficiencies.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Would help to reduce car journeys from locations with deficiencies in sports facilities to facilities elsewhere. Currently N Herts residents travel further by car to leisure facilities (ave. 14.07 miles) than the Herts average (12.87 miles) or Stevenage (10.3 miles).
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	May result in the use of land with biodiversity value for pitches which generally have low biodiversity.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Will improve access to sports facilities where there are identified deficiencies.
5(c) Promote community cohesion	√	√	√	Will provide community facilities and meeting places where there are deficiencies.
5(d) Increase access to decent and affordable housing	?	?	?	Might deter affordable housing developments if developers felt requests for contributions were excessive.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Will improve access to sports facilities and healthy lifestyles in areas where there are deficiencies.
5(g) Increase participation in education and life-long learning	0	0	0	
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Will improve access to sports facilities where there are identified deficiencies.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

**Option**

Theme: Leisure and community facilities

Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities in the District?

Option (e) No formal policy on this issue.

*NB. This reflects the approach taken in the current plan, and therefore represents the "business as usual" option.*

	<b>What is predicted effect of the option on each SA objective?</b>	<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
--	---	---

SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	X	X	X	Could result in a loss of outdoor pitches to other developments.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Could result in a further loss of local sports facilities with people in poorly provided areas travelling long distances to facilities. Currently N Herts residents travel further by car to leisure facilities (ave. 14.07 miles) than the Herts average (12.87 miles) or Stevenage (10.3 miles).
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	X	X	X	Could increase car journeys (see 2c), and therefore traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	X	Could increase car journeys (see 2c), and therefore greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	X	X	X	Some sections of the population will continue to have poor access to sports facilities. Data is not available on the proportion of the population that this would effect.
5(c) Promote community cohesion	X	X	X	Will leave some areas deficient in community facilities and meeting places.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Will restrict access to healthy lifestyles in areas with a deficiency in sports facilities.
5(g) Increase participation in education and life-long learning				
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	X	X	X	See 5(b).
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	May discourage people from living in town centres if they have poor sports facilities.

## 7.2 Developers' contribution towards community facilities and services

<b>Option</b>				
Theme: Leisure and community facilities				
Issue 7.2: Should developers contribute more towards community facilities and services?				
Option (a) Seek to retain the current level of social and community facilities in the District.				
SA Objectives	What is predicted effect of the option on each SA objective?			Explanation and suggestions for how the option could be made more compatible with the SA objectives.
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Will help to prevent the loss of local facilities, and therefore deter the generation of longer journeys to more distant facilities.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Will help to deter the generation of longer journeys, and so help to prevent new traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Will help to deter the generation of longer journeys, and so help to prevent new greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Will retain access to social and community facilities.
5(c) Promote community cohesion	√	√	√	Will retain access to social and community facilities and meeting places.
5(d) Increase access to decent and affordable housing	0	0	0	
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	√	√	√	Will retain centres that can host adult education provision.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Will retain access to social and community facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources	0	0	0	

efficiently; reuse, use recycled where possible				
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Will retain access to social and community facilities in town centres, and thus encourage people to live in town centres.
<b>Option</b>				
Theme: Leisure and community facilities				
Issue 7.2: Should developers contribute more towards community facilities and services?				
Option (b) Seek to improve existing facilities <i>and</i> encourage the provision of new community facilities where new development takes place.				
<i>Note: We have replaced “or” with “and” and removed “either” from this option to clarify what is proposed. We have also assumed that developer would be asked to contribute towards improved or new facilities. This option reflects the approach taken in the current plan, and therefore represents the “business as usual” option.</i>				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Might deter new developments if developers felt requests for contributions were excessive.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Would help to reduce car journeys from locations with deficiencies in community facilities to facilities elsewhere.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Will improve access to community facilities.
5(c) Promote community cohesion	√	√	√	Will provide community facilities and meeting places.
5(d) Increase access to decent and affordable housing	?	?	?	Might deter affordable housing developments if developers felt requests for contributions were excessive.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good	0	0	0	

health and reduce health inequalities				
5(g) Increase participation in education and life-long learning	√	√	√	Will provide community facilities that can host adult education provision.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Will provide access to community facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Will provide access to community facilities in town centres, and thus encourage people to live in town centres.

<b>Option</b>				
Theme: Leisure and community facilities				
Issue 7.2: Should developers contribute more towards community facilities and services?				
Option (c) Seek contributions from developers to provide or improve community facilities.				
	<b>What is predicted effect of the option on each SA objective?</b>			<b>Explanation and suggestions for how the option could be made more compatible with the SA objectives.</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Might deter new developments if developers felt requests for contributions were excessive.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	
2(b) Provide access to green spaces	0	0	0	
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Would help to reduce car journeys from locations with deficiencies in community facilities to facilities elsewhere.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Would help to reduce car journeys (see 2c), and therefore traffic related greenhouse gas emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Provide access to services and facilities for all	√	√	√	Will improve access to community facilities.
5(c) Promote community cohesion	√	√	√	Will provide community facilities and meeting places.
5(d) Increase access to decent	?	?	?	Might deter affordable housing developments if

and affordable housing				developers felt requests for contributions were excessive.
5(e) Reduce crime rates and fear of crime	0	0	0	
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	√	√	√	Will provide community facilities that can host adult education provision.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Will provide access to community facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
6(b) Reduce waste	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Will provide access to community facilities in town centres, and thus encourage people to live in town centres.



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 4: Housing Numbers Options Matrices

September 2016

# North Hertfordshire District Council Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

A report by **CAG Consultants**

September 2016

## Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Gerard Couper Approved by: Tim Maiden
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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## CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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# Housing numbers options

## Introduction

An appraisal of housing options was undertaken in 2016 to assess the likely significant effect of the amount of housing proposed. Three options have been considered for provision of additional housing over the Local Plan period:

- a. 17,000 houses (the total provision included for consideration in the Draft Local Plan)
- b. 11,000 houses (an intermediate figure between a and c)
- c. 6,500 houses (this is the “business as usual option, which assumes there is no Local Plan produced, and excludes the use of Green Belt sites).

The numbers for each option include 2,500 new houses which have already been completed, or have planning permission.

The appraisal matrices for the three options are shown below.

## Option (a)

<b>Provision of 17,000 houses</b> (includes almost 2,500 completions and sites for which planning permission had been granted)				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	?	√	In the medium and longterm, such a large number of additional residents is likely to support existing rural businesses. The additional housing provision may also have a significant positive effect in the longterm on affordability of housing in the District.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The vast majority of the development would be located on a greenfield sites, using grade 2 and 3 agricultural land. Some of the development will also be on greenfield land which is currently open countryside valued for informal recreation by local residents.

2(b) Provide access to green spaces	0	?	√?	The development of the large edge of town sites could make a contribution to improving footpaths and green infrastructure in the medium to long term. However, some of the sites will increase distance to accessible open countryside for existing residents.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	While the strategic sites are likely to be able to provide for additional public transport options as well as footpaths and cycleways, most of the large sites are not within walking distance of stations, and are likely to result in increased car reliance. New development could also exacerbate local traffic congestion.
3(a) Protect and enhance biodiversity	X	X?	?	Development of greenfield sites on this scale is likely to have some impact on biodiversity. Although many of the sites are agricultural fields, a small number of the sites contain or abut designated wildlife sites. Others are adjacent to designated wildlife sites and SSSIs and many contain hedgerows and established trees. Others have been identified by Hertfordshire Ecology as containing ecological interest. It may be possible to mitigate and compensate for some of the impact in the medium to long term.
3(b) Protect and enhance landscapes	X	X?	X?	This scale of greenfield development is also likely to have a significant impact on landscape. Some of this may be able to be mitigated in the medium to long term.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	A significant number of the sites (over 20) included in this option contain designated areas of archaeological significance, and some are located near Conservation Areas and Scheduled Ancient Monuments. The overall effect is uncertain, as it will depend on the effectiveness of mitigation measures.
3(d) Reduce pollution from any source	X	X	X	<p>The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.</p> <p>Development on this scale would inevitably result in increased light, air and noise pollution, which in combination is likely to be significant.</p> <p>Appropriate sewerage infrastructure will need to be provided to support new development and protect watercourses and groundwater. This is a particular issue for sites adjacent to Stevenage, and possibly on the edge of Luton. For sites on the edge of Stevenage, solutions have been identified for development up until 2026, but there are uncertainties for development after that date.</p> <p>A small number of sites included are in SPZ1 with more in SPZ2 and further work would be needed to ensure adequate protection of watercourses</p>

4(a) Reduce greenhouse gas emissions and	X	X	X	Overall, new development on this scale will result in significant increases in carbon emissions, as will the additional car travel discussed in 2(c). However, the development of the strategic sites and other large housing sites provides some opportunities for renewable and low carbon energy.
4(b) Improve the District's ability to adapt to climate change	?	?	?	The provision of green infrastructure will contribute to reducing the effects of rising temperatures. A number of sites have been identified as being at risk of surface water flooding (over 40, for a 1 in 30 year event), and this will need to be appropriately planned for. Three sites have also been identified as having small areas in floodzone 2 or 3 which would need to be avoided in any development. Overall the effect is uncertain.
5(a) Share benefits of prosperity fairly	?	?	?	Provision of affordable housing may provide some economic support to those living in deprived areas of Letchworth, Hitchin and Luton.
5(b) Provide access to services and facilities for all	?	?	?	This level of development especially the large sites is likely to be able to provide services within the developments, but many services and facilities would still require access by car.
5(c) Promote community cohesion	?	?	?	The strategic sites are likely to provide a range of community facilities, including community centres. However, they would have significant effects on existing communities, which could include impacts on views and local distinctiveness, increased traffic, and reduced access to open countryside. These impacts could affect community cohesion. Development will require appropriate planning and design and the active engagement with existing residents to mitigate the effects.
5(d) Increase access to decent and affordable housing	√	√	√	This option would provide 17,000 houses, which would include significant amounts of affordable housing.
5(e) Reduce crime rates and fear of crime	?	?	?	The effect on this objective will depend on the design of new development.
<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	X	?	?	As discussed under 3(d), development on this scale would inevitably result in increased air and noise pollution, particularly from the strategic sites. A small number of the sites included in this option are adjacent to main roads and or railway lines, and within or close to Luton airport noise contours. The noise and vibration is a significant health issue that would require mitigation.  The strategic sites are likely to include provision for health services.  The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.  The option is likely to have a significant negative

				effect on this objective in the short term, but the medium and long term effect depends on how these issues are addressed in delivery.
5(g) Increase participation in education and life-long learning	?	?	√?	There would need to be increased secondary and primary provision to accompany development of this scale, and specific capacity issues have been identified for Baldock and Hitchin and some of the villages. However, the strategic sites and other large housing sites are likely to contribute towards additional provision. Village developments are likely to support the retention of village schools. The overall effect of the option on this objective is uncertain, as it depends on delivery, though it is likely to be positive in the long term.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	New development will be required to provide green space and the large developments will also provide recreational facilities. However, it is unclear if this will improve access for existing residents.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This level of housing development will increase pressure on the sewerage and water supply infrastructure, and is likely to have a significant negative effect on this objective.  Water resources and the provision of sewerage infrastructure to protect water resources have been identified as significant sustainability issues for the District. As noted in the Rye Meads Water Cycle Study, there are significant pressures on the water supply infrastructure for the majority of the District. The number of new homes proposed will put increased pressure on the infrastructure.  Appropriate sewerage infrastructure will need to be provided to support new development included in this option and protect watercourses and groundwater. As noted above, for sites on the edge of Stevenage, solutions have been identified for development up until 2026, but there are uncertainties for development after that date.
6(b) Reduce waste	0	0	0	Waste generation will depend on how site development is managed, but there is not likely to be a significant effect.
7 Promote sustainable urban living	?	?	?	Much of the development included in this option is on the edge of towns. Some strategic sites may contribute to the viability of services in the towns. However the residents of village sites and those with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres. The overall effect of the option on this objective is uncertain, as it depends on delivery of the strategic sites.

## Option (b)

<b>Provision of 11,000 houses</b> (includes almost 2,500 completions and sites for which planning permission had been granted)				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	?	√	In the medium and long term, such a large number of additional residents is likely to support existing rural businesses. The additional housing provision may also have a significant positive effect in the long term on affordability of housing in the District, though this will clearly be less than for option a).
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The vast majority of the development would still be located on a greenfield sites, using grade 2 and 3 agricultural land.
2(b) Provide access to green spaces	0	?	?	The impact on this objective is unclear as there would be significantly less development of large edge of town sites, and therefore less opportunity to improve footpaths and provide green infrastructure.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	There will still be some edge of town development with this option. This development is not likely to be within walking distance of stations, and is likely to result in increased car reliance. It could also exacerbate local traffic congestion.
3(a) Protect and enhance biodiversity	?	?	?	There will still be significant development of greenfield sites with this option, which is likely to have some impact on biodiversity. However, it should be possible to avoid development on sites which contain or abut designated wildlife sites and which contain areas of ecological interest. It may be possible to mitigate and compensate for some of the impact in the medium to long term.
3(b) Protect and enhance landscapes	X?	X?	X?	This scale of greenfield development is also still likely to have a significant impact on landscape, though it is less certain than for option a). Some of this may be able to be mitigated in the medium to long term.

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	This option is still likely to include sites which contain designated areas of archaeological significance. The potential overall effect is uncertain, and will depend on the effectiveness of mitigation measures.
3(d) Reduce pollution from any source	X	X	X	<p>The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.</p> <p>Even at this reduced scale of development there would be significant increases in light, air and noise pollution.</p> <p>Appropriate sewerage infrastructure would still need to be provided to support new development and protect watercourses and groundwater. This option still could include sites adjacent to Stevenage, and on the edge of Luton, where this would be an issue.</p> <p>This reduced level of development should result in less sites in SPZ1 and SPZ2.</p>
4(a) Reduce greenhouse gas emissions and	X	X	X	Overall, new development on this scale would still result in significant increases in carbon emissions, as will the additional car travel discussed in 2(c). Reduced development of large housing sites provides fewer opportunities for renewable and low carbon energy.
4(b) Improve the District's ability to adapt to climate change	?	?	?	With this lower level of development there would be fewer opportunities to provide green infrastructure to contribute to reducing the effects of rising temperatures. This level of development is still likely to include sites which have been identified as being at risk of surface water flooding. The overall effect is uncertain.
5(a) Share benefits of prosperity fairly	?	?	?	Provision of affordable housing may provide some economic support to those living in deprived areas of Letchworth, Hitchin and Luton, though the effect would be less than for option (a).
5(b) Provide access to services and facilities for all	?	X?	X?	This lower level of development is less likely to be able to provide services within the developments, but many services and facilities would still require access by car.
5(c) Promote community cohesion	?	?	?	The reduced level of development is likely to be able to provide fewer community facilities. However, the effects on existing communities are also likely to be significantly less. However, there would still be some edge of town development which could result in impacts on views and local distinctiveness, increased traffic, and reduced access to open countryside. These impacts could affect community cohesion. Development would require appropriate planning and design and the active engagement with existing residents to mitigate the effects.

5(d) Increase access to decent and affordable housing	√	√	√	This option would provide 11,000 houses, which would still include significant amounts of affordable housing.
5(e) Reduce crime rates and fear of crime	?	?	?	The effect on this objective will depend on the design of new development.
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	X	?	?	As discussed under 3(d), it is unclear whether this reduced level of development would result in increased air and noise pollution. It should be possible with a reduced number of sites to avoid development adjacent to main roads and or railway lines, and within or close to Luton airport noise contours. However, there will be less opportunity to provide additional health facilities. The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.
5(g) Increase participation in education and life-long learning	?	?	?	There would still need to be increased secondary and primary provision to accompany development of this scale. However, there will be less opportunity to contribute towards additional provision. Village developments are likely to support the retention of village schools. The overall effect of the option on this objective is uncertain, as it depends on delivery.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	New development will be required to provide green space and the large developments but there will be less opportunity to provide recreational facilities with this reduced level of development..
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This reduced level of housing development is still likely to increase pressure on the sewerage and water supply infrastructure, and is likely to have a significant negative effect on this objective.
6(b) Reduce waste	0	0	0	Waste generation will depend on how site development is managed, but there is not likely to be a significant effect.
7 Promote sustainable urban living	?	?	?	This option will still include some edge of town development. Some of this development may contribute to the viability of services in the towns. However the residents of village sites and those with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres. The overall effect of the option on this objective is uncertain.

## Option c)

<b>Provision of 6,500 houses</b>				
This is the “business as usual” option, which assumes that there would be no Local Plan in place, and that no development would happen on the existing Green Belt. (includes almost 2,500 completions and sites for which planning permission had been granted)				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	This reduced amount of development provides less likelihood of significant support for existing rural businesses. It is also less likely to have a significant effect on affordability of housing in the District.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	This level of development would still include significant amounts located on a greenfield sites, using grade 2 and 3 agricultural land.
2(b) Provide access to green spaces	0	0	0	This level of development would provide less opportunity to improve footpaths and provide green infrastructure.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	?	?	This level of development could still include sites not within walking distance of stations, and could still result in increased car reliance. The overall effect is uncertain.
3(a) Protect and enhance biodiversity	?	?	?	There will still be some development of greenfield sites with this option, which may some impact on biodiversity. However, this would be significantly less than for options a) and b).
3(b) Protect and enhance landscapes	X?	X?	X?	This reduced level of development would have much reduced effect on landscape. However, it would still include some edge of town sites, particularly on the edge of Royston, where there are potential negative effects on landscape.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	This option may still include sites which contain designated areas of archaeological significance. The potential overall effect is uncertain, and will depend on the effectiveness of mitigation measures.

3(d) Reduce pollution from any source	X	?	?	<p>The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.</p> <p>This reduced scale of development would result in less increases to light, air and noise pollution, however there could still be local significant effects, particularly near Royston.</p>
4(a) Reduce greenhouse gas emissions and	X	X	X	<p>Overall, new development on this scale would still result in significant increases in carbon emissions, as will the additional car travel discussed in 2(c). Reduced development of large housing sites provides fewer opportunities for renewable and low carbon energy.</p>
4(b) Improve the District's ability to adapt to climate change	?	?	?	<p>With this lower level of development there would be fewer opportunities to provide green infrastructure to contribute to reducing the effects of rising temperatures. This level of development is still likely to include sites which have been identified as being at risk of surface water flooding, and this will need to be appropriately planned for. The overall effect is uncertain.</p>
5(a) Share benefits of prosperity fairly	?	?	?	<p>Provision of affordable housing may provide some economic support to those living in deprived areas of Letchworth, Hitchin and Luton, though the effect would be less than for options a) and b).</p>
5(b) Provide access to services and facilities for all	?	?	?	<p>This lower level of development is less likely to be able to provide services within the developments, but services and facilities would still require access by car from some developments.</p>
5(c) Promote community cohesion	0	0	0	<p>The reduced level of development is likely to be able to provide fewer community facilities. There would still be some limited edge of town development, but this is not likely to have a significant effect on community cohesion.</p>
5(d) Increase access to decent and affordable housing	√	√	√	<p>This option would provide 6,500 houses, which would still include significant amounts of affordable housing.</p>
5(e) Reduce crime rates and fear of crime	?	?	?	<p>The effect on this objective will depend on the design of new development.</p>
<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	X	?	?	<p>As discussed under 3(d), it is unclear whether this reduced level of development would result in increased air and noise pollution.</p> <p>The initial construction phase for developments is likely to be disruptive for local residents and have significant negative noise and dust impacts in the short term.</p>
5(g) Increase participation in education and life-long	?	?	?	<p>There would still need to be increased secondary and primary provision to accompany development of this scale. However, there will be less</p>

learning				opportunity to contribute towards additional provision. Village developments are likely to support the retention of village schools. The overall effect of the option on this objective is uncertain, as it depends on delivery.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	New development will be required to provide green space and the large developments but there will be less opportunity to provide recreational facilities with this reduced level of development.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This reduced level of housing development is still likely to increase pressure on the sewerage and water supply infrastructure, and is likely to have a significant negative effect on this objective.
6(b) Reduce waste	0	0	0	Waste generation will depend on how site development is managed, but there is not likely to be a significant effect.
7 Promote sustainable urban living	?	?	?	This option will still include some edge of town development. Some of this development may contribute to the viability of services in the towns. However the residents of village sites and those with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres. The overall effect of the option on this objective is uncertain.



# Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

Appendix 5: Appraisal framework and significance criteria for sites

September 2016

North Hertfordshire District Council  
 Sustainability appraisal of the North Hertfordshire Proposed Submission  
 Local Plan  
 Appendix 5: Appraisal framework and significance criteria for sites

A report by CAG Consultants

September 2016

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Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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# 1 Appraisal framework

The framework below was used to appraise sites and strategic options. It is a modified version of the appraisal framework shown in the main report. This modified framework includes specific sub-questions related to site allocations and excludes issues which are addressed in the Local Plan and cannot be influenced by site allocations.

SA Objective <sup>1</sup>	SA Sub Objective: <i>will the allocation...</i>
<b>ECONOMIC ACTIVITY</b>	
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> <li>• encourage new business to start-up and thrive in the District?</li> <li>• support and encourage the rural economy and diversification?</li> <li>• improve the quality of local jobs available to people in the District?</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>	
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	<ul style="list-style-type: none"> <li>• be located on brownfield land?</li> <li>• be located on land of low environmental and amenity value?</li> <li>• avoid using the best and most versatile agricultural land?</li> <li>• reduce quantity of unremediated contaminated land?</li> </ul>
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> <li>• be accessible to green spaces<sup>2</sup>?</li> <li>• avoid reducing access to existing green and open spaces?</li> </ul>
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	<ul style="list-style-type: none"> <li>• be accessible to key local services such as food shops, primary school and post office by walking and cycling?</li> <li>• be accessible to employment, education and training, shopping, healthcare and other services by walking, cycle, bus, and train?</li> <li>• avoid exacerbating local traffic congestion?</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>	

<sup>1</sup> those relevant to the SEA Directive are shown underlined

<sup>2</sup> For the purposes of this appraisal, proximity (within 400m) to open countryside with a degree of accessibility was included as access to green space, due to provision of local amenity (e.g. walking, access to nature etc)

<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> <li>• protect habitats and species, especially those designated as being of importance, and in river corridors, and provide opportunities for creation of new habitats?</li> <li>• avoid habitat fragmentation and provide habitat linkages</li> </ul>
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> <li>• protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?</li> </ul>
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> <li>• conserve and enhance the historic built character of the District's town's and villages?</li> <li>• protect sites of archaeological and historic importance, whether designated or not?</li> </ul>
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> <li>• protect the water quality of rivers?</li> <li>• protect groundwater resources?</li> </ul> <p><i>Note that the air pollution impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here. Noise impacts are addressed by question 5(c) and also no repeated here.</i></p>
<b>CLIMATE CHANGE</b>	
<u>4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change</u>	<ul style="list-style-type: none"> <li>• avoid development in areas at risk from flooding?</li> <li>• avoid development in areas with clay soil susceptible to subsidence?</li> <li>• avoid development on northern-facing slopes?</li> <li>• promote development that can support district heating or combined heat and power (CHP) schemes?</li> </ul> <p><i>Note that the climate change impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here.</i></p>
<b>A JUST SOCIETY</b>	
<u>5(a) Share benefits of prosperity fairly and promote community cohesion</u>	<ul style="list-style-type: none"> <li>• contribute to regeneration of deprived areas?</li> <li>• recognise and value cultural and ethnic diversity?</li> <li>• retain rural services, especially shops, post offices, schools, health centres and bus services?</li> </ul>
<u>5(b) Increase access to decent and affordable housing</u>	<ul style="list-style-type: none"> <li>• increase access to affordable housing, particularly for the young, the disabled and key workers?</li> </ul>
<u>5(c) Improve conditions and services that engender good health and reduce health inequalities</u>	<ul style="list-style-type: none"> <li>• avoid increasing the level of nuisance, ambient noise or cumulative effect on quality of life of existing residential areas?</li> <li>• be located away from ambient noise?</li> </ul>
<b>RESOURCE USE AND WASTE</b>	

<p><u>6 Use natural resources efficiently; reuse, use recycled where possible</u></p>	<ul style="list-style-type: none"> <li>• protect water resource availability and promote water efficiency through location and design?</li> <li>• ensure developments are not undertaken without evidence of available water resources and sewerage infrastructure capacity?</li> </ul> <p><i>Note that protection of groundwater resources are addressed in 4(a) and therefore not repeated here</i></p>
<p><b>TOWN CENTRES</b></p>	
<p>7 Promote sustainable urban living</p>	<ul style="list-style-type: none"> <li>• encourage wider range of shops and services in town centres?</li> <li>• encourage more people to live in town centres?</li> <li>• encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?</li> </ul>

## 2 Significance criteria for site assessments

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> <li>encourage new business to start-up and thrive in the District?</li> <li>support and encourage the rural economy and diversification?</li> <li>improve the quality of local jobs available to people in the District?</li> </ul>	Employment, Retail, Mixed, Housing (rural)	Employment Land Study, Town Centre and Retail Study Baldock, Letchworth and Hitchin Town Centre Strategies	Provides appropriate, accessible land to support the development of the key business areas or appropriate economic activities in the rural areas.	Site poorly located with respect to services, facilities and accessibility of labour or customers Loss of employment land in active use
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	<ul style="list-style-type: none"> <li>be located on brownfield land?</li> <li>be located on land of low environmental and amenity value?</li> <li>avoid using the best and most versatile agricultural land?</li> <li>reduce quantity of</li> </ul>	All	Site information shows whether greenfield or brownfield and may comment on environmental and amenity value. GIS layer shows agricultural land quality of greenfield sites (though doesn't separate 3a and	Brownfield land. Does not impact on areas of high agricultural value (grades 1, 2 or 3 <sup>4</sup> ), areas of high amenity value or any ecological designations (AONB, SSSI, Wildlife Sites).	Greenfield site which impacts on areas of high agricultural value (grades 1, 2 or 3), areas of high amenity value or any ecological designations (AONB, SSSI, Wildlife Sites).

<sup>3</sup> those relevant to the SEA Regulations are shown underlined

<sup>4</sup> only grades 1, 2 and 3a are categorised as the 'best and most versatile' agricultural land but it is not possible to access data which distinguishes between categories 3a and 3b. The whole of category 3 is therefore utilised in the SA, as a precautionary approach

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	unremediated contaminated land?		3b), Information on possible contaminated land.		
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> <li>be accessible to green spaces?</li> <li>avoid reducing access to existing green and open spaces?</li> </ul>	All	<p>For the strategic sites, analysis includes site visits. For other sites, desktop analysis includes use of Google Earth, Green Space Study (2009) and GIS data on rights of way.</p> <p>For the purposes of this appraisal, proximity (within 400m) to open countryside with a degree of accessibility was included as access to green space, due to provision of local amenity (e.g. walking, access to nature etc)</p>	<p>Housing within 400 metres of green space</p> <p>Site provides significant additional access to green space, i.e. is within 400 metres of existing housing which does not have good access to green space and is sufficiently large to incorporate significant additional provision</p>	<p>Increases distance or reduces accessibility to green space from existing residential properties</p> <p>Housing further than 800 metres from green space</p>
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	<ul style="list-style-type: none"> <li>be accessible to key local services such as food shops, primary school and post office by walking and cycling?</li> <li>be accessible to employment, education and training, shopping, healthcare and other services by walking, cycle, bus, and</li> </ul>	All	<p>Site information provided by NHDC, including distance from services.</p> <p>Public transport access maps</p>	<p>Within 800m of a station</p> <p>In a town within 400m of a bus stop with a regular bus service, i.e. at least hourly between 0800 and 1800 Monday-Friday</p>	<p>In a village without a regular bus service</p> <p>Further than 800m from a station or 400m from a bus stop with a regular bus service, i.e. at least hourly between 0800 and 1800 Monday-Friday</p>

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	train? <ul style="list-style-type: none"> <li>avoid exacerbating local traffic congestion?</li> </ul>				
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> <li>protect habitats and species, especially those designated as being of importance, and in river corridors, and provide opportunities for creation of new habitats?</li> <li>avoid habitat fragmentation and provide habitat linkages</li> </ul>	All	GIS layer showing wildlife sites and SSSIs <sup>5</sup>	None of the site is a designated wildlife site or SSSI and there is evidence that development will lead to the improvement of habitat or an increase in biodiversity on the site	Potential impact on sites designated for their ecological value or features of ecological interest which cannot be mitigated.
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> <li>protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?</li> </ul>	All	GIS layer showing AONB Landscape studies produced for NHDC	Location in an area of low landscape sensitivity and high capacity.	Location in an area of low or moderate capacity or moderate or high sensitivity
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> <li>conserve and enhance the historic built character of the Districts/towns and villages?</li> </ul>	All	GIS layer showing historic Parks and Gardens, Archaeological sites, ancient monuments, listed	Site will not impact on conservation areas and features of cultural and archaeological interest and will contribute to	Potential direct or indirect impact on conservation areas and features of cultural and archaeological interest

<sup>5</sup> North Hertfordshire Biodiversity Action Plan 2003 contains a map showing general areas of high biodiversity, but this is based on generalised information from 1998. In discussion with the Hertfordshire Biological Records Office, it was agreed that for this appraisal it would be more appropriate to refer to wildlife and SSSI designations.

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	<ul style="list-style-type: none"> <li>protect sites of archaeological and historic importance, whether designated or not?</li> </ul>		buildings and conservation areas	protecting these features	
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> <li>protect the water quality of rivers ?</li> <li>protect groundwater resources?</li> </ul> <p><i>Note that the air pollution impacts relating to the effect of site location on the need to travel are addressed by question 2(c). Impacts on air quality in relation to human health are addressed in 5(c). They are therefore not repeated here. Noise impacts are addressed by question 5(c) and also not repeated here.</i></p>	All	<p>Site location map (showing whether bordering watercourse)</p> <p>GIS layer showing groundwater source protection zone information</p> <p>Information on contaminated land supplied by Environmental Health.</p>		Site located in source protection zone 1 or 2, with known or potential land contamination issues, or bordering watercourse
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change</u>	<ul style="list-style-type: none"> <li>avoid development in areas at risk from flooding?</li> <li>avoid development in areas with clay soil susceptible to subsidence?</li> <li>avoid development on northern-facing</li> </ul>	All	<p>GIS layer from SFRA showing SUDS viability and flood risk, and surface flooding issues.</p> <p>No information available on subsidence issues.</p>	Greater potential for site-wide sustainable energy solutions due to the size and location of the development and the mix of uses incorporated	Located in high flood risk area (Flood zone 2 or 3), or with surface water flood risk

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	<p>slopes?</p> <ul style="list-style-type: none"> <li>promote development that can support district heating or combined heat and power schemes?</li> </ul> <p><i>Note that the climate change impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here.</i></p>				
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly and promote community cohesion	<ul style="list-style-type: none"> <li>contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?</li> <li>recognise and value cultural and ethnic diversity ?</li> <li>retain rural services, especially shops, post offices, schools, health centres and bus services?</li> </ul>	All	<p>Information on location of deprived areas from the Index of Multiple Deprivation (IMD)<sup>6</sup></p> <p>Information on local service provision in the villages provided by NHDC</p>	<p>Potential to provide new/improved services/facilities for deprived areas (in the 30% most deprived in England)</p> <p>Potential for site to support existing rural services, i.e. any rural/village housing development located in or close to a village with services</p>	Evidence that the site will compete with services in deprived or rural areas

<sup>6</sup> IMD mapping at <http://apps.opendatacommunities.org/showcase/deprivation>

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
5(b) Increase access to decent and affordable housing	<ul style="list-style-type: none"> <li>increase access to affordable housing, particularly for the young, the disabled and key workers?</li> </ul>	Housing	Information on size of site	Sites for development of 10 or more dwellings <sup>7</sup>	
<u>5(c) Improve conditions and services that engender good health and reduce health inequalities</u>	<ul style="list-style-type: none"> <li>avoid increasing the level of nuisance, ambient noise or cumulative effect on quality of life of existing residential areas?</li> <li>be located away from ambient noise?</li> </ul>	All	Site information on AQMAs <sup>8</sup> and proximity to nuisance uses provided by NHDC.		Housing site within or impacting on a AQMA, within 100m of a nuisance use <sup>9</sup> or within 400m of a sewage treatment works; or major development (10 or more dwellings) located near existing residential area
<b>RESOURCE USE AND WASTE</b>					
<u>6 Use natural resources efficiently; reuse, use recycled where possible</u>	<ul style="list-style-type: none"> <li>protect water resource availability and promote water efficiency through location and design?</li> <li>ensure developments are not undertaken without evidence of available water resources and</li> </ul>	All	Infrastructure Delivery Plan (IDP) and Royston Water Cycle Study		Significant constraints on water resources and sewerage infrastructure <sup>10</sup> .

<sup>7</sup> Only developments of 10 more dwellings are likely to be required to included affordable housing provision

<sup>8</sup> <https://uk-air.defra.gov.uk/aqma/maps>

<sup>9</sup> Uses which are included within nuisance uses are major roads, railway lines, waste uses, employment areas and airport noise contours

<sup>10</sup> The IDP highlights water treatment constraints for sites in Royston and Stevenage, and emphasises the importance of SUDS as a mitigation measure. In addition, the strategic development sites will place significant demand on local water supplies and the IDP emphasises the importance of water efficiency measures as mitigation.

SA Objective <sup>3</sup>	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	sewerage infrastructure capacity?  <i>Note that protection of groundwater resources are addressed in 4(a) and therefore not repeated here</i>				
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	<ul style="list-style-type: none"> <li>encourage wider range of shops and services in town centres?</li> <li>encourage more people to live in town centres?</li> <li>encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?</li> </ul>	All	Site location maps Town Centre and Retail Study Baldock, Hitchin Letchworth and Royston Town Centre Strategies	Site providing additional shops and services in town centres  Housing or mixed use site within 800m of town centre	Out of town development of shops or services which is likely to compete with shops and services in town centres



# Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

Appendix 6: Preferred sites - summaries and appraisal matrices

September 2016

# North Hertfordshire District Council Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

A report by **CAG Consultants**

September 2016

## Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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## CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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# 1 Summaries

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<b>Ashwell</b>		
<p>AS1- formerly site 3</p> <p>Land west of Claybush Road, Ashwell</p>	<p>Will provide 33 dwellings, which is likely to include affordable housing.</p> <p>The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities.</p>	<p>This is a greenfield site and is grade 2 or 3 agricultural land, with potentially high biodiversity significance due to the set-aside nature of the land.</p> <p>Close to a designated area of archaeological interest and a conservation area</p> <p>Impact on the setting of a Scheduled Ancient Monument.</p> <p>There is no regular bus service within 400m of the site, nor a train station within 800m</p> <p>The site is a major development and appears to be in a residential area</p>
<b>Baldock</b>		
<p>BA1 – formerly site 200 - Land north of Baldock</p>	<p>Will provide over 2800 dwellings, a significant proportion of which will be affordable housing</p> <p>The southern part of the site is within 400m of a bus stop and 800m of train station, and a development of this size is likely to be able to support an improved bus service.</p> <p>Significant opportunities for sustainable energy measures, given the size of the development, and proximity to employment land.</p> <p>Additional residents would support local services and facilities, and the town centre.</p>	<p>Large greenfield site grade 2/3 agricultural land</p> <p>The site contains Baldock Road Verge Wildlife site and Blackhorse Farm Meadow and Ivel Springs wildlife sites are located adjacent to the west. This area is one of the most important for the remaining Corn Bunting population in Hertfordshire.</p> <p>Site will reduce access to countryside for north Baldock residents.</p> <p>A development of this size is likely to have significant impact. The 2013 Landscape Sensitivity Report identifies the areas to the north of Bygrave Road as having moderate to high sensitivity and areas adjacent to the railway line as having moderate to low sensitivity.</p> <p>Includes 5 designated areas of archaeological significance, and is adjacent to Ivel Springs Ancient Monument.</p> <p>Development on this greenfield site will have significant effects on the amenity of the properties in Bygrave Road, and reduce tranquillity for residents in Ashwell Road and Bygrave. The site borders the railway line, and there will be significant noise impacts for the housing close to the railway.</p> <p>Potential surface water flooding issues onsite</p> <p>Scale of development will put pressure on water resources</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<p>BA2 –formerly B/r04 Land off Clothall Road Baldock</p>	<p>Close proximity to Baldock town centre and Superstore Within 400m of regular bus route. Will provide 260 dwellings, some of which will be affordable housing.</p>	<p>High agricultural value (grade 2) Further than 800m from the station Noise from nearby bypass. The site is situated close to a designated wildlife area to the west, and development may have an impact. Majority of the site is designated as being of archaeological importance Loss of informal open space (though some will be retained in development). Moderate landscape capacity and moderate landscape sensitivity, mitigation measures may not completely reduce the effects of the development. The site is partly located in Groundwater Source Protection Zone 2 Limited sewage treatment capacity The site is a major development and appears to be in a residential area</p>
<p>BA3- formerly B/r12 South of Clothall Common Baldock</p>	<p>Will provide 214 dwellings, some of which will be affordable housing. Access to green space within 400m Within 800m of town centre</p>	<p>Site feels isolated which could discourage walking. Not within 400m of a frequent bus service More than 800m from the station. Site is opposite out of town supermarket, so local residents are very likely to use this instead of town centre facilities. High agricultural land value (Grade 2) Because the location feels isolated, development would feel intrusive on the landscape. Landscape Capacity Study defined it as moderate landscape capacity and moderate sensitivity. Mitigation measures may not completely reduce the effects of the development. Noise from nearby bypass Archaeological Designation covers the site and it is close to an ancient monument Potential surface water flooding The site is a major development and appears to be in a residential area</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
BA4 – formerly B/r03 Land east Clothall Common Baldock	Site within 400m of green space Will provide 85 dwellings, some of which will be affordable housing.	Not situated within 400m of a regular bus service, nor within 800m of the railway station. Noise from nearby railway line. Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents) The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity The site is a major development and appears to be in a residential area Site borders a designated area of archaeological interest Possible ecological interest. Site subject to surface water flooding
BA5 – formerly site 16  Land off Yeomanry Drive, Baldock	Within 400m of green space Public rights of way borders the site Within 800m of train station Within 800m of town centre Will provide 15 dwellings, which may include affordable housing	Site includes scheduled ancient monument Site is greenfield land Uncertainty - Site falls within a Landscape Character Area of Baldock gap The site is a major development and appears to be in a residential area Development of this site would reduce green space available for residents living nearby
BA6 – formerly B/e03 Icknield Way Baldock	Brownfield site Within 400m of a regular bus route Very close to the station – less than 400m Opportunity to reclaim contaminated land Will provide 14 dwellings, which may include affordable housing Site within 400m of green space Within 800m of town centre	If the site is developed as a purely residential site, where it was formerly an employment site, this might reduce the potential for economic growth Next to the railway line – potential noise issues In designated area of archaeological interest Borders residential properties Contaminated land – gas works and underground tanks Adjoins conservation area Entire site subject to surface water flooding
BA7 – formerly B/r14 r/o Clare Crescent Baldock	Within 400m of green space Within 400m of a regular bus route and bus stop	The site is located in Groundwater Source Protection Zone 1 and 2 Would result in loss of allotments Too small to provide affordable housing Site subject to surface water flooding Uncertainty – no information about landscape impacts Number of houses, and therefore potential for affordable housing, uncertain The site is a major development and appears to be in a residential area

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
BA8 / BA9 - Works, Station Road / Adj Raban Court, Royston Road, Baldock. Brownfield. Residential.	Brownfield site with good access to green space, public transport and the shops, services and other facilities available in Baldock town centre. As a site for approximately 50 dwellings, development would probably be required to include provision of affordable housing.	The site directly adjoins a conservation area and a Grade II listed building and is within an archaeological area Given previous uses, site is likely to be affected by contamination Part of the site and all surrounding roads have surface water flood risk. Potential noise/amenity impacts on adjacent housing
BA10 – employment (formerly B/e01) Land off Royston Road, Baldock	Brownfield land Site within 400m of green space Help to support and regenerate the area and provide local employment Train station within 800m of site. Bus stop within 20m of site, but less than hourly frequency The site is identified as having a high capacity for development and a low sensitivity for development.	Next to the railway line – potential noise issues Site contains designated area of archaeological interest The site is a major development and borders residential properties Site subject to surface water flooding
BA11 – Dean’s Yard, South Road	Within 400m of a bus stop with regular service Brownfield land Greenspace within 400m Site would provide affordable housing Within 800m of town centre	Potential surface water flooding Site within area of archaeological significance Likely to be contaminated Development of the site will force businesses to relocate The site is a major development and appears to be in a residential area
<b>Barkway</b>		
BK1–formerly BK/r04 Land off Cambridge Road Barkway	Good access to green spaces within 400m	Not within 400m of a frequent bus service, nor within 800m of a railway station Nearby conservation area Small part of site subject to surface water flooding Uncertainty - No landscape impact assessment available number of dwellings, and therefore potential for affordable housing, is uncertain The site is a major development and appears to be in a residential area
BK2 –formerly BK/ro2 Land off Windmill close Barkway	Will provide affordable housing Close to public rights of way and green spaces Would provide 18 dwellings, some of which are likely to be affordable housing	Not within 400m of a bus stop with a regular service, nor within 800m of a railway station Greenfield site of Grade 2 agricultural land Loss of current recreational area for adjacent sites Small part of site subject to surface water flooding Uncertainty - No landscape impact assessment available Adjacent to area of archaeological interest The site is a major development and appears to be in a residential area

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
BK3 - Land between Cambridge Road & Royston Road, Barkway, Greenfield. Residential.	<p>Good access to green space</p> <p>Development in this location should help to support shops, services and other facilities in Barkway</p> <p>As a site for approximately 140 dwellings, development would probably be required to include provision of affordable housing.</p>	<p>Grade 2 agricultural land</p> <p>A right of way crosses the site and another runs along one of the site boundaries so the site is likely to have amenity value</p> <p>Poor access to public transport</p> <p>Potential impact on the setting of the Cockenach Estate (historic park and garden)</p> <p>Significance of potential landscape impacts is unclear</p> <p>Potential noise/amenity impacts on adjacent housing</p>
<b>Codicote</b>		
<p>CD1 –formerly site 29</p> <p>Land South of Cowards Lane, Codicote</p>	<p>Will provide 73 dwellings, including affordable housing.</p> <p>Access to greenspace within 400m</p>	<p>The site is not served by a regular bus service, nor a nearby railway station</p> <p>Adjacent to wildlife site</p> <p>Greenfield site, classified as grade 3 agricultural land.</p> <p>Site is located within groundwater source protection zone 2.</p> <p>Site subject to surface water flooding</p> <p>Uncertainty - This site lies within the Danesbury – Rabley Heath LCA</p> <p>The site is a major development and appears to be in a residential area</p>
<p>CD2 – formerly site 205 – Codicote Garden Centre,</p>	<p>Next to open space</p> <p>Will provide 58 dwellings, including affordable housing.</p>	<p>The site is not served by a regular bus service, nor a nearby railway station</p> <p>Loss of a local business</p> <p>Most of site is located within groundwater source protection zone 2.</p> <p>Site subject to surface water flooding</p> <p>Landscape has moderate to high sensitivity</p> <p>The site is a major development and appears to be in a residential area</p>
<p>CD3 – formerly site 32</p> <p>Land NE of The Close, Codicote</p>	<p>Will provide 48 dwellings, including affordable housing.</p> <p>Access to greenspace within 400m</p>	<p>The site is not served by a regular bus service, nor a nearby railway station</p> <p>Greenfield site, classified as grade 3 agricultural land.</p> <p>Site is located within groundwater source protection zone 2.</p> <p>Potential surface water flooding issues onsite</p> <p>Access to greenspace within 400m</p> <p>Adjacent to existing residential – noise/amenity impacts</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
CD4 - Land at Pulmore Water, St Albans Road, Codicote. Greenfield. Residential.	<p>Would meet the projected housing needs<sup>1</sup> of the Gypsy and Traveller population in the area by making existing temporary permission permanent and providing 6 additional pitches next to an existing site.</p> <p>Existing site appears to be locally accepted, so this provision should avoid local tensions which sometimes arise due to the sometimes controversial nature of Gypsy and Traveller sites.</p>	<p>Grade 3 agricultural land</p> <p>No public transport access</p> <p>In open countryside so may have landscape impacts – significance unclear</p> <p>Within Source Protection Zone 2</p>
CD5 - Land south of Heath Road	<p>Access to greenspace within 400m</p> <p>Affordable housing</p>	<p>The site is not served by a regular bus service, nor a nearby railway station</p> <p>Site located upon grade 3 agricultural land</p> <p>Site lies in between several wildlife sites</p> <p>Landscape has moderate sensitivity and Moderate landscape value</p> <p>Site close to conservation area and listed buildings</p> <p>Site likely to be contaminated</p> <p>Site within SPZ2</p> <p>The site is a major development and appears to be in a residential area</p>
<b>Graveley</b>		
GR1 –formerly part of site 208 - Land at Milksey Lane	<p>Within 400m of greenspace</p> <p>Within 400m of a regular bus service</p>	<p>Part of site is in conservation area, and is adjacent to designated archaeological area</p> <p>Site located upon grade 3 agricultural land</p> <p>Site is proximate to the A1 – potential noise issues for residents</p> <p>Location means that people are likely to rely on personal cars and commute out</p> <p>Landscape capacity uncertain</p>
<b>Hitchin</b>		
HT1 – formerly site 39  Highover Farm, Stotfold Road, Hitchin	<p>Will provide 484 dwellings including significant affordable housing.</p> <p>There are no landscape designations</p> <p>Within 400m of green space</p>	<p>Greenfield site, classified as grade 2 agricultural land.</p> <p>The site is a major development and adjoins a residential area</p> <p>Development here would be more than 800m from the station.</p> <p>The site is more than 400m from the nearest bus stop with a frequent service</p> <p>Proximity to rail lines could affect potential in terms of noise/vibration</p> <p>Small pockets of the site are susceptible to surface water flooding</p> <p>Scale of development will put pressure on water resources</p>

<sup>1</sup> See *Gypsy, Traveller and Showperson Accommodation Assessment Update*, NHDC July 2014

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<p>HT2 –formerly site 98</p> <p>Land north of Pound Farm, London Road, St Ippolyts</p>	<p>Site will provide 67 dwellings including affordable housing.</p> <p>Access to green space</p> <p>There are no landscape designations</p>	<p>Not within 400m of a regular bus service, nor within 800m of a railway station</p> <p>If site were developed, it could reduce informal access to green space for local residents.</p> <p>The site is a major development and appears to be in a residential area</p> <p>Site adjoins watercourse</p> <p>Greenfield site, classified grade 3 agricultural land.</p> <p>Site adjoins a wildlife site.</p> <p>Site is subject to surface water flooding</p>
<p>HT3 –formerly H/r30</p> <p>Land south of Oughton Lane Hitchin</p>	<p>Site was identified within the Edge of Settlement Study<sup>2</sup> as being an appropriate and sustainable peripheral site for housing.</p> <p>Situated within 400m of a bus stop with frequent services</p> <p>This site is within walking distance of a primary school (350m) and secondary school (1200m).</p> <p>Conveniently located within 800 metre of town centre and other shopping and community facilities.</p> <p>Will provide 37 dwellings including some affordable housing.</p> <p>The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity and a mixture of low and moderate sensitivity<sup>3</sup>.</p> <p>A footpath runs along north of the site offering access to the country side for informal recreation</p>	<p>Loss of informal open space for neighbouring housing, exacerbated by the development of the nearby football field (Hr24) which provides formal recreation provision (though site density provides for inclusion of open space).</p> <p>Greenfield site, classified as grade 3 agricultural land</p> <p>The site is a major development and appears to be in a residential area</p> <p>Landscape: Site has a moderate to high capacity but low to moderate sensitivity</p> <p>More than 800m radius from the train station.</p> <p>Possible ecological interest</p> <p>Site subject to surface water flooding</p>

<sup>2</sup> North Hertfordshire Edge of Settlement Study, Halcrow March 2003

<sup>3</sup> North Hertfordshire District Council November 2006

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<p>HT5 –formerly H/r25</p> <p>Land at junction of Grays Lane and Lucas Lane Hitchin</p>	<p>Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing<sup>4</sup>.</p> <p>Footpath runs along site boundary, providing access to countryside</p> <p>This site is within walking distance, to a primary school (350m) and secondary school (1200m).</p> <p>Conveniently located within 800 meter of town centre and other shopping and community facilities.</p> <p>The Landscape Sensitivity and Capacity Study<sup>5</sup> rated the site as high capacity and low sensitivity.</p> <p>Will provide 14 dwellings, which may include affordable housing.</p>	<p>Loss of informal open space for neighbouring housing , exacerbated by the development of the nearby football (HT4) which provides formal recreation provision.</p> <p>Greenfield site, classified as grade 3 agricultural land</p> <p>The site is a major development and appears to be in a residential area</p> <p>Further than 400m from a regular bus route and further than 800m from the train station</p> <p>Adjacent to designated area of archaeological interest</p>
<p>HT6 –formerly H/r14</p> <p>Land at junction of Grays lane Crow Furlong, Hitchin</p>	<p>Site received 2<sup>nd</sup> highest sustainability rating within the Edge of settlement study<sup>6</sup></p> <p>This site has a primary school within 500m walking distance and is about 1500m away from a secondary school.</p> <p>Conveniently located within 800 m of town centre and other shopping and community facilities.</p> <p>Will provide 41 dwellings, including some affordable housing.</p> <p>A footpath runs along north of the site offering access to the country side for informal recreation.</p>	<p>Moderate landscape sensitivity and moderate development capacity<sup>7</sup>.</p> <p>Site is a designated area of archaeological interest.</p> <p>Greenfield site, classified as grade 3 agricultural land</p> <p>The site is a major development and appears to be in a residential area</p> <p>A small part of the site is just within 400m of a regular bus service as the crow flies, but no part is within 400m of the bus stop via a walking route</p> <p>Further than 800m from the train station.</p> <p>The proposed development would increase distance from existing housing to open space</p>
<p>HT8 –formerly H/r52</p> <p>Industrial area</p> <p>Cooks Way Hitchin</p>	<p>Brownfield site</p> <p>Will provide 29 dwellings including affordable housing</p> <p>There are bus stops with a regular service within 400m</p> <p>Train station is within 800m of site.</p> <p>Potential to remediate contaminated land</p> <p>The site is within 400m of local playing fields and footpaths</p> <p>Within 800m of town centre</p>	<p>Noise from the adjacent railway tracks may be an issue.</p> <p>The site is a major development and appears to be in a residential area</p> <p>Probable contamination from use as gas works</p> <p>Loss of employment land</p> <p>Potential surface water flooding issues onsite</p>

<sup>4</sup>North Hertfordshire Edge of Settlement Study, Halcrow March 2003

<sup>5</sup> Landscape Sensitivity and Capacity Study for edge of settlement in North Hertfordshire, North Hertfordshire District Council November 2006

<sup>6</sup> North Hertfordshire Edge of Settlement Study, Halcrow March 2003

<sup>7</sup> Landscape Sensitivity and Capacity Study for edge of settlement in North Hertfordshire, North Hertfordshire District Council November 2006

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
HT10 – Former B&Q	<p>Site within 400m of bus stop with frequent service, and within 800m of train station</p> <p>Within 800m of town centre</p> <p>Brownfield site</p> <p>Affordable housing</p>	<p>Small part of site subject to surface water flooding</p> <p>No current green spaces within 800m</p> <p>Potential contamination</p> <p>The site is a major development and appears to be in a residential area</p>
HT11 – Churchgate, Hitchin	<p>Accessible retail development in Hitchin town centre, which should contribute to competitiveness of the town centre</p> <p>Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value</p> <p>Not within 800m of the rail station but within 400m of a bus stop with a regular bus service</p> <p>Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity</p> <p>Should provide additional shops and services within the town centre</p>	<p>Within a conservation area</p> <p>Contains a listed building and potential impact on the setting of other listed buildings</p> <p>Within a designated archaeological area</p> <p>Site borders a watercourse</p> <p>Site lies partially within flood zone 3</p> <p>Significant surface water flood risk on site</p> <p>Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise</p>
HT12 – Paynes Park, Hitchin	<p>Accessible retail development in Hitchin town centre, which should contribute to competitiveness of the town centre</p> <p>Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value</p> <p>Not within 800m of the rail station but within 400m of a bus stop with a regular bus service</p> <p>Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity</p> <p>Should provide additional shops and services within the town centre</p>	<p>Within a conservation area</p> <p>Contains a listed building and potential impact on the setting of other listed buildings</p> <p>Within a designated archaeological area</p> <p>Possible contamination due to previous commercial/industrial uses</p> <p>Some surface water flood risk on site</p> <p>Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<b>Ickleford</b>		
IC1 – formerly site 41  Land off Duncots Close, Ickleford	Within 400m of a regular bus service Access to green space	Greenfield site, classified as grade 3 agricultural land. Adjacent to a conservation area. Adjacent to a designated area of archaeological interest Site borders a floodplain of a watercourse Landscape impact of development is moderate Potential surface water flooding issues onsite
IC2 – formerly site 40  Burford Grange Bedford Road, Ickleford	Provides 48 dwellings including affordable housing Access to green space and public rights of way. Within 400m of a regular bus service	Majority of site is greenfield, mostly classified as grade 3 agricultural land Site contains mature trees and is adjacent to a wildlife site and a location where protected species have been identified Site is close to a flood zone 3 and is subject to surface water flooding Landscape impact of development is moderate The site is a major development and appears to be in a residential area
IC3 - Land at Bedford Road	Within 400m of a regular bus service Access to green space Affordable housing	Site subject to surface water flooding Greenfield site, classed as Grade 2 agricultural land Low to moderate landscape sensitivity Site is adjacent to area of archaeological significance The site is a major development and appears to be in a residential area
<b>Kimpton</b>		
KM3 – formerly K/r01  Land north of High Street, Kimpton	Close to public footpath access to the countryside Will provide 13 dwellings, which may include affordable housing	Not within 400m of a regular bus service, nor within 800m of a railway station Adjacent to conservation area Grade 3 agricultural land The site is a major development and appears to be in a residential area Potential surface water flooding issues onsite and on surrounding access route

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
Kings Walden		
KW1 –formerly site 51  Allotments South West of The Heath, King’s Walden	Will provide 16 dwellings, possibly including affordable housing.  Access to green space	Not within 400m of a regular bus service, nor within 800m of a railway station  Loss of allotment space for existing residents  Moderate impact on landscape  Site close to listed buildings  Small part of site within SPZ2  The site is a major development and appears to be in a residential area  Greenfield site, classified as grade 3 agricultural land.  Potential noise issues: within noise contours from London Luton Airport.
Knebworth		
KB1 –formerly site 52  Land at Deards End, Knebworth	Will provide 227 dwellings, including affordable housing.  No landscape designations  Majority of site within 800m of the village centre and railway station.	Greenfield site, classified as grade 3 agricultural land.  Adjoins conservation area.  Site is in groundwater source protection zone 2.  Site is located next to the A1(M) motorway.  Potential surface water flooding issues onsite  No nearby access to greenspace within 800m, and restriction of existing residents’ access to green space  The site is a major development and appears to be in a residential area
KB2 –formerly site 53  Land at Gypsy Lane, Knebworth	Will provide 184 dwellings, including affordable housing.  Majority of site within 800m of the village centre and railway station.	Greenfield site, classified as grade 3 agricultural land.  Adjoins conservation area.  Site is located next to the A1(M) motorway.  Land is potentially contaminated from unknown fill areas on site  Potential surface water flooding issues onsite  No nearby access to greenspace within 800m, and restriction of existing residents’ access to green space  Landscape impact uncertain  The site is a major development and appears to be in a residential area
KB3 - Chas Lowe, London Road	Brownfield site  Affordable housing  Within 400m of a bus stop with regular service, and 800m of a railway station	The majority of the site is subject to surface water flooding  Moderate to high landscape capacity, moderate sensitivity  Site in SPZ1  Site potentially contaminated
KB4 - Land east	Within 400m of green spaces	Approximately half of the site is grade 3

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
of Knebworth, Knebworth. Greenfield. Residential.	Good access to public transport As a site for approximately 200 dwellings, development would probably be required to include provision of affordable housing	agricultural land Landscape studies suggest that most of the site is of high-moderate sensitivity and low-moderate capacity Part of the site is in Source Protection Zone 1 There are ribbons of surface water flood risk on the site Potential noise/amenity impacts on adjacent housing
Letchworth Garden City		
LG1 – formerly NL (Option 5 in Feb 2013 appraisal)	Will provide 900 dwellings, including opportunities for a high proportion of affordable housing. The development could provide new facilities for residents in the Grange, provided this is appropriately planned for. Greenspace is within 400m of the site.	The development is located on a greenfield site, which is grade 2 agricultural land. Site includes part of the greenway. It is in a location on the edge of Letchworth that provides access to the countryside for existing residents. Site is over 1km from Letchworth station and is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services. The 2013 Landscape Sensitivity Study assesses the capacity for development as a combination of moderate and moderate to high. It notes that the site is exposed, and development could impact on existing expansive views A corner of the site includes an Archaeological Area - West of Norton Bury. Development on this greenfield site will reduce tranquillity for those properties adjacent to the site. In the short term, the construction phase would be disruptive for adjacent local residents, but this will depend on whether site access is through the Grange. This large new housing development will increase pressure on the sewerage and water supply infrastructure. Impact on sustainable urban living is unclear; it depends on whether access is through the Grange which would ensure that the development relates to Letchworth. An additional access (onto Stotfold Road) would reduce traffic congestion in the Grange, but would mean the development faces away from the existing town, and could result in negative effects on this objective.

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
LG3 – formerly L/r13 Land east of Talbot Way Letchworth	Majority of site situated within 400m of a bus stop with regular bus service. There are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facilities. Will provide 112 dwellings, including affordable housing There is potential for sustainable energy solutions due to the site's location adjacent to an employment site.	Loss of allotment and related negative effects on informal recreation and biodiversity. Greenfield site, classed as grade 3 agricultural land The site is a major development and appears to be in a residential area The proximity to the motorway and the railway line indicate raised noise levels In designated area of archaeological interest Conservation area borders the site (north west). Potential surface water flooding issues on-site
LG4 –formerly L/r 18 Land north of former Norton School Letchworth	Will provide 56 dwellings including affordable housing. Situated within 400m of a regular bus service. Within 400m of green space	Loss of a former playing field. Adjacent to conservation area Potential surface water flooding issues onsite The site is a major development and appears to be in a residential area
LG5 –formerly L/r16 Land at Birds Hill Letchworth	Brownfield site Opportunity to remediate potentially contaminated land. Will provides 50 dwellings including affordable housing Site located within 400m of regular bus service and 800m of station and 800m of the town centre. Within 400m of Howard Park	Industrial area Noise disruption from train lines The site is a major development and appears to be in a residential area Former power station located next to site Probable land contamination from former use as metal and plating works Adjacent to conservation area Surface water flooding issues immediately off-site
LG6 –formerly L/r 24 Land off Radburn Way Letchworth	Central location, within 400m of a regular bus service. Will provide 27 dwellings, including affordable housing . Open spaces and footpaths in walking distance	Situated within Ground water protection zone 2. Further than 800m from the station and the town centre. Site subject to surface water flooding The site is a major development and appears to be in a residential area
LG8 formerly site 234 - Pixmore Centre, Letchworth	Brownfield site Site close to green space Site will provide will 18 dwellings, including affordable housing Promotes sustainable urban living as located within 400m of regular bus services and 800m of train station and town centre	Loss of designated employment land Residential properties in close proximity to employment use Potential contamination Site subject to surface water flooding Adjoins conservation area The site is a major development and appears to be near a residential area

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
LG9 –formerly L/o2 Lannock School Whiteway Letchworth	Within 400m of a Green space recreation ground The site is within 400m of a regular bus route Will provide 11 dwellings, possibly including affordable housing Could contribute to local regeneration	Possible loss of playing field Loss of employment land (school) The site is a major development and appears to be in a residential area Site is in a Ground Water Source Protection Zone 2 Potential surface water flooding issues onsite
LG10 (formerly L/o7) Land off Croft Lane Letchworth	Would provide 37 dwellings including affordable housing. Within 400 m of bus stop with a regular service Close to public rights of way leading to green space	Possible loss of playing field / amenity space The site is a major development and appears to be in a residential area Adjacent to conservation area Site subject to surface water flooding
LG12 – employment - formerly L/e01 Former Power Station Works Road Letchworth	The site is within 400m of a regular bus route and 800m of the train station. Opportunity to reclaim contaminated land Site is within 800m of town centre Within 400m of green space	Next to the railway line – potential noise issues Site is contaminated through its former use as a power station Potential surface water flooding issues onsite
LG13 - Glebe Road industrial estate, Letchworth. Brownfield. Residential.	Brownfield site with good access to green space, public transport and the shops, services and facilities available in Letchworth town centre As a site for approximately 10 dwellings, the development is likely to be required to include some affordable housing	Sites lies wholly within a conservation area Site is likely to be contaminated Potential noise/amenity impacts on adjacent housing
LG14 - Nursery, Icknield Way, Letchworth. Brownfield. Residential.	Brownfield site with good access to green space, public transport and the shops, services and facilities available in Letchworth town centre	Site immediately adjoins a conservation area Surface water flood risk on and around site Potential noise/amenity impacts on adjacent housing
LG15 - Garages, Icknield Way, Letchworth. Brownfield. Residential.	Brownfield site with good access to green space, public transport and the shops, services and facilities available in Letchworth town centre As a site for approximately 25 dwellings, the development is likely to be required to include some affordable housing	Site likely to be contaminated Surface water flood risk on and around site Potential noise/amenity impacts on adjacent housing

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
LG16 - Foundation House, Letchworth. Brownfield. Residential.	Brownfield site with good access to green space, public transport and the shops, services and facilities available in Letchworth town centre As a site for approximately 47 dwellings, the development is likely to be required to include some affordable housing	Site immediately adjoins a conservation area Site likely to be contaminated Surface water flood risk on and around site Potential noise/amenity impacts on adjacent housing
LG17 – Hamonte, Letchworth. Brownfield . Residential.	Brownfield site with good access to green space, public transport and the shops, services and facilities available in Letchworth town centre As a site for approximately 30 dwellings, the development is likely to be required to include some affordable housing	Site is in Source Protection Zone 2 Potential noise/amenity impacts on adjacent housing
LG18-Former Depot, Icknield Way	Site within 400m of a bus stop with regular service Brownfield site Affordable housing Access to green space	Site subject to surface water flooding Potential contamination The site is a major development and appears to be in a residential area
LG19 – The Wynd	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value Within 800m of rail station and within 400m of a bus stop with a regular bus service Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity Should provide additional shops and services within the town centre	Within a conservation area Potential impact on the setting of listed buildings Adjacent to a designated historic park/garden Site partially within flood zone 3 Some surface water flood risk on site Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise. Site also lies within 100m of a railway line

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
LG20 – Gernon Road	<p>Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre</p> <p>Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value</p> <p>Within 800m of rail station and within 400m of a bus stop with a regular bus service</p> <p>Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity</p> <p>Should provide additional shops and services within the town centre</p>	<p>Within a conservation area</p> <p>Contains a listed building and potential impact on the setting of other listed buildings</p> <p>Adjacent to a designated historic park/garden</p> <p>Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise</p>
LG21 – Arena Parade	<p>Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre</p> <p>Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value</p> <p>Within 800m of rail station and within 400m of a bus stop with a regular bus service</p> <p>Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity</p> <p>Should provide additional shops and services within the town centre</p>	<p>Within a conservation area</p> <p>Potential impact on the setting of listed buildings</p> <p>Adjacent to a designated historic park/garden</p> <p>Some surface water flood risk on site</p> <p>Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise</p>
Lower Stondon (adjoining)		
LS1 - Land at Ramerick	<p>Within 400m of a regular bus service</p> <p>Affordable housing</p>	<p>Greenfield site, classed as Grade 2 agricultural land</p> <p>Low/moderate landscape sensitivity</p> <p>Site within area of archaeological significance, adjoining listed buildings</p> <p>River within the site</p> <p>Not within 800m of green space</p> <p>The site is a major development and appears to be in a residential area</p> <p>Site located in Flood risk area and subject to surface water flooding</p>
Luton (adjoining)		
EL1, EL2 and EL3	<p>Will provide up to 2100 dwellings, a significant proportion of which will be affordable housing</p>	<p>Large greenfield site grade 3 agricultural land, considered to have generally high landscape quality based on its proximity to</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
		<p>the AONB.</p> <p>The area is well used and valued by local residents, and development would mean that access to the countryside would be further away for existing residents.</p> <p>The site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. The local road network into North Hertfordshire is sub-standard, and development could reduce accessibility for existing residents.</p> <p>The site is adjacent to Stubbocks Wood Wildlife site. The development would include Brickkiln Wood (not designated). Habitat creation proposed as part of the plan, but there is likely to be an initial negative impact in the short term.</p> <p>A site of this size and scale in this location is likely to have a significant visual impact on landscape, as well as on local villages. Cockernhoe would be particularly affected as, in combination with the EL3 development, it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area.</p> <p>Site includes part of Mangrove Green and Cockernhoe archaeological area. Site also close to Putteridge Bury. Development on this greenfield site will have significant effects on the amenity of the residents in Cockernhoe, Mangrove Green, Tea Green and Wandon End. The site is very close to the Luton noise corridor.</p> <p>This large new housing development will increase pressure on the sewerage and water supply infrastructure.</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
Preston		
PR1 –formerly site 215 - Land east of Butchers Lane	Access to green space Site will provide 23 dwellings, which are likely to include affordable housing	This is a greenfield site on agricultural Grade 3 land There is no regular bus service, nor a nearby railway station. Site close to conservation area and designated archaeological area The landscape capacity for developments is considered to be low, sensitivity moderate to high. The site is a major development and appears to be in a residential area Public rights of way run through the site, development will reduce existing residents' access to open countryside to the west of the village Site subject to surface water flooding
Reed		
RD1 –formerly RD/r1 Land at Blacksmiths Lane Reed	Would provide 21 dwellings, including affordable housing Within walking distance of school and green space.	Greenfield site, grade 2 agricultural land The site is located adjacent to an area of archaeological interest and listed building There is no regular bus service, nor a nearby railway station. The site is located near to a conservation area Development could restrict existing residents' access to green space
Royston		
RY1 – formerly site 218 - Land west of Ivy Farm,	Provides 311 dwellings, including affordable housing There is a greenspace located nearby (within 400m), linked by a right of way and site could contribute to Green Infrastructure project for Royston	Greenfield site, classified as grade 3 agricultural land Site will be visible from Therfield Heath Site borders the railway line Located adjacent to a SSSI Site is not located within 400m of a bus stop or 800m of the train station Partly within groundwater source protection zone 2. Potential surface water flooding issues onsite Moderate landscape sensitivity, moderate to high capacity Adjacent to Therfield Heath Area of Archaeological Significance Impact on the setting of a Scheduled Ancient Monument. The site is a major development and appears to be in a residential area Water treatment constraints in Royston

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<p>RY2 –formerly site 85</p> <p>Land North of Newmarket Road, Royston</p>	<p>Will provide 300 dwellings including affordable housing.</p> <p>Situated within 400m of green space.</p> <p>Potentially within 400m of a regular bus service, though this is not indicated on the Herts County Map, so this must be clarified.</p> <p>Landscape capacity for urban extensions is considered to be moderate to high in this area.</p>	<p>Greenfield site, classified as grade 3 agricultural land.</p> <p>Site borders the A505 (significant noise issue).</p> <p>Over 800m from railway station and town centre, and potentially more than 400m from a regular bus service – this must be clarified.</p> <p>Potential surface water flooding issues onsite</p> <p>The site is a major development and appears to be in a residential area</p> <p>Water treatment constraints in Royston</p>
<p>RY4 –formerly R/r11</p> <p>Land north of Lindsay Close, Royston</p>	<p>Will provide 100 dwellings including affordable housing</p> <p>Close to school, surgery, supermarket and employment areas</p> <p>Within 400m of a bus stop with a regular service</p> <p>Within 400m of green space</p>	<p>Greenfield land, grade 2 agricultural land</p> <p>Majority of site adjacent to A505 (significant noise issue)</p> <p>Possible ecological interests</p> <p>Potential surface water flooding issues onsite</p> <p>Not within 800m of a railway station</p> <p>Moderate landscape sensitivity, moderate to high capacity</p> <p>The site is a major development and appears to be in a residential area</p> <p>Water treatment constraints in Royston</p>
<p>RY5 –formerly R/r06</p> <p>Agricultural supplier</p> <p>Garden Walk</p> <p>Royston</p>	<p>Brownfield site</p> <p>Opportunity to remediate probable land contamination</p> <p>Good levels of public transportation; station within 800m as the crow flies and bus stop with regular service within 400m</p> <p>Will provide 56 dwellings including affordable housing</p> <p>Site within 800m of the town centre</p> <p>Access to green space</p>	<p>Probable land contamination from underground fuel storage.</p> <p>Will result in loss of business use</p> <p>Potential surface water flooding issues onsite</p> <p>The site is a major development and appears to be in a residential area</p> <p>Water treatment constraints in Royston</p>
<p>RY7, formerly site 217 - Anglian Business Park, Orchard Rd</p>	<p>Brownfield site</p> <p>Good levels of public transportation; station within 800m and bus with regular service within 400m</p> <p>Close to open space</p> <p>Site is within 800m of town centre</p> <p>Will provide 42 dwellings, including affordable housing</p>	<p>Site will mean loss of designated employment land</p> <p>Located in Source Protection Zone 2</p> <p>Site likely to be contaminated</p> <p>The site is a major development and appears to be near a residential area</p> <p>Water treatment constraints in Royston</p> <p>Amenity impact associated with residential in an employment area</p> <p>Potential surface water flooding issues onsite</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
RY8 – formerly R/e02 Industrial estate Lumen Road Royston	Brownfield site Central to the town- site is within 800m of town centre Within 400m of a bus stop with regular service and within 800m of the train station Opportunity to reclaim contaminated land Will provide 15 dwellings, which may include affordable housing.	Listed building onsite Known contaminated land (gas works) Loss of employment land Within groundwater source protection zone 1 Potential surface water flooding issues onsite Not clear how close accessible green space is The site is a major development and appears to be in a residential area Water treatment constraints in Royston
RY9 – employment – formerly R/e01 Land north of York Way Royston	Will provide local employment Just within 800m of train station	Greenfield site – agricultural grade not specified Public right of way through this site – developing it could lead to a reduction in amenity. More than 400m from a regular bus service and over 800m from the town The very southernmost corner of the site is within Groundwater Source Protection Zone 2. Possible ecological interest Potential surface water flooding issues onsite Water treatment constraints in Royston Out of town location may compete with town centre shops and services
RY10 - Land south of Newmarket Road	Access to green space Affordable housing Within 800m of town centre	It is not clear whether or not the site is served by a frequent bus service – this will need to be clarified. Site subject to surface water flooding Greenfield site, classed as grade 3 agricultural land High landscape sensitivity The site is a major development and appears to be in a residential area Water treatment constraints in Royston
RY11 - Land at Barkway Road, Royston. Beyond village boundary ex green belt. Residential.	Former green belt but the site does not contain any land classified as agricultural and none of the site has an ecological or landscape designation. Good access to green space Limited and localised landscape impacts	Poor access to public transport Potential noise/amenity impacts on adjacent housing Water treatment constraints for sites in Royston
RY12 – Town Hall Site, Royston (previously known as Civic Centre)	Accessible retail development in Royston town centre, which should contribute to competitiveness of the town centre Brownfield site, which does not impact on land of high agricultural	Within a conservation area Partially within a designated archaeological area Potential impact on the setting of listed buildings Site considered likely to be contaminated

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
	<p>value, or of high amenity or ecological value</p> <p>Within 800m of rail station and within 400m of a bus stop with a regular bus service</p> <p>Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity</p> <p>Should provide additional shops and services within the town centre</p>	<p>due to previous underground petrol storage</p> <p>Site within SPZ2</p> <p>Significant surface water flood risk on site</p> <p>Significant constraints on wastewater infrastructure in Royston</p> <p>Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise</p>
<b>St Ippolyts</b>		
<p>SI1 –formerly site 221 - Land south of Waterdell Lane</p>	<p>Site will provide 72 dwellings, including affordable housing</p> <p>Within 400m of greenspace</p>	<p>This is a greenfield site on agricultural Grade 3</p> <p>The landscape capacity for incremental small scale development is considered to be low to moderate; sensitivity is moderate</p> <p>The site is a major development and appears to be in a residential area</p> <p>No regular bus route within 400m nor railways station within 800m</p> <p>Site subject to surface water flooding</p>
<p>SI2 –formerly SI/r3</p> <p>Land south of Stevenage Road</p> <p>St Ippolyts</p>	<p>Will provide 24 dwellings, including affordable housing</p> <p>Access to green space</p>	<p>This is a greenfield site on agricultural Grade 3</p> <p>The site is adjacent to a designated area of archaeological interest</p> <p>Adjacent to a wildlife site</p> <p>Possible ecological interest</p> <p>No regular bus route within 400m nor railways station within 800m</p> <p>Development may restrict access to green space for existing residents</p> <p>Landscape assessment not available</p> <p>The site is a major development and is close to residential properties</p>
<b>St Paul's Walden</b>		
<p>SP2 - Land between Horn Hill and Bendish Lane, Whitwell</p>	<p>Access to green space</p> <p>Affordable housing</p>	<p>Greenfield site, classed as grade 3 agricultural land</p> <p>The site is a major development and appears to be in a residential area</p> <p>No bus stop with regular bus service within 400m, nor railway station within 800m</p> <p>Site subject to surface water flooding</p> <p>Moderate landscape sensitivity</p> <p>Close to conservation area and listed buildings</p> <p>Site within SPZ1</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
Stevenage (adjoining)		
GA1 – formerly NES3 Land at Roundwood (part of option 9 in Feb 2013 options appraisal)	<p>Two primary schools, retail outlets, parks and a doctors surgery are within 1 km of the site.</p> <p>Existing footpaths and cycleways about the site, and there is access to greenspace within 400m.</p> <p>There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west.</p> <p>Development would provide up to 360 dwellings (including 35% affordable housing)</p>	<p>This is a greenfield site, agricultural land grade 3.</p> <p>Not within 400m of a bus stop with a regular service</p> <p>The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area (moderate capacity).</p> <p>There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.</p> <p>Potential surface water flooding issues onsite</p> <p>Access to the countryside would be further away for existing residents.</p> <p>It is likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.</p> <p>Initial construction phase would be disruptive for surrounding local residential areas.</p> <p>Development of this large greenfield site will inevitably involve increased light, air and noise pollution.</p> <p>The site is a major development and appears to be in a residential area</p> <p>Water treatment constraints in Stevenage</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
<p>GA2 –formerly site 226 Land off Mendip Way (part of option 9 in Feb 2013 options appraisal)</p>	<p>A site of this size is likely to be able to provide some facilities within the development</p> <p>The development would provide 500 dwellings in North Hertfordshire, including affordable housing</p> <p>There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west.</p> <p>May be possible to fund improved bus services with a development of this size.</p> <p>Potential for sustainable energy solutions given size of site.</p> <p>Access to green space</p>	<p>Greenfield site, classified as grade 3 agricultural land</p> <p>No regular bus service within 400m, nor railway station within 800m</p> <p>Potential impact on three wildlife sites (Tilkin Wood, Brooches Wood, Claypitthills Spring Wood) which are adjacent to the site.</p> <p>There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.</p> <p>Part of the site is in a landscape identified as having low capacity and moderate sensitivity for development. The site contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warren's Green</p> <p>Potential impact on setting of listed building at Tile Kiln Farm.</p> <p>Potential surface water flooding issues onsite</p> <p>There are multiple rights of way through the site, which highlights its amenity value. Development will reduce accessibility of the open countryside to existing Great Ashby residents</p> <p>Site borders a watercourse</p> <p>Site possibly contaminated</p> <p>The site is a major development and part of it adjoins a residential area</p> <p>Scale of development will put pressure on water resources</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
NS1 – North of Stevenage	Development would provide 900 dwellings, which would include significant amounts of affordable housing.	<p>Large greenfield site grade 3 agricultural land</p> <p>Within 400m of existing greenspace, however, it would result in the loss of open countryside which is used for amenity purposes by residents to the south of Graveley. The site will incorporate some open space so the overall effect is therefore uncertain.</p> <p>Stevenage station is over 3km from the site. However, it is still likely that a significant proportion of new residents would work outside Stevenage and travel by car</p> <p>A designated wildlife site, Ledgeside Plantation is about 300 metres from the site.</p> <p>A development of this size is likely to have significant impact. Development would be close to Graveley village, and is likely to have a significant impact on views from the village and its distinctiveness as a settlement without appropriate mitigation measures.</p> <p>Site is adjacent to Graveley Village area of archaeological interest. Whilst not within the Graveley Conservation Area, its setting will need to be assessed and appropriate mitigations measures put in place, as not to harm this area. Manor Farm (grade II listed) and the Church of St Etheldreda (grade II* listed and a scheduled monument) are located to the north east of the north Stevenage area. The setting of these would need to be maintained in any development.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas in the short term. Development on this large greenfield site will result in a loss of tranquillity for the area closest to Graveley and have an impact on the amenity of the properties in Church Lane.</p> <p>There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
WS1 – Stevenage West	If developed, site would provide 1700 - 3,100 houses in North Hertfordshire with a proportion being affordable.	<p>Large greenfield site grade 3 agricultural land</p> <p>The site is separated from Stevenage by the A1 (M) and even if connected via a tunnel or bridge, would be over 1km from the station at the closest point. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car.</p> <p>Site includes Lucas Wood Wildlife site and Upper Kitching Spring Wildlife Site and High Broomin Wood is adjacent to the southern edge. Knebworth Woods SSSI is located to the south.</p> <p>The capacity for large urban extensions or new settlements in the Almshoe Plateau is considered to be moderate. However, overall Almshoe Plateau is considered to be of low landscape value.</p> <p>Site contains a designated archaeological site and there is a Grade 1 Listed building at Almshoe Bury to the North West.</p> <p>Site adjacent to A1, there may need to be noise attenuation in some areas and development to be an appropriate distance in relation to air quality and noise.</p> <p>Part of the site is situated within source protection zone 2. There potential contamination from a former landfill on the site, but it is not known if this is within the SPZ2 area.</p> <p>There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.</p>
<b>Therfield</b>		
TH1 –formerly site 119  Land West of Police Row, Therfield	Will provide 26 dwellings, including affordable housing.  Access to green space	<p>No bus stop with regular service within 400m, nor railway station within 800m</p> <p>Greenfield site, classified as grade 3 agricultural land.</p> <p>Site borders a conservation area.</p> <p>Site is within a designated area of archaeological interest.</p> <p>Site is located near listed buildings.</p> <p>Landscape impact uncertain</p> <p>The site is a major development and appears to be in a residential area</p>

Site/location/ type	Significant positive effects	Significant negative effects and uncertainties
Weston		
WE1 – formerly site 228 - Land North of the Snipe	Site will provide 25 dwellings, including affordable housing Site is proximate to green space	No bus stop with regular service within 400m, nor railway station within 800m Greenfield site, classified as grade 3 agricultural land Landscape capacity for new development is moderate –low, and sensitivity is moderate to high The site is a major development and appears to be in a residential area Potential surface water flooding issues onsite
Wyndley		
WY1- formerly site 232 (amended site 122) Land south of Little Wyndley	Would provide 300 dwellings, including access to affordable housing Adjacent to green space Site is within 400m of a bus stop	This site is a greenfield site, classified as grade 3 agricultural land Site borders listed buildings Part of site includes designated area of archaeological interest Within a landscape area described as distinctively unusual; impact of development on landscape assessed as moderate Parts of site in flood zone 2 and flood zone 3 Land is potentially contaminated from adjacent landfill Site is borders A602, creating potential noise issues Potential surface water flooding issues onsite Development will reduce access to green space for existing residents The site is a major development and appears to be in a residential area

## 2 Site appraisal matrices

### 2.1 Ashwell

Type of Site and Number: AS1- formerly site 3 - Residential				
Site Reference and Location: 07/0852				
Land west of Claybush road Ashwell				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>X</b>	<b>X</b>	<b>X</b>	This site is located within walking distance to local services. However, it is a sloping site with poor pedestrian/cycling access. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>x</b>	<b>x</b>	<b>x</b>	This area is a greenfield site. Uncultivated grassland (possibly set aside agricultural land), bordered by hedgerows. The land is agricultural land grade 3.
2(b) Provide access to green spaces	√	√	√	There is green space located nearby.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	This site is within walking distance to the town centre for fit-abled people. There is a school within walking distance and a recreational ground. There is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion. The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town. The elderly and disabled will require private transport in the form of taxis or private cars.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	This site is a greenfield site. Site is not a designated wildlife site. The site uncultivated grassland (set aside agricultural land) bordered via hedgerows. This site will have high biodiversity potential. Development of this site is unlikely to protect or enhance biodiversity.
3(b) Protect and enhance landscapes	<b>0</b>	<b>0</b>	<b>0</b>	Site falls within the landscape Character Area of North Baldock Chalk Uplands Area is a Landscape Conservation area Landscape character consists of Medium to large arable fields. Landscape is common and impact of built development is moderate

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site does not fall within a conservation area, and is not situated near listed buildings. However the site will impact on the setting of various Scheduled Ancient Monuments.
3(d) Reduce pollution from any source	0	0	0	This site does not border a watercourse. Although is in close proximity to a reservoir This site is not contaminated, there is no landfill site within 250m
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site is not within a flood zone and is not subject to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This village is not identified as a deprived area The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	This site has potential to provide access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area The site is unlikely to provide any harmful impact upon health May create noise impact during construction
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Easy access to public rights of way

## 2.2 Baldock

<b>Site number and name: BA1 North of Baldock</b>				
<b>– formerly site 200</b>				
<b>Type of site: Greenfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				

1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No employment land provided, though there is an adjacent employment site.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 2 and 3 agricultural land.
2(b) Provide access to green spaces	X	X	?	<p>Site is adjacent to existing open space to the west (Ivel Springs), although the most eastern extent of the site is approximately 2km from this</p> <p>Development of this area will mean existing residents of North Baldock will be further away from accessible open countryside.</p> <p>Mitigation – Protection and expansion of existing rights of Way, and other green infrastructure recommendations in the 2013 Landscape Sensitivity Study. Site provides opportunity to contribute towards Baldock Greenway Green infrastructure project and proximate strategic green links providing opportunity to enhance existing recreational amenity.</p>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√?	<p>The site is close to the station, and could support additional public transport links within the site, as well as providing infrastructure to bridge the railway. The southern part of the site is within 400m of a bus stop (though service is less frequent than hourly in the day) and 800m of train station, however the site extends north, to the point where the boundary is 1500m from the station.</p> <p>The railway line forms a barrier for pedestrian and cycle access to schools the town centre and other facilities, however a development of this scale is likely to provide public transport facilities within the short to medium term, and could provide new infrastructure to bridge the barrier.</p> <p>Mitigation – public transport links within the development, particularly linking to Baldock station</p>

3(a) Protect and enhance biodiversity	X	X	?	<p>The site contains Baldock Road Verge Wildlife site and Blackhorse Farm Meadow and Ivel Springs wildlife sites are located adjacent to the west.</p> <p>Hertfordshire ecology notes that this area is one of the most important for the remaining Corn Bunting population in Hertfordshire with about 10% of the county total. It also notes that good numbers of Yellow Wagtails were also found in the area in addition to Grey partridge and Linnet. In addition reptiles and roadside verge flora must also be considered.</p> <p>Mitigation: relative significance of site and opportunities for biodiversity offsetting should be identified. Ivel Springs to west requires protection and appropriate management. Retention of hedgerows; compensation enhancements for bird habitat loss, roadside verge habitats as part of GI.</p>
3(b) Protect and enhance landscapes	X	X	X?	<p>The 2013 Landscape Sensitivity Report<sup>8</sup> identifies the areas to the north of the site as having moderate to high sensitivity and areas adjacent to the railway line as having moderate to low sensitivity. The report includes a number of specific detailed recommendations<sup>9</sup> to minimise the landscape impact. These include ensuring that any development to the north of Bygrave Road should be set back from the public right of way between the road and the Common, leaving a green buffer strip to either side of the hedgerows. Likewise it recommends that there should be a suitable open, buffer strip between any new housing and the arable farmland.</p> <p>However, these mitigation measures are unlikely to be able to mitigate the significant negative effect on the rural character of Bygrave Road / Ashwell Road.</p> <p>It is noted that the development area proposed is smaller than the site considered in the Landscape Capacity Study and addresses the Study's recommendations on developing below the ridge-line and in relation to existing settlements.</p> <p>Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern, taking account of the recommendations of the 2013 Landscape report.</p>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<p>The site includes five designated areas of archaeological significance and is adjacent to Ivel Springs Ancient Monument</p> <p>Mitigation – undertake a detailed archaeological survey, ensure protection of ancient monument</p>

<sup>8</sup> Land north of Baldock: Landscape sensitivity study, LUC, July 2013

<sup>9</sup> See [http://www.north-herts.gov.uk/12\\_baldock\\_landscape\\_sensitivity\\_report.pdf](http://www.north-herts.gov.uk/12_baldock_landscape_sensitivity_report.pdf)

3(d) Reduce pollution from any source	0	0	0	Site is not in a source protection zone or adjacent to a watercourse.
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	There is potential for site-wide sustainable energy solutions due to the size of the development and its location adjacent to an employment site. Some south east parts of the site are identified as at risk from surface water flooding. Mitigation; prepare a surface water management plan
5(a) Share benefits of prosperity fairly	0	0	0	Baldock is not identified as being deprived
5(b) Increase access to decent and affordable housing	√	√	√	Development would provide 2800 dwellings, which would include significant amounts of affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	?	Development on this greenfield site will have significant effects on the amenity of the properties in Bygrave Road, and reduce tranquillity for residents in Ashwell Road and Bygrave. The site borders the railway line, and there will be significant noise impacts for the housing close to the railway. Mitigation: Effects on properties within and close to the site can be partially mitigated by appropriate landscape and planting, as well as by phasing of the construction work. Appropriate landscaping and planting to reduce noise impacts from railway. Produce a construction management plan to mitigate effects on nearby residents.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This large new housing development will increase pressure on water supply infrastructure. Mitigation – ensure water efficiency in new development and use of SuDs
7 Promote sustainable urban living	√?	√?	√?	The southern part of site is located in relative close proximity to the town centre and to bus stops and the train station, however the railway line forms a obvious barrier from the rest of the town. A development of this size may be able to fund transport connections which will make the centre of town more accessible. It is also likely to support businesses in the town centre, provided any new facilities do not compete with the town centre.

<b>Type of Site and Number: Residential</b>	
<b>Site Reference and Location: BA2 – formerly B/r04 Land of Clothall Common, Baldock</b>	
<b>What is the predicted effect on</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	X	X	X	A bridle path runs to the west of the site, providing access for walkers and cyclist. The number of dwellings would require the provision of sport and recreation facilities for the new residents. Despite this the development of this field would result in a net loss of access to existing open space of value for informal recreation to the wider community.
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated and within 400 meter of several bus stops (both with frequent and restricted services) and the route terminus. The site is in walking distance (<800) to Baldock town centre and the local super store, but is further than 800m from the railway station.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Although there is no biodiversity designation on the site, a development would reduce the habitats of existing species. The site is situated close to a designated wildlife area to the west.
3(b) Protect and enhance landscapes	X	X	X	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	$\frac{3}{4}$ of the site is designated as being of archaeological importance.
3(d) Reduce pollution from any source	x	x	x	Listed within Contaminated Land Study as unlikely to be contaminated. Site is located within Groundwater source protection zone 2.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood risk area and not subject to surface water flooding. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community.

				Generally, the area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√	√	√	Baldock has a requirement of 410 dwelling on greenfield land (housing land study) Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area  Although not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the bypass A505 would suggest some noise and air pollution. Site provides good access to health service within Baldock Town Centre. The scale of the development could enable the provision of local health care facilities
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The closest part of the site is within 800m of the town centre, though the majority of the site isn't. Positive effects would increase over time if measures to increase access for pedestrian and cyclist were provided.

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: BA3 – formerly B/r12 South of Clothall Common, Baldock</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Access to areas of informal recreation within 400m: Number of dwelling would require the provision of extensive sport and recreation facilities either on or off site, which would benefit the wider community.

2c Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Situated and within 400 metre of several bus routes, but only with infrequent services. The westernmost corner of the site is just over 400m as the crow flies from the nearest bus stop with a frequent service, but approximately 800m along a walking route (and the vast majority of the site is farther away still) The isolated feel of the site would not encourage walking to local facilities. Although Baldock is about 1 km from the site, the Town Centre and Retails Study suggests only 2% of visitor uses the centre for shopping and most drive to the local Super store. Any negative effects will be reduced over time when other car reduction initiative to encourage walking and cycling have been implemented. Mitigation – improve public transport provision
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Although there is no biodiversity designation on the site, any development of this scale will negative impact on existing habitats on site.
3(b) Protect and enhance landscapes	X	X	X	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity (due to the views across the site). Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development. The severity of the negative effects depends on mitigation measures to protect the setting and visual amenity of the landscape.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Archaeological Designation covers the site and it is close to an ancient monument.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Not located near a water course. Site is not located within Groundwater source protection zone.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X?	√X?	Site not in a flood risk area. Site subject to surface water flooding (1 in 30 year) The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a high ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√	√	√	Baldock has a requirement of 410 dwelling on greenfield land (housing land study) Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area  Although not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the bypass A505 would suggest some noise and air pollution. The scale of the development could enable the provision of local

				health care facilities
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Dependent on sustainable construction and site operation measures.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Site is within 800m of town centre. Although identified as an edge-of-town centre, the site feels isolated. Additional residents would only support the vitality and viability of Baldock Town centre, if strong measures to increase access for pedestrian and cyclist were provided.

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: BA 4 –formerly B/r03 East of Clothall Common, Baldock</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space Number of dwelling would require the provision of sport and recreation facilities either on or off site.
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Situated within 400 m of several bus routes with infrequent services, but not with frequent services, and further than 800m from the station. However, the town centre is still readily accessible by cycling. Site is situated across the road from an employment site. Mitigation – improve public transport provision
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Biological Records Centre indicates that this site has potential ecological interest. Could be mitigated by appropriate measure during implementation
3(b) Protect and enhance landscapes	0	0	0	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity.

3© Conserve and where appropriate, enhance the historic environment	x	x	x	Although there is no historical designation on the site, it borders to the east onto an area designated for archaeology.
3(d) Reduce pollution from any source	0	0	0	Not listed within Contaminated Land Study). Site does not border any watercourses. Not in source protection zone
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site not in a flood risk area. Site is subject to surface water flooding (only a small section by 1 in 30 yr flooding, but nearly 2/3 of site by 1 in 1000 yr flooding) The transport and utility study indicates a requirement of reinforcement for gas supply: this could justify the use if microgeneration of energy from renewable source. There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). Climate change mitigation and adaptation measures should be employed during construction, site layout and building operation to reduce energy demand. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.
5(b) Increase access to decent and affordable housing	√	√	√	Planning policy requires provision of affordable housing in the development
5© Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and appears to be in a residential area  Also not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the railway would suggest some noise pollution.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Dependent on sustainable construction and site operation measures.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Additional residents would support the vitality and viability of Baldock Town centre. Site is over 1 km of the Town Centre

<b>Type of Site and Number: BA5 –formerly site16 Residential</b>				
<b>Site Reference and Location: 08/2172, Land North of Yeomanry Drive, Baldock</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	

<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The proposed development has potential to support local services Provides good access to services and support retail services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	The site is a greenfield site No contamination identified.
2(b) Provide access to green spaces	x/√	x/√	x/√	Public rights of way bordering site green spaces located within 400m Development of this site would reduce green space available for residents living nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site within 400m of an infrequent bus service, but not a frequent service. However, it is within 800m of a railway station. Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Site is a greenfield agricultural site The site is not designated as an important ecological site Established trees and hedgerows border the site and split the site Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	Site includes scheduled ancient monument Appropriate investigation required to ensure protection.
3(d) Reduce pollution from any source	0	0	0	Site is not situated within a source protection zone. This site does not border a watercourse. There is no landfill site within 250m
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Not at risk of flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and	x	x	x	The site is a major development and appears to be in a residential area

services that engender good health and reduce health inequalities				The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Located within 800m of town centre, could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area

<b>Type of Site:</b> <i>Housing (appraised for both housing and employment purposes)</i>				
<b>Site Reference and Location:</b> BA6 –formerly B/e03, Icknield Way, Baldock				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Retain as employment (or change to housing). Unclear what the previous use was
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site with little or no amenity value This site is known to be contaminated due to gas works and underground tanks, and so provides an opportunity to reclaim contaminated land Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space This site has a public right of way running though it but should not impact upon access to green space

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Within 400m of a bus stop with a frequent service Within 800m of train station Improving employment opportunities in the area will help to combat commuting out of the area for work.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	The site includes some trees and shrubs. The site is not designated as being of ecological importance Mitigation – tree survey
3(b) Protect and enhance landscapes	0	0	0	N.a
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The site is in an area of archaeological interest Mitigation - Archaeological survey
3(d) Reduce pollution from any source	X	X	X	The site is not located in a Groundwater Source Protection Zone Site does not border a watercourse The site is known to be contaminated from gas works and underground tanks
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	The site is not in a flood risk area Entire site subject to surface water flooding The site is not on a north facing slope Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP Mitigation - SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Areas of Baldock are identified as being deprived
5(b) Increase access to decent and affordable housing	√	√	√	Would provide approx 14 dwellings in an area of need
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and is bordered by residential properties Existing land use is predominantly employment Site is next to train tracks Next to railway line – noise for future employees
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	May be sewage and energy constraints Mitigation – site specific assessment of energy and sewage constraints
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	within 800m of town centre Existing site use similar

<b>Type of Site and Number:</b> Residential (Brownfield)				
<b>Site Reference and Location:</b> BA7 –formerly B/r14 r/o Clare Crescent Baldock				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	○	○	○	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	The site is currently described as allotments. It is not clear who uses them, but their amenity value would be lost if site was developed.
2(b) Provide access to green spaces	√	√	√	The site has access to several public rights of way and green spaces (within 400 m).
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Located near to school; good access to services Regular bus service and bus stop within 400m, but further than 800m from station.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	The site is not designated as an important ecological site The site is a garden, so development is likely to result in some loss of habitat. However, no access has been possible to the site.
3(b) Protect and enhance landscapes	?	?	?	No information available on landscape impacts.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Not in a conservation area or area of archaeological interest.
3(d) Reduce pollution from any source	X	X	X	The site is located partly in Groundwater Source Protection Zone 1 and partly in Zone 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to	√X	√X	√X	Not at risk of flooding The site is subject to surface water flooding Mitigation – explore potential for SUDS

adapt to climate change				
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	May contribute to regeneration of Baldock, but a fairly small development
5(b) Increase access to decent and affordable housing	?	?	?	Estimated to provide 15 dwellings. If it does, will be required to incorporate affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	Initial construction could provide noise disturbances The site is a major development and would be adjacent to current residential areas
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity)
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	N/a

BA8 / BA9 - Works, Station Road / Adj Raban Court, Royston Road

<b>Site number and name: BA8 / BA9 - Works, Station Road / Adj Raban Court, Royston Road</b>				
<b>Type of site: Brownfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site

2(b) Provide access to green spaces	3	3	3	Housing site within 100m of green space (natural and semi-natural)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is within 100m of Baldock rail station. There is a bus stop immediately adjacent to the site. Although this does not have a regular service, there are bus stops with regular services within 400m of the site
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Herts Ecology suggest limited opportunity for improvement
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Baldock
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The site directly adjoins a conservation area and a Grade II listed building and is within an archaeological area.
3(d) Reduce pollution from any source	X	X	X	Site is not within a SPZ and is not adjacent to a watercourse. Given previous uses, site is likely to be affected by contamination
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Part of the site and all surrounding roads have surface water flood risk.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 50 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities				Not in AQMA. Mixed use area but some of the site is adjacent to existing residential. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Baldock town centre

<b>Type of Site:</b> <i>Employment</i>				
<b>Site Reference and Location:</b> BA10 – formerly B/e01, Royston Road, Baldock				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve	√	√	√	This proposed development could supply jobs in the local

sustainable levels of prosperity and economic growth				<p>area.</p> <p>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</p> <p>Site is located in Baldock which is identified as one of the main centres in need of improving employment opportunities. Site is on the outskirts of town. May be better being more central to the town.</p>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	<p>Site is listed as brown field but from photographic evidence it appears to be largely greenfield.</p> <p>No environmental designations</p>
2(b) Provide access to green spaces	√	√	√	This site is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<p>Train station within 800m of the western section of the site. Bus stop within 400m of site, but not with a regular service</p> <p>Site is located on the outskirts of the town.</p> <p>However, improving employment opportunities in the area will help to combat commuting out of the area for work.</p> <p>Mitigation – improve and encourage the use of public transport.</p>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<p>The site is vegetated and includes hedgerows, trees and shrubs.</p> <p>Building on this site is likely to lead to a decrease in the ecological value and features of this land.</p> <p>The site is not designated as being of ecological importance</p>
3(b) Protect and enhance landscapes	√	√	√	The site is identified as having a high capacity for development and a low sensitivity for development.
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site contains an area of archaeological interest.
3(d) Reduce pollution from any source	0	0	0	<p>The site is not in a Groundwater Source Protection Zone</p> <p>Site does not border a watercourse</p> <p>Not contaminated</p>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<p>The site is not in a flood risk area</p> <p>Significant surface water flood risk on site</p>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	<p>By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area.</p> <p>Parts of Baldock are identified as being deprived</p>

5(b) Increase access to decent and affordable housing	O	O	O	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and borders residential properties Development on a largely open and undeveloped stretch of land will increase the level of nuisance, noise and traffic in this area. Next to railway line – noise for future employees
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	May be sewage and energy constraints
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	O	O	O	Out of town development (but within 800m) Employment study suggests employment developments would be better if based in the town centre

<b>Type of Site and Number:</b>				
<b>Site Reference and Location: BA11 - Deans Yard, South Road</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Site is replacing a number of businesses. Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The site is previously developed land with little or no amenity value The site is known to be contaminated due to gas works and underground tanks, and so provides an opportunity to reclaim contaminated land Mitigation – contaminated land survey
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Within 400m as the crow flies of bus stop with a regular service, but the bus stop is a little more than 400m along a walking route Just over 800m to station Improving employment opportunities in the area will help to combat commuting out of the area for work, however this site is replacing existing businesses. Mitigation – improve and encourage public transport
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	The site is not designated as being of ecological importance Site includes a few trees Mitigation – tree survey
3(b) Protect and enhance landscapes	√	√	√	Site within urban area of Baldock
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site within an area of archaeological interest Mitigation – archaeological survey
3(d) Reduce pollution from any source	X	X	X	Site likely to be contaminated Site above SPZ3 Site does not border a river Mitigation – contamination survey
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site is not in a flood risk area Site subject to surface water flooding Site is not on a north-facing slope  Mitigation - SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Development of the site would mean the loss of businesses Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Site would provide a proportion of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and is adjacent to residential properties Existing land use is predominantly employment, therefore proposed use may be an improvement in terms of noise and pollution.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	The development will be connected to sewerage facilities in Letchworth, which is reported in the IDP as having no capacity issues The size of the development is unlikely to pressurize the systems immediately but need to improve current utilities in order to prevent future problems as energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas and, electric ). Mitigation – improve school capacity
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Location provides good access to services – within 800m of centre Encourage people to live in town centre areas, good access to main area Contribution to current housing need within the area could benefit in lowering commuting levels.

## 2.3 Barkway

<b>Type of Site and Number:</b> Residential (Greenfield) <b>BK1 –formerly Bk/r04</b>				
<b>Site Reference and Location:</b> Land off Cambridge Road, Barkway				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	The proposed development is likely to support the provision of local services within the village
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	<b>0</b>	<b>0</b>	<b>0</b>	The proposed development is on a Greenfield site The existing land use of the site is for horse grazing and housing
2(b) Provide access to green spaces	√	√	√	The site has access to several Bridleways The rights of way give good access to surrounding areas of Green Space (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	The site is located within 400m of a bus stop, but only with an infrequent service. Not within 800m of a railway station. Village location suggests people are likely to rely on personal transportation Mitigation – improve public transport provision.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	The land boundaries are defined with dense hedges and trees The land itself is defined as grass land, suitable for grazing Site area not listed as an ecologically sensitive area Site unlikely to enhance biodiversity Mitigation – Ecological survey of local hedgerows and surrounding land
3(b) Protect and enhance landscapes	?	?	?	No Landscape Character Assessment included for this village
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site is adjacent to a designated conservation area with several listed buildings, and development may impact upon it Mitigation – Ensure development has no impact upon the setting of the designated area
3(d) Reduce pollution from any source	<b>0</b>	<b>0</b>	<b>0</b>	Site does not border a watercourse Site not in SPZ 1 or 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	? √X	? √X	? √X	Not at risk of flooding Small part of site subject to surface water flooding Mitigation –investigate possibility for SUDS Mitigation – CHP may be viable if development is of a large enough size
<b>A JUST SOCIETY</b>				
5(a) Share	<b>0</b>	<b>0</b>	<b>0</b>	The site has potential to support local services within the

benefits of prosperity fairly				village Cumulative effects – Proposed mixed use/retail/other development adjacent to site, potential to support improvement of local services and provisions
5(b) Increase access to decent and affordable housing	?	?	?	Not enough available evidence for assessment – number of dwellings?
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local residents
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	No constraints identified for this site
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	O	O	O	N.a

<b>Type of Site and Number:</b> Residential (Greenfield)				
<b>Site Reference and Location:</b> BK2 –formerly BK/r02 Land at Windmill Close, Barkway				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The proposed development has potential to support local services within the village
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The site is located on a Greenfield area The land is designated as grade 2 agricultural land Land has current amenity value as a recreational area
2(b) Provide access to green spaces	X√	X√	X√	Evidence of several public rights of way close the site area The site location is well placed in terms of access to Green space areas for future residents However, the site itself is currently used as a recreational ground and residential open space; reducing the accessibility of a potential Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The housing study identifies the village as having some services Not within 400m of a bus stop with a regular service, nor within 800m of a railway station Mitigation – improve local public transport

<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	The land boundaries are defined by dense hedges The land itself is defined as grass land of a good quality agricultural grade. Site area not listed as an ecologically sensitive area Site unlikely to enhance biodiversity. Development is likely to lead to a deterioration in the ecological value of this site. Mitigation – Ecological survey
3(b) Protect and enhance landscapes	?	?	?	Lacking information from landscape study
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site is not located directly on conservation sites or of archaeological interest, but does border an area of archaeological interest, and may impact upon it. Relatively small development
3(d) Reduce pollution from any source	0	0	0	Site does not border a watercourse Site not in SPZ 1 or 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Data from the Environment Agency indicates the area is not at risk from flooding Small part of site subject to surface water flooding Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	The site proposal meets the expected criteria in order to provide "decent" affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Limited information regarding the site constraints
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Located within a geographically remote area Could encourage commuting to the surrounding towns

BK3 - Land between Cambridge Road & Royston Road

**Site number and name: BK3 - Land between Cambridge Road & Royston Road**  
**Type of site: Greenfield. Residential.**

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Grade 2 agricultural land A right of way crosses the site and another runs along one of the site boundaries so the site is likely to have amenity value
2(b) Provide access to green spaces	3	3	3	Housing site within 100m of green space (play & youth facilities and amenity green space) and, given the scale of development (140 dwellings), it would contribute some additional green space which would be accessible to nearby residential properties, particularly if the existing rights of way are maintained.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Site is close to bus stops but these do not have a regular service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Herts Ecology describe the ecological sensitivity of the site as low, that it is unlikely that ecological interest will be sufficient to prevent development but some compensation should be considered for cumulative losses of grasslands and trees
3(b) Protect and enhance landscapes	?	?	?	Site is not within AONB. The area is not covered by the NHDC landscape studies. NHDC officer comments on the site are that it is at a gateway to Barkway and is an open site adjoining residential development. Development will therefore have some local landscape impacts, although the significance of these is unclear.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The site is not within an archaeological area and will have no direct impact on any identified heritage assets. However, the Cockenach Estate (an historic park and garden) lies immediately opposite the site on the other side of Cambridge Road. Development on the site is likely to have an impact on the setting of this heritage asset.
3(d) Reduce pollution from any source	0	0	0	Site is not within SPZ 1 or 2 and is not adjacent to a watercourse. No contamination concerns identified.
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Very small portion of the site has surface water flood risk but only in a 1 in 1000 year event
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	3	3	3	Should help to support services in Barkway
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 140 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Parts of the site are adjacent to existing residential. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Rural development

## 2.4 Codicote

<b>Type of Site and Number: CD1 – formerly site 29 Residential</b>				
<b>Site Reference and Location:07/0829 Land South of Cowards Lane, Codicote</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site has potential to support the rural economy; number of proposed dwellings on the site is high
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	green space is within 400m Public rights of way nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m. Village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	x	x	x	Site is not designated as being of ecological importance, but is adjacent to a wildlife site so may have some impact on it Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	This site lies within the Danesbury – Rabley Heath LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site is not located within an area of archaeological interest Site is not located within a conservation area Site contains no listed buildings
3(d) Reduce pollution from any source	x	x	x	The site is situated within a source protection zone 2 Site does not border a water course There is no evidence of contamination upon the site
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√x	√x	√x	Flood risk is not identified as a problem within this area. Site subject to surface water flooding. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment

**CD2 –formerly site 205** – Codicote Garden Centre, Codicote

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X	The site has the potential to support the rural economy, but represents the loss of economic development in the area
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	0	Part of site is greenfield, part is previously developed.
2b. Provide access to green spaces?	√	Green space within 400m Rights of way nearby providing access to open countryside
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m. Codicote has a number of shops and services Village location is likely to lead to the increased use of private cars Mitigation – encourage sustainable transport initiatives
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	Site does not conflict with any designated areas of ecological interest, however, development of a partly greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of overgrown hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing hedgerows to ensure net biodiversity gain
3b. Protect and enhance landscapes?	X	The site is located within the Codicote Plateau Landscape character area (LCA 205) and is considered to have moderate to high sensitivity The landscape capacity for incremental small scale development is considered to be low to moderate Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	0	Site does not include any historic features
3d. Reduce pollution from any source?	X	Part of site is within Ground Water Source Protection Zone 2 Unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the	√/X	Site not located in a flood zone Site subject to surface water flooding

Districts ability to adapt to climate change		Mitigation - Explore potential for SUDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	Site has potential to support local services within the village
5b. Increase access to decent and affordable housing?	√	The estimated number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	The transport and utilities constraints background paper study and IDP suggests that the village is free from constraints
<i>Town centres</i>		
7. Promote sustainable urban living?	0	Codicote's location makes the residents use of private transport likely to commute into the nearest large town for work and entertainment

<b>Type of Site and Number: CD3 –formerly site 32 Residential</b>				
<b>Site Reference and Location: 08/3664/1 Land NE of The Close, Codicote</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site has potential to support the rural economy; number of proposed dwellings on the site is high
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	green space is within 400m Public rights of way nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m. Village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	This site lies within the Codicote Plateaux LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site is not located within an area of archaeological interest Site is not located within a conservation area Site contains no listed buildings
3(d) Reduce pollution from any source	x	x	x	The site is situated within a source protection zone 2 Site does not border a water course There is no evidence of contamination upon the site
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√x	√x	√x	Flood risk is not identified as a problem within this area. Site subject to surface water flooding Mitigation – Explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and is in a residential area Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment

CD4 - Land at Pulmore Water

**Site number and name: CD4 - Land at Pulmore Water**  
**Type of site: Greenfield. Residential.**

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Grade 3 agricultural land
2(b) Provide access to green spaces				No site info available
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	More than 1km from the nearest bus stop
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Herts Ecology suggest the site has low ecological sensitivity with some grassland potential
3(b) Protect and enhance landscapes	?	?	?	Site is not within AONB. Area not covered by landscape studies and no officer comments on the site. Site is in open countryside but does not appear to be visually prominent from surrounding roads.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	X	X	X	Site is within SPZ 2. Not adjacent to a watercourse. No information on contamination
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No constraints identified
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site is more than 1km from Codicote so unlikely to generate significant benefits in terms of supporting services.
5(b) Increase access to decent and affordable housing	0	0	0	Gypsy and Traveller site
5(c) Improve conditions and	0	0	0	Not in AQMA. Rural location.

services that engender good health and reduce health inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Rural development

<b>Type of Site and Number:</b>				
<b>Site Reference and Location:</b> CD5 - Land south of Heath Road, Codicote				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site has potential to support the rural economy. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	This is a greenfield site, largely open agricultural fields with trees and hedgerows on the boundaries. Site located upon grade 3 agricultural land. Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Site proximate to Codicote local centre which includes services and facilities The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m Mitigation – Improve public transport access
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	Site is a greenfield site Site itself does not have any designated areas of ecological interest; however, it lies in between several designated wildlife sites, and development could impact on wildlife corridors. Development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design. Established trees and hedgerows within and border the site. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.

3(b) Protect and enhance landscapes	<b>x</b>	<b>x</b>	<b>x</b>	Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.
3(c) Conserve and where appropriate, enhance the historic environment	<b>x</b>	<b>x</b>	<b>x</b>	Site is proximate to listed buildings and conservation area Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height
3(d) Reduce pollution from any source	<b>X</b>	<b>X</b>	<b>X</b>	Site likely to be contaminated Site above SPZ 2 or principal aquifer
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	<b>0</b>	<b>0</b>	<b>0</b>	The site is not in a high flood risk area. Very small part of site subject to 1 in 1000 yr surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	<b>0</b>	<b>0</b>	<b>0</b>	Site has potential to support local services. Not located in a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	The size of the site means it is likely to deliver affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	<b>X</b>	<b>x</b>	<b>x</b>	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	<b>0</b>	<b>0</b>	<b>0</b>	No specific constraints identified in the village however Codicote drains towards Rye Meads catchment, which has known capacity issues. Mitigation – further investigation of Rye Meads STW capacity
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	<b>0</b>	<b>0</b>	<b>0</b>	Site not located proximate to a town but Codicote has a local centre with some services and facilities. Site is likely to increase private car use.

## 2.5 Graveley

### GR1 –formerly site 208 – Land at Milksey Lane

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		

1. Achieve sustainable levels of prosperity and economic growth?	0	The site has the potential to support the rural economy and rural facilities
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	The development is located on greenfield land, although part of the site is includes a large house The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	Green space within 400m Rights of way nearby providing access to open countryside
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	Just under half of the site is located within 400m of a bus stop with a regular service, but there is no railway station within 800m. Village location is likely to lead to the increased use of private cars
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	Site does not conflict with any designated areas of ecological interest, however, development of a partly greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of overgrown hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X	The site is located within the Arlesey – Great Wymondley landscape character area (LCA 216) which is considered to have low sensitivity There could be capacity for carefully located and designed small scale developments within the character area, particularly if they were in keeping with the existing character and incorporated into existing settlements Mitigation – landscape assessment and sensitive design to use existing landscape features
3c. Conserve and, where appropriate, enhance the historic environment?	X	Site is located near an archaeological area Part of site is in a conservation area Mitigation – undertake archaeological assessments Mitigation - ensure development is sensitive to local buildings and development incorporates the local character including size, materials, design etc.
3d. Reduce pollution from any source?	0	Part of site is within Ground Water Source Protection Zone 3, although site is above a high groundwater vulnerability zone Unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	0	Site not in flood zone, but part of Hight Street and Church Lane (assumed access roads) are in a Flood zone 3
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	0	Site has potential to support local services within the village
5b. Increase access to decent and affordable housing?	0	The estimated number of dwellings will be too small to provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is not a major development and does not appear to be surrounded by residential properties. However, initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. Site is proximate to the A1 Mitigation – noise and vibration should be considered by site design and landscaping
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	The transport and utilities constraints background paper study and IDP suggests that the village is free from constraints
<i>Town centres</i>		
7. Promote sustainable urban living?	0	Graveley's location makes the residents use of private transport likely to commute into the nearest large town for work and entertainment, few services in the village

## 2.6 Hitchin

<b>Type of Site and Number: HT1 – formerly site 39 Residential</b>				
<b>Site Reference and Location: 08/3637 Higoover Farm, Stotfold Road, Hitchin</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The proposed development has potential to support local services Provides good access to services and support retail services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	This site is a greenfield site. This is Grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	Within 400m of green space No rights of way through the site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The site is a little more than 400m from the nearest bus stop with a frequent service. The railway station is approximately 950m from the closest part of the site as the crow flies Site is not within walking distance to the town centre
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This site is a greenfield site. This site is not within a designated wildlife site. The Hitchin Railway Banks Wildlife Site is adjacent to the site but separated from it by roads. Trees and hedgerows are present throughout the site.
3(b) Protect and enhance landscapes	X	X	X	There are no landscape designations but the site is in an area of moderate sensitivity
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site does not fall within a village conservation area. The site does not fall within an area of archaeological interest The site does not include listed building
3(d) Reduce pollution from any source	0	0	0	Site does not border a source protection zone. This site is not contaminated This site does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Site is not within a flood zone Small pockets of the site are susceptible to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact on services or facilities in deprived or rural areas
5(b) Increase access to decent and affordable housing	√	√	√	This site would provide a significant level of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and adjoins a residential area Initial construction phase could possibly cause noise and nuisance effects to local residents
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Scale of development proposed will place pressure on water resources
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site is further than 800m from the town centre Unlikely to incorporate shops or services that would compete with the town centre

**Type of Site and Number: HT2 –formerly site 98 Residential**  
**Site Reference and Location: 07/0755, land north of Pound Farm, London Road St Ippolyts**

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	Immediately adjacent to the urban area of Hitchin Could contribute to the improvement of the local economy and support of the existing services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>x</b>	<b>x</b>	<b>x</b>	This site is a greenfield site. The land is designated as grade 3 agricultural land, though most of it is grade 3b, according to the site owners
2(b) Provide access to green spaces	<b>√/x</b>	<b>√/x</b>	<b>√/x</b>	There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. It is adjoined by a wildlife site. If developed this site would reduce the amount of green space available for public access There is no public rights of way adjoining the site or near the site Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>x</b>	<b>x</b>	<b>x</b>	Site is located within 400m of a bus stop, but only with an infrequent service. The site is more than 400m from the nearest frequent service, and more than 800m from the railway station It is noted that the owners have produced a highway statement indicating that the site is 2km from Hitchin station which could be reached by cycling. Site on the edge of town – residents likely to commute, despite public transport and cycling options. Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>X</b>	<b>X</b>	<b>X</b>	This site is a greenfield site. A designated wildlife site borders this site, containing a woodland and further investigation will be needed on potential impact on site. Site is an open field, bordered by trees and hedgerows. It is noted that an ecological survey funded by the owners has shown no habitats of ecological value and that the site is of no botanical interest. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter. Mitigation – Ecological and habitat survey Mitigation – Tree survey
3(b) Protect and enhance landscapes	<b>√</b>	<b>√</b>	<b>√</b>	Site has no landscape designation

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site does not adjoin a conservation area Site does not adjoin an area archaeological interest. There are no listed buildings within this site.
3(d) Reduce pollution from any source	X	X	X	Site is not within source protection zone 1 or 2 Site is adjacent to Ippollitts Brook Site is not contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	Site is just outside, but immediately adjacent to, flood zone 3 Site is subject to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site more than 800m from town centre

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: HT3 -formerly H/r30</b> Land south of Oughton Lane Hitchin.				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Green (agricultural grade 3) no distinction was made between 3a and 3b. Site has high amenity value for local residents.
2(b) Provide access to green spaces	X	X	X	A RUPP runs along north of the site offering access to the country side for informal recreation. Despite this, the proposed development would increase distance from existing housing to open space, with a cumulative impact from the loss of an existing playing field/open space for informal recreation if Hr24 was developed.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated within 400m of a bus route with frequent services, but outside the 800 metre radius of Hitchin train station. Hitchin town centres is just within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Mature hedgerows on all sides with some large trees within the hedgerows.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity but low to moderate sensitivity, i.e. it can accommodate development but mitigation measures may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designation on the site.
3(d) Reduce pollution from any source	0	0	0	Site is not located within a groundwater protection zone.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Site is not within a flood risk area. Site subject to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. Area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	√	√	√	Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that	x	x	x	The site is a major development and appears to be in a residential area No environmental Health Issues (Environmental Health

engender good health and reduce health inequalities				Study)
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Potential to use sustainable construction and site operation techniques.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Hitchin town centres is within 800 metre walking distance. According to the Town Centre study the centre offers good shopping facilities and venues for evening entertainment.

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: HT5- formerly H/r25 Land at Junction of Grays Lane, and Lucas Lane, Lane Hitchin</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	). The site is located within attractive surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Green (agricultural grade 3) no distinction was made between 3a and 3b. Vacant field, currently used for informal recreation (dog walking).
2(b) Provide access to green spaces	X	X	X	Although a footpath runs along north of the site offering access to the country side for informal recreation, the proposed development would increase distance from existing housing to open space. As the site is below the threshold to provide facilities for sport and recreation, there is will be a negative effect due to the strain on existing provisions medium to long term.
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The very southernmost tip of the site is exactly 400m as the crow flies from the nearest bus stop with a frequent service. However, it is substantially further than this via a walking route, and the vast majority of the site is further than 400m from the bus stop. The site is also outside the 800m radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies. Mitigation – improve public transport provision
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Existing hedges and trees ought to be kept.
3(b) Protect and enhance landscapes	√	√	√	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as high capacity and low sensitivity These sites have been appraised as being able to accommodate new housing development without significant effects on their character or the surrounding landscape. Mitigation via the provision of green space infrastructure has been suggested as nominally a minimum of 15% for this site.
3© Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designation on the site.
3(d) Reduce pollution from any source	0	0	0	Identified within the Contaminated Land Study as unlikely to be contaminated. Site does not border any watercourses. Site is not located within a groundwater protection zone.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Site is not within a flood zone and is not subject to surface water flooding.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The number of dwellings is too low to trigger the provision of community facilities he surrounding. Area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	√	√	√	Number of dwelling is above the threshold of 10 units to provide affordable housing.
5© Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area No environmental Health Issues (Environmental Health Study)
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Low number of dwelling may render the use of sustainable construction and site operation techniques unviable.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Hitchin town centres is within 800 metre walking distance. According to the Town Centre study the centre offers good shopping facilities and venues for evening entertainment.

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: HT6 – formerly H/r14 Land at Junction of Grays Lane and Crow Furlong, Hitchin</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short</b>	<b>Med</b>	<b>Long</b>	

	term	term	term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site is located within pleasant surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Green (agricultural grade 3) no distinction was made between 3a and 3b. Currently used as a paddock orchard.
2(b) Provide access to green spaces	X√	X√	X√	Although a footpath runs along north of the site offering access to the country side for informal recreation, the proposed development would increase distance from existing housing to open space.
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	A small part of the site is just within 400m of a regular bus service as the crow flies, but no part is within 400m of the bus stop via a walking route. The site is also outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies. The Housing Background Paper notes that the greenfield sites in Hitchin are not necessary to meet local need, based on proportionate growth. This means that they would be more likely to serve need in Letchworth and Baldock. However, given the closeness of the three towns, this is unlikely to be a significant issue. Mitigation – improve public transport provision
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	There is no biodiversity designation on the site and the site's previous use as a paddock would indicate a limited wildlife variety. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Existing trees ought to be kept.
3(b) Protect and enhance landscapes	X	X	X	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Archaeological area
3(d) Reduce pollution from any source	0	0	0	Not listed within Contaminated Land Study. Site does not border any watercourses. Not within a Groundwater source protection zone.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood zone and is not subject to surface water flooding Due to economies of scale climate change mitigation and adaptation measures during construction, site layout and building operation should be viable.

<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	O	O	O	Community and recreation facilities provided under planning obligation could benefit the wider community. The surrounding area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	√	√	√	Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Unlikely to be any environmental Health Issues (Environmental Health Study). No noise issues.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	Potential to employ sustainable construction and site operation technique.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Hitchin town centres is within 800 metre walking distance. According to the Town Centre study the centre offers good shopping facilities and venues for evening entertainment. Additional residents would support town centre viability.

<b>Type of Site and Number: Residential (Brownfield) HT8 – formerly H.r52</b>				
<b>Site Reference and Location: Land at Cooks Way, Hitchin</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Using current employment land as housing – not identified as being suitable for Hitchin in the Employment Land Survey
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site Land area is potentially contaminated due to use as gas works – potential for remediation Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. Mitigation – Land contamination assessment and remediation if necessary.
2(b) Provide access to green spaces	√	√	√	The site is within 400m of local playing fields and footpaths

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	May impact on local traffic congestion, particularly if nearby site H.r33 also goes ahead. There are bus stops with regular services within 400m Train station is within 800m of site. Mitigation – For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This is a Brownfield site. No designated ecological areas. There are some trees present on the site. Mitigation – Tree surveys; try to retain trees where possible.
3(b) Protect and enhance landscapes	0	0	0	N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No sites of historical conservation value or of archaeological interest within the vicinity of the development.
3(d) Reduce pollution from any source	x	x	x	The site is not located in a Groundwater Source Protection Zone and does not border a watercourse. Potentially contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Not in a flood risk area Site subject to surface water flooding Mitigation – Investigate potential of CHP for large scale build. Mitigation – SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Areas within Hitchin facing relative deprivation, this development could benefit and contribute to regeneration. Cumulative effect: There is potential to support local services within the area and increase the use of public transportation to access the town centre.
5(b) Increase access to decent and affordable housing	√	√	√	Development is within the town of Hitchin. Provides access to decent, affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	High levels of noise disturbances from the adjacent railway tracks for the future residents living there. The site is a major development and appears to be in a residential area. Mitigation – Noise assessment; Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources	0	0	0	Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report (sewage, water supply, energy and education).

efficiently; reuse, use recycled where possible				Potential pressure on water provisions from development, particularly if the numerous other residential sites go ahead.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	New housing in close proximity to the town centre (within 800m). Site will provide housing to encourage people to live near the town centre. Suburban area regeneration contributes to town centre regeneration. Encouraging people to use local shops and town centre.

<b>Type of Site and Number:</b> Residential (Brownfield)				
<b>Site Reference and Location:</b> HT10 - Former B & Q, Nightingale Road, Hitchin				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	N.a
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	Located on current Brownfield area on land that is of low amenity value. Land is potentially contaminated through former use as retail store and car park facility Opportunity to reclaim contaminated land. Mitigation – Contaminated land survey and remediation if necessary
2(b) Provide access to green spaces	X	X	X	Nearby footpaths. Local Green space areas accessible through footpaths. Green spaces not accessible within 800m of the site location; current position within residential area Mitigation – Green Space Strategy Mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Located near centre, access to public transport. Bus stops with frequent services are within 400m of the site Access to local services and amenities without the need for increased car usage. Train station within close proximity of proposed development; Within 800m of the site
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This is an existing brown field site. It has no ecological designations There are some trees present on the site, but nothing notable.
3(b) Protect and enhance landscapes	0	0	0	N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site is not located near any conservation or historical designated areas.

3(d) Reduce pollution from any source	X	X	X	The site is not located on a Groundwater source protection zone The site does not border a watercourse. The site has potential land contamination
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Not located within flood risk area. Small part of site subject to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	O	O	O	Site not large enough to potentially contribute to urban vitality
5(b) Increase access to decent and affordable housing	√	√	√	The site could provide access to affordable housing within Hitchin centre.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and appears to be in a residential area
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Potential pressure on water provisions from such a large scale development.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Within 800m of town centre Encourage more people to live near centre It is within immediate accessibility of transport and local services. Provides new housing with direct accessibility to the town centre.

<b>Site number and name: HT11 – Churchgate, Hitchin</b>				
<b>Type of site: Brownfield, Retail</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Hitchin town centre, which should contribute to competitiveness of the town centre
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Not within 800m of the rail station but within 400m of a bus stop with a regular bus service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Contains a listed building and potential impact on the setting of other listed buildings Within a designated archaeological area
3(d) Reduce pollution from any source	X	X	X	Site borders a watercourse Considered unlikely to be contaminated Not within SPZ 1 or 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Site lies partially within flood zone 3 Significant surface water flood risk on site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

<b>Site number and name: HT12 – Paynes Park, Hitchin</b>				
<b>Type of site: Brownfield. Retail.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Hitchin town centre, which should contribute to competitiveness of the town centre
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Not within 800m of the rail station but within 400m of a bus stop with a regular bus service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Contains a listed building and potential impact on the setting of other listed buildings Within a designated archaeological area
3(d) Reduce pollution from any source	X	X	X	Site does not border a watercourse Possible contamination due to previous commercial/industrial uses Not within SPZ 1 or 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Not within flood zones 2 or 3 Some surface water flood risk on site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of	0	0	0	Site not in proximity of deprived area

prosperity fairly				
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

## 2.7 Ickleford

<b>Type of Site and Number: IC1 –formerly site 41 Residential</b>				
<b>Site Reference and Location: 07/0436/1 Land off Duncots Close, Ickleford</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site could contribute to the rural economy by supporting the local services within the village.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	The location of the site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	The site location backs out on to large expanses of open fields. Access to green space within 400m of the site. There are public rights of way near the site.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Local bus service runs through the village connecting to the nearby towns. Bus stop location, with a regular service, is easily accessible within 400m of the entire site. Railway station is over 800m away from the site However, those living in Ickleford are likely to commute out to work. Mitigation – improve and encourage the use of alternative transportation.
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	This is a greenfield site. It has no ecological designations There are some trees and vegetation present on the site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible; ecology survey
3(b) Protect and enhance landscapes	x	x	x	The site falls within the Pirton Lowlands which contains the Chilterns AONB and is within a Landscape Conservation Area. However the landscape is common and the impact of development is moderate Sensitive housing design required to ensure that proposed housing density is in keeping with village
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The site is adjacent to a conservation area The site is adjoining an area of archaeological interest Mitigation –Archaeological surveys and ensure that development is in keeping with the character of the local area, i.e. building materials, style and height. Consideration should be given to the density of the development.
3(d) Reduce pollution from any source	x	x	x	The site borders the floodplain of a watercourse The site is not located in a source protection zone. Site is not contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x/√	x/√	x/√	The site is not in a flood zone (flood zone 3 is approx. 80m to the east of the site)The site is subject to surface water flooding Mitigation – SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The proposed development of this site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	√	√	√	Site is too small (9 units) to be required to provide affordable housing Located as an adjoining village to the town of Hitchin which is a town identified as needing more 'decent and affordable' housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	Initial impacts would be the pressures of construction on the surrounding residential areas. Relatively small development (fewer than 10 dwellings); unlikely to have long term effects
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified resource constraints imposed on the village at present.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	People likely to be reliant on Private transport for commuting Mitigation – improve public transport

<b>Type of Site and Number: IC2 – formerly site 40 Residential</b>				
<b>Site Reference and Location: 08/3637 Burford Grange Bedford Road, Ickleford</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site could contribute to the rural economy by supporting the local services within the village.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	The location of the site is a greenfield site on grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	The site location backs out on to large expanses of open fields. Access to green space within 400m of the site. There are numerous footpaths around the site.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Local bus service runs through the village connecting to the nearby towns. Bus stop location, with regular service, is easily accessible within 400m of the entire site. Railway station is over 800m away from the site However, those living in Ickleford are likely to commute into Hitchin for employment. Mitigation – improve and encourage the use of alternative transportation.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	This is an existing brownfield site. It has no ecological designations, but is adjacent to a wildlife site and a location where protected species have been identified There are some trees and vegetation present on the site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible; ecology survey
3(b) Protect and enhance landscapes	x	x	x	The site falls within the Pirton Lowlands which contains the Chilterns AONB and is within a Landscape Conservation Area. However the landscape is common and the impact of development is moderate Sensitive housing design required to ensure that proposed housing density is in keeping with village

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site is not within a conservation area The site is not within an area of archaeological interest
3(d) Reduce pollution from any source	0	0	0	The site does not border a watercourse Site is not within a source protection zone Site is not contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X/√	X/√	X/√	The site is is not in a flood zone (flood zone 3 is approx. 35m to south) A small part of the site is subject to surface water flooding Mitigation – SUDS Consider flood prevention measures
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The proposed development of this site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	√	√	√	Site is large enough to create affordable housing Located as an adjoining village to the town of Hitchin which is a town identified as needing more 'decent and affordable' housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	Initial impacts would be the pressures of construction on the surrounding residential areas. The site is a major development and appears to be in a residential area
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified resource constraints imposed on the village at present.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	People likely to be reliant on Private transport for commuting Mitigation – improve public transport

Scored based on facilities in North Hertfordshire – although it is recognised that residents will likely use facilities in Central Bedfordshire and surrounding areas.

<b>Type of Site and Number:</b>				
<b>Site Reference and Location:</b> IC3 - Land at Bedford Road, Ickleford				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Site will support rural services

<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Site is largely greenfield agricultural land, although some buildings on part of the site. Site is grade 2 agricultural land.
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Approximately half of the site is within 400m of bus stop with a regular service More than 800m to station Located adjacent to village of Ickleford which has a number of services and facilities. Proximate to Hitchin, although some distance from the town centre Potential to increase private car. Mitigation - inclusion of sustainable transport measures.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Site is largely greenfield and includes some trees and hedgerows on the edges of field boundaries. Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Mitigation – protect and enhance trees and hedgerows.
3(b) Protect and enhance landscapes	x	x	x	Site located within Landscape Area 218: Pirton Lowlands Moderate/low sensitivity and low value
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	Site is adjacent to area of archaeological significance Mitigation – archaeological survey
3(d) Reduce pollution from any source	0	0	0	Site unlikely to be contaminated Site not in SPZ 1 or 2 Site does not border a river.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	The site is not in a high flood risk area. Small parts of the site are subject to surface water flooding. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site unlikely to contribute to deprived areas. Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Site will deliver affordable housing
5(c) Improve conditions and services that	X	x	x	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for

engender good health and reduce health inequalities				surrounding local residential areas. There would need to be controls to minimise disruption.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No issues identified in the village of Ickleford at the moment, which this site relates to. Some issues identified in Hitchin.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site adjoins Ickleford although close to Hitchin, likely to increase private car use.

## 2.8 Kimpton

<b>Type of Site and Number:</b> Residential greenfield				
<b>Site Reference and Location:</b> KM3 – formerly K/01 Land north of High St Kimpton				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	New housing may contribute to viability of rural services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Public footpath access to the countryside within a few hundred metres.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Village has a food shop, post office, surgery and school. There is a bus stop adjacent to the site but it is only served by an infrequent service, and the nearest railway station is at Knebworth, 7.5km as the crow flies. Travel to work is likely to involve car travel to the station, Luton, Stevenage or further afield. Mitigation – improve public transport provision.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No biodiversity designations, but hedges on east and west boundaries provide green corridors, and should be retained. Age of the hedges is not known, but should be investigated if site developed.
3(b) Protect and enhance landscapes	0	0	0	Site is farmland on the edge of the village. No landscape designations.

3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	Site is adjacent to a conservation area. Development will therefore need to take account of this.
3(d) Reduce pollution from any source	o	o	o	Not in SPZ 1 or 2 Site doesn't border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Not in a flood risk area The site itself is subject to surface water flooding (1 in 1000 years), as is High Street (1 in 30 years - presumably the access point for the site). Mitigation – explore potential for SUDS on-site and investigate surface water flooding issues on High Street if this may present access problems
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	o	o	o	
5(b) Increase access to decent and affordable housing	√	√	√	Development policies require the provision of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	o	o	o	
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	o	o	o	

## 2.9 Kings Walden

<b>Type of Site and Number: KW1- formerly site 51 Residential</b>				
<b>Site Reference and Location:07/0961/1 Allotments South West of the Heath, King's Walden</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	This site is a rural, isolated site and would be poor in terms of accessing local services and facilities The nearest village which is Kings Walden does have a food shop and a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area.

<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>x</b>	<b>x</b>	<b>x</b>	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	<b>√x</b>	<b>√x</b>	<b>√x</b>	green space is within 400m Public rights of way is near this site Site contains allotments Mitigation – ensure alternative site is located for allotments
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>x</b>	<b>x</b>	<b>x</b>	The site is extremely isolated and as such is not well served by public transport. People living here are likely to rely on personal cars. Not within 800m of a train station Not within 400m of a bus stop with a regular service (though an infrequent service is available Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	Site is not designated as being of ecological importance Trees present on site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible;
3(b) Protect and enhance landscapes	<b>x</b>	<b>x</b>	<b>x</b>	This site lies within the Breachwood Green Ridge landscape area The landscape is common however built development has a moderate impact on the landscape
3(c) Conserve and where appropriate, enhance the historic environment	<b>x</b>	<b>x</b>	<b>x</b>	Site is not located near conservation areas Site is not located within areas of archaeological interest Site contains no listed buildings, however is located opposite some listed buildings Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	<b>x</b>	<b>x</b>	<b>x</b>	The northernmost corner of the site is within a source protection zone 2 Site does not border a water course There is no evidence of contamination upon the site
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	<b>0</b>	<b>0</b>	<b>0</b>	The site is not in a flood zone. The site itself is not subject to surface water flooding but The Heath (the likely access road) is subject to 1 in 1000 years surface water flooding events Mitigation – investigate surface water flooding issues on The Heath
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	<b>0</b>	<b>0</b>	<b>0</b>	There are not a lot of services and facilities within this area. There is no school or surgery However development is likely to bring demand for an increase in services

5(b) Increase access to decent and affordable housing	√	√	√	Site and dwelling quantity is large enough to provide affordable housing Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Evidence of noise constraints identified from the runway at Luton airport Initial construction phase would be disruptive for surrounding local residential areas  Good quality housing will bring about good health
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No information regarding potential supply constraints in this area
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site is not within Kings Walden village Residents likely to use private transport to commute into the nearest large town for work and shopping

## 2.10Knebworth

<b>Type of Site and Number: KB1 –formerly site 52 Residential</b>				
<b>Site Reference and Location 07/0904/7 Land at Deards End, Knebworth</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The proposed development has potential to support local services Provides good access to services and support retail services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	This site is a greenfield site. Grade 3 agricultural land Lack of public right of way
2(b) Provide access to green spaces	x	x	x	There is no green space located nearby Development on this land would greatly restrict access to green space for the residents nearby (some site area is to be left for open space) Mitigation: Improve access to green space

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 400m of bus stop, but not with a regular service. The site is, however, within 800m of a railway station Site is Located within walking distance to the town centre Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools Mitigation – Improve schools and social infrastructure
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This site is a greenfield site. No designated wildlife sites fall within this site Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	Site is within the landscape area of Knebworth This landscape area is a Landscape conservation Area Landscape is common Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site is adjoining the town's conservation area. Site is not within an area of archaeological interest Site does not include and is not located near to ancient monuments or listed building Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	Site is situated within a source protection zone 2. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√x	√x	√x	Site is not within a flood zone Small parts of the site, and many of the surrounding streets, are subject to surface water flooding Site is large enough for CHP technology Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This town is not identified as a deprived area However there are constraints on schools and social infrastructure Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Site is situated next to the A1(M). Mitigation of noise should be considered by site design and landscaping Initial construction phase could possibly cause noise and nuisance effects to local residents Good quality housing is good for health
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse,	0	0	0	Knebworth has identified constraints regarding utilities Sewage network is unlikely to support demand from development

use recycled where possible				Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Type of Site and Number: KB2- formerly site 53 Residential</b>				
<b>Site Reference and Location 07/0904/7 Land at Gypsy Lane, Knebworth</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The proposed development has potential to support local services Provides good access to services and support retail services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	This site is a greenfield site. Grade 3 agricultural land Public rights of way border this site Mitigation – retain public right os way
2(b) Provide access to green spaces	x	x	x	There is no green space located nearby Development on this land would greatly restrict access to green space for the residents nearby (some site area is to be left for open space) Site is linked by a public right of way Mitigation: Improve access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 400m of bus stop, but not with a regular service. The site is, however, within 800m of a railway station Site is Located within walking distance to the town centre Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools Mitigation – Improve schools and social infrastructure
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This site is a greenfield site. No designated wildlife sites fall within this site Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	?	?	?	Site is within the landscape area of Knebworth Landscape designations consist of Landscape conservation Area Landscape is common Impact of built development is low

3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site is adjoining the town's conservation area. Site is not within an area of archaeological interest Site does not include and is not located near to ancient monuments or listed building Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	Site is not situated within a source protection zone 1 or 2. This site is potentially contaminated due to unknown fill on the site This site does not border a watercourse There is no landfill site within 250m Mitigation - Undertake land contamination survey and land remediation
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√x	√x	√x	Site is not within a floodplain Site is subject to surface water flooding Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This town is not identified as a deprived area However there are constraints on schools and social infrastructure Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Site is situated next to the A1(M). Mitigation of noise should be considered by site design and landscaping Initial construction phase could possibly cause noise and nuisance effects to local residents Good quality housing is good for health
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Knebworth has identified constraints regarding utilities Sewage network is unlikely to support demand from development Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	

<b>Type of Site and Number:</b> <i>Other/Mixed Use</i>				
<b>Site Reference and Location:</b> <i>KB3, Builders Yard, London Road, Knebworth.</i>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short</b>	<b>Med</b>	<b>Long</b>	

	term	term	term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Site is fairly well located in terms of access being central to the village and in close proximity to the train station. Accessible mixed use development contributing to regeneration. Benefits of regeneration should start in the short term and last for the long term.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Regeneration of a Brownfield site Potentially contaminated due to commercial/industrial use, so may be benefits from regenerating contaminated land. The benefits of developing on brownfield land and avoiding greenfield land are long lasting.
2(b) Provide access to green spaces	√	√	√	The development is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The site is within 400m of a bus stop with a regular service Within 800m of the train station However, London Road is a very congested village street. Mitigation – find ways of encouraging alternative ways to access the village centre and dissuading car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This is a brown field site. It has no ecological designations
3(b) Protect and enhance landscapes	0	0	0	N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site will not impact upon conservation areas or features of cultural or archaeological interest.
3(d) Reduce pollution from any source	x	x	x	The site is located in Ground Water Source Protection Zone 1 Site does not border a watercourse. The site is possibly contaminated from commercial/industrial use. Mitigation – contaminated land survey and remediation if necessary
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√x	√x	√x	The site is not in a high flood risk area and is not on a north facing slope. The majority of the site is subject to surface water flooding Mitigation – explore potential for SUDS Mitigation - consider incorporating CHP into new development.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Regeneration should help to retain services and facilities. Positive impacts of regeneration should be long lasting. Knebworth is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing

5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area Surrounded by residential, retail and commercial properties. This is a large site and could potentially be a large development, so negative impacts will be worse in the short term due to the construction phase.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Water supply and energy supply for non-domestic development in Knebworth has not been identified as a problem.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Contributing to village regeneration – should support shops and services in village and encourage more shoppers. Positive impacts should start in the short term and be long lasting. Within 800m of village centre

## KB4 - Land east of Knebworth

<b>Site number and name: KB4 - Land east of Knebworth</b>				
<b>Type of site: Greenfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Approximately half of the site is grade 3 agricultural land
2(b) Provide access to green spaces	3	3	3	Housing site within 400m of various green spaces and, given the scale of development (200 dwellings), it would contribute some additional green space which would be accessible to nearby residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is within 800m of Knebworth rail station and within 400m of bus stops with regular bus services
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Herts Ecology suggest the site is of low ecological sensitivity and that it is a medium habitat creation priority area.

3(b) Protect and enhance landscapes	X	X	X	The site is not within AONB but most of the site is of high-moderate sensitivity and low-moderate capacity. Officer comments suggest that part of the site is open in character, is visually exposed and forms part of the green buffer between Stevenage and eastern edge of Knebworth.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	X	X	X	Part of the site is in SPZ 1. Site is not adjacent to a watercourse. No contamination concerns identified.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Ribbons of surface water flood risk on the site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 200 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Parts of the site are adjacent to existing residential. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Village development

## 2.11 Letchworth Garden City

### LG1 North of Letchworth

<b>Site number and name: LG1 North of Letchworth</b> <b>– previously strategic site NL</b> <b>Type of site: Greenfield. Residential.</b>		
	<b>What is the predicted effect on each SA</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Development will not include employment provision
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 2 agricultural land. Site includes part of the greenway. It is in a location on the edge of Letchworth that provides access to the countryside for existing residents. Mitigation: plant buffer alongside greenway to protect amenity for walkers
2(b) Provide access to green spaces	√	√	√	Green space within 400m of the site, rights of way cross the site. Open countryside would be further away for existing residents, but open space access would remain the same. Development unlikely to provide a huge amount of provision onsite other than amenity based on proximity to Grange Recreation field, however this provides opportunity for enhancement. Site incorporates Letchworth Greenway. Provides key opportunity for enhancement and improvement of links into the countryside. A key opportunity is to connect new and existing green infrastructure with that in Bedfordshire, notably the Ivel Valley and communities in Stotfold, Arlesey and Fairfield Park
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	A site of this size could provide additional facilities, although more likely to be an extension to the Grange, which has a neighbourhood centre. Site is over 1km from Letchworth station, but there are regular bus services within 400km of parts of the site. Site is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services.  Mitigation – traffic modelling and determination of most appropriate access route to reduce likely impact on existing local residents, and inclusion of sustainable transport measures.

3(a) Protect and enhance biodiversity	0	0	0	<p>Site is mainly open fields. Hertfordshire Ecology notes that it includes a network of hedgerows, drainage ditches, and rare arable weeds, and is of low ecological sensitivity. However, it notes: There may be local bird interest associated with arable farmland.</p> <p>Protected species known to be present include lizards and great crested newts at Norton may be present if habitat suitable.</p> <p>It also notes opportunities for arable weed compensation and provision for reptiles and GCN if present. GI within new development could include allotments and / or community orchard. Area within medium priority for habitat creation.</p> <p>Mitigation: protected species surveys required if habitats suitable.</p>
3(b) Protect and enhance landscapes	X	X	X	<p>The 2013 Landscape Sensitivity Study assesses the capacity for development as a combination of moderate and moderate to high and sensitivity of the site as a combination of low and low to moderate. It notes that the site is exposed, and development could impact on existing expansive views. It includes a number of recommendations to conserve elements of rural views and promote and enhance the landscape's open rural character.</p> <p>Mitigation – landscape assessments to minimise the impact on the countryside and enhance and protect the quality of the landscape.</p>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<p>A corner of the site includes an Archaeological Area - West of Norton Bury.</p> <p>Mitigation – Archaeological survey of site and surrounding area</p>
3(d) Reduce pollution from any source	0	0	0	<p>Site is not in a source protection zone or adjacent to a watercourse although a tributary of the River Ivel is located within 350m.</p>
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<p>A few small parts of the site are identified as at risk from surface water flooding. The overall effect is not likely to be significant.</p>
5(a) Share benefits of prosperity fairly	0	√	√	<p>The development could provide new facilities for residents in the Grange, provided this is appropriately planned for.</p>
5(b) Increase access to decent and affordable housing	√	√	√	<p>Development would provide 900 dwellings, and the land ownership provides the opportunity to deliver a higher proportion of affordable housing than on other sites.</p>
5(c) Improve conditions and services that	X	X	?	<p>Development on this greenfield site will reduce tranquility for those properties adjacent to the site.</p>

engender good health and reduce health inequalities				New development will inevitably involve increased light, air and noise pollution. These impacts will need to be managed with appropriate mitigation measures. In the short term, the construction phase would be disruptive for adjacent local residents, but this will depend on whether site access is through the Grange.  Mitigation: Construction management plan, and appropriate landscaping to reduce impacts on existing residents.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This large new housing development will increase pressure on water supply infrastructure.  Mitigation – ensure water efficiency in new development and use of SuDs
7 Promote sustainable urban living	?	?	?	The effect depends on whether access is through the Grange which would ensure that the development relates to Letchworth. An additional access (onto Stotfold Road) would reduce traffic congestion in the Grange, but would mean the development faces away from the existing town, and could result in negative effects on this objective.

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: LG3 –formerly L/r13</b> Land east of Talbot Way, Letchworth				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The sites location with access to the country side, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Part of this greenfield site (grade 3), part already treated as urban). Due to lack of distinction between 3 a and b, no comments possible on whether site contains areas of high agricultural value. As site is used for allotments, loss of it would have negative impact until replacement facility is established.
2(b) Provide access to green spaces	X	X	X	Loss of this allotment site would have a negative effect on access to area of value for informal recreation, unless a replacement facility can be provided within close vicinity of the same for better quality before development commences. A footpath runs along the northern side.

2c Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Majority of site within 400m of a bus stop with frequent services, but approx 2km from Letchworth station and 1km from Baldock Station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Although there is no biodiversity designation on the site, the site current use as allotment provides varied habitats. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	X	X	X	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having moderate to high development capacity but moderate sensitivity. may be able to accommodate development with some degradation of character and value, but mitigation measures may not completely reduce the effects of the development
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site (archaeology) Conservation area border onto the site (north west).
3(d) Reduce pollution from any source	0	0	0	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site not in a flood risk area. One small part of the site are subject to 1 in 1000 year surface water flooding There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The transport and Utility Constraints study identified Limited capacity of Secondary Schools & limited potential to expand.  Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. The surrounding area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√	√	√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce	X	X	X	The site is a major development and appears to be in a residential area The proximity to the motorway and the railway line would indicate raised noise levels.

health inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: LG4 –formerly L/r18</b> Land north of former Norton school, Letchworth (note no site photographs available when matrix completed)				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	Greenfield site within an urban area – former playing fields.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Entire site situated within 400m of a bus stop with frequent services, but further than 800 m from the station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	There is no biodiversity designation on the site and the site previous use would indicate a “green desert”. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	0	0	0	No landscape designations on site.

3© Conserve and where appropriate, enhance the historic environment	X	X	X	There is no historical designation on the site, but a conservation area borders the site to the southwest.
3(d) Reduce pollution from any source	O	O	O	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site not in a flood risk area. Site is subject to surface water flooding The relative high number of dwellings could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	O	O	O	Community and recreation facilities provided under planning obligation could benefit the wider community. The surrounding area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	√	√	√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012 for this part of Letchworth. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.

<b>Type of Site and Number:</b> Residential (Brownfield)				
<b>Site Reference and Location:</b> LG5 –formerly L/r16 Land at Birds Hill, Letchworth Garden City				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	N.a

<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site Current usage is for employment, industrial estate. Land has potential contamination from former use in industrial activities – potential for reclamation of contaminated land Site has low environmental amenity and ecological importance. Some vegetation present on site. Mitigation – Land contamination assessment and land remediation if necessary
2(b) Provide access to green spaces	√	√	√	Within 400m of Howard Park Limited public rights of way Site will not provide better access to Green Spaces, not accessible Mitigation – Green space mapping and designation
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is located adjacent to a railway station (station within 800m of the site) Site is accessible to the town centre; provides direct access from public transport to the centre Regular bus routes connect site to town centre (stops are evident within 400m of the site) Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	The site has no ecological designated zones surrounding it. Some vegetation on site Mitigation – tree survey; try to retain trees where possible; ecology survey
3(b) Protect and enhance landscapes	0	0	0	N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site is not located in a conservation area The site is not located in an archaeological site.
3(d) Reduce pollution from any source	X	X	X	The site is not located near a watercourse The site is not located on a groundwater source protection zone. The site is identified as being potentially contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X √	X √	X √	The site is not located in a flood risk area. The site itself is not currently subject to surface water flooding, but these issues are present immediately offsite. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Development could contribute to the regeneration of the urban areas A number of inhabitants commute outside of district to conduct comparison shopping and retail activities The site has potential to contribute to the overall improvement of the local economy. The site is not located within a deprived area of Letchworth

5(b) Increase access to decent and affordable housing	√	√	√	Development is proposed to capacitate 32 dwellings. Site will provide affordable and decent housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and appears to be in a residential area Location in close proximity to train lines. Has potential to cause significant noise pollution. Initial construction period has potential to affect residential areas. Mitigation – Noise survey Mitigation – Health risk assessment of power station
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	Current infrastructure pressures identified from sewage disposal of surrounding residential areas within Letchworth.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The site is located within 800m of the town centre Site location is accessible from elements of public transport providing good access to services Site would encourage people to live within centre with all access to services and facilities

<b>Type of Site and Number: Residential (Greenfield)</b>				
<b>Site Reference and Location: LG6 –formerly L/r24 Land off Radburn Way</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Greenfield site within an urban area –former orchard / small-holding overgrown – no amenity value. Development would remove an urban eyesore
2(b) Provide access to green spaces	√	√	√	Open spaces and footpaths in walking distance. Site has no public access, i.e. no loss of open space for informal recreation.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Entire site situated within 400m of a bus stop with frequent services, but outside the 800 metre radius of Letchworth station. Urban and fairly central, thus good accessibility to local services. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	There is no biodiversity designation The overgrown nature of the site would indicate a number of wildlife habitats on site – survey should be conducted. Potential to preserve those as part of the new site layout.
3(b) Protect and enhance landscapes	0	0	0	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	There is no historical designation on the site.
3(d) Reduce pollution from any source	X	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Situated within Groundwater Protection Source Zone 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site not in a flood risk area. Site is subject to surface water flooding The relative high number of dwellings could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation. Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The small site would make it unlikely that a sufficient number dwelling could be developed to trigger Community and recreation facilities provided under planning obligation of benefit the wider community. The surrounding area has an above average ranking within the 2004 index of deprivation. On the other hand development would remove an urban eyesore.
5(b) Increase access to decent and affordable housing	√	√	√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012 for this part of Letchworth. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Further than 800 metre from the town station. According to the Town Centre study Letchworth centre has good convenience shopping facilities, although additional residents are likely to drive to out-of centre superstores.

LG8 –formerly site Site 234 – Pixmore Centre, Letchworth

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
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<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X	Development of the site will reduce the supply of employment land in Letchworth
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	√	The site is brownfield land
2b. Provide access to green spaces?	√	The site is within 400m of greenspace It does not reduce accessibility of existing residents to open space
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	The site is within 400m of bus stop with regular service The site is within 800m of train station According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	There are no designated wildlife within this site. There are a few trees on the site Mitigation – retain trees where possible as part of design
3b. Protect and enhance landscapes?	0	N/a
3c. Conserve and, where appropriate, enhance the historic environment?	x	The site does not contain a conservation area, archaeological area or any listed buildings. There are a few listed buildings in close proximity and the site borders Letchworth conservation area Mitigation – consideration of setting of listed buildings and conservation area
3d. Reduce pollution from any source?	X	The site is not within a Groundwater Source Protection Zone The site does not border a watercourse No landfill within 250m Site is likely to be contaminated, based on its current use Mitigation – contaminated land survey
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√x	Site is not in a flood risk area Site subject to surface water flooding Mitigation – explore potential for SUDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	Site not identified as being within a deprived area
5b. Increase access to decent and affordable housing?	√	The estimate number of dwellings will provide a proportion of affordable housing.

5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be near a residential area Residential properties will be adjacent to manufacturing / storage and distribution uses
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	There are a number of constraints in this area as identified by the IDP Energy supplies require reinforcement Mitigation – sustainable energy solutions
<i>Town centres</i>		
7. Promote sustainable urban living?	√	Site within 800m of town centre Site likely to contribute to town centre living.

<b>Type of Site and Number: Residential</b> – previously assessed as <i>other/Mixed Use</i>				
<b>Site Reference and Location: LG9</b> – formerly <i>L/O2, Lannock School, Whiteway Letchworth</i>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Closing down school and empty buildings very negative for the local area in the short term. With the right development, could contribute to long-term regeneration. School was a source of employment, which is being replaced by residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√X	√X	√X	. Brownfield site but with existing playing fields There is no evidence of land contamination The benefits of developing on brownfield land and avoiding greenfield land are long lasting. Mitigation - stick to existing footprint and retain playing fields
2(b) Provide access to green spaces	√	√	√	The site is accessible within 400m of a Green space recreation ground
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within the suburbs of Letchworth. The site is over 800m to the station; provides limited access to this service The site is within 400m of bus stop with a regular service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	This is a brown field site It has no ecological designations; however, there are fields, trees and hedges on the site. Would be preferable to stick to existing footprint and not build on playing fields Mitigation – ecological survey, tree survey; retain trees and green space where possible.

3(b) Protect and enhance landscapes	O	O	O	N/A
3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	Site is not located in a conservation area or an area with features of cultural and archaeological interest.
3(d) Reduce pollution from any source	X	X	X	The site is located in a Ground Water Source Protection Zone 2 The site does not border a water course No evidence of contamination
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	The site is not in a high flood risk area. Site subject to surface water flooding (located in a hollow with slopes rising up around it.) Potential CHP Mitigation – explore the potential for SUDS Mitigation - look at the possibility of including CHP in development
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	Closing down a school is likely to be detrimental to the local area No current plans of what to do with this site which is in the middle of a residential area. With the right development, could contribute to long-term regeneration. Site is within a deprived area of Letchworth according to the Deprivation study; potential regeneration
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 11 dwellings, which should include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and appears to be close to residential properties New use unknown
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	Sewage constraints identified within Letchworth Site use unknown; potential impact is unknown
<b>TOWN CENTRES</b>				
7. Promote sustainable urban living	O	O	O	Not within 800m of town centre

<b>Type of Site and Number: Residential, previously assessed as Other (open space)</b>				
<b>Site Reference and Location: LG10 (formerly L.o7), Croft Lane, Letchworth</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve	O	O	O	Restore overgrown public playing fields to usable playing

sustainable levels of prosperity and economic growth				fields
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Current use: former playing fields. Now overgrown Mitigation: To be restored as a playing fields.
2(b) Provide access to green spaces	√	√	√	Will provide access to green spaces and provide amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Entire site within 400m of a bus stop with regular service, but further than 800m from the railway station.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Overgrown condition of the site is likely to provide habitats. Re-instatement as a playing field could lead to a "green desert". Trees onsite Mitigation – provision of wildlife corridors. Mitigation – tree survey
3(b) Protect and enhance landscapes	0	0	0	N/a
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	Site borders a conservation area.
3(d) Reduce pollution from any source	0	0	0	Site is not in Groundwater Source Protection Zone Site does not border a watercourse.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Not in a flood zone site subject to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This development could contribute to the regeneration of Letchworth by improving amenities for local people.
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 37 dwellings, including affordable housing
5(c) Improve conditions and services that engender good	x	x	x	The site is a major development and appears to be in a residential area

health and reduce health inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Site is to be a playing field and as such should not place any extra pressure on natural resources.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	n/a

<b>Type of Site:</b> <i>Employment</i>				
<b>Site Reference and Location:</b> <i>LG12 – formerly L/e01, Works Road, Letchworth</i>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	This proposed development could supply jobs in the local area. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is located in Letchworth, which is identified as one of the main centres in need of improving employment opportunities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Vacant brownfield site with little or no amenity value This site is contaminated through use as a power station and so provides an opportunity to reclaim contaminated land Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	√	√	√	This development is within 400m of green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The town has good public transport. This site is within 400m of a bus stop and 800m of the train station. Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	The site is not designated as being of ecological importance No notable vegetation on site
3(b) Protect and enhance landscapes	0	0	0	N.a

3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	The site is not in a conservation are or an area of historical interest.
3(d) Reduce pollution from any source	X	X	X	The site is not in a Groundwater Source Protection Zone Site does not border a watercourse. Site is contaminated through its former use as a power station
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	The site is not in a flood risk area The site is not on a north facing slope The suitability of the site for SUDS is unclear according to the SUDS Viability Plan Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP Mitigation – Investigate the potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Letchworth includes areas that have been identified as being deprived
5(b) Increase access to decent and affordable housing	O	O	O	n.a – employment site
5(c) Improve conditions and services that engender good health and reduce health inequalities	O	O	O	The site is a major development but appears not to be in a residential area Bordered by other employment properties Site is next to train tracks which could generate noise for future workers Mitigation – site requires line side protection for noise and vibration
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	Limited sewage capacity Mitigation – Sites should be phased for after 2012
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	This proposed development could supply jobs in the local area and encourage more people to live in the town centre. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is within 800m of town centre

LG13 - Glebe Road industrial estate

<b>Site number and name: LG13 - Glebe Road industrial estate</b>				
<b>Type of site: Brownfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	

<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Housing site within 150m of green space (multifunctional area)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is approximately 1km from Letchworth rail station but regular bus services pass close to the site
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. Herts Ecology suggest the site has low ecological sensitivity and limited opportunities for improvement due to the nature of the site
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Sites lies wholly within a conservation area
3(d) Reduce pollution from any source	X	X	X	Site is not within a SPZ and is not adjacent to a watercourse. Officer comments suggest site is likely to be affected by contamination.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Site itself is not impacted by flood risk but surrounding roads have surface water flood risk
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 10 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Adjacent to existing residential. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified

TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

LG14 - Nursery, Icknield Way

Site number and name: LG14 - Nursery, Icknield Way				
Type of site: Brownfield. Residential.				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Within 400m of Norton Common. Not large enough to provide significant additional green space for local residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is close to Letchworth rail station and regular bus services pass close to the site
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site immediately adjoins a conservation area
3(d) Reduce pollution from any source	?	?	?	Site is not within a SPZ and is not adjacent to a watercourse. No information on contamination.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Surface water flood risk on and around site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Although the site is located close to a deprived area, as a housing site it will not provide new or improved services or facilities for this area.

5(b) Increase access to decent and affordable housing	0	0	0	Site for approximately 8 dwellings so unlikely to include affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Adjacent to existing residential. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

LG15 - Garages, Icknield Way

<b>Site number and name: LG15 - Garages, Icknield Way</b>				
<b>Type of site: Brownfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Within 400m of Wilbury Recreation Ground. Not large enough to provide significant additional green space for local residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is within 800m of Letchworth rail station and within 400m of bus stops with regular bus services
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified

3(d) Reduce pollution from any source	X	X	X	Site is not within a SPZ and is not adjacent to a watercourse. Previous use suggests site is likely to be affected by contamination
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Surface water flood risk on and around site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Although the site is located close to a deprived area, as a housing site it will not provide new or improved services or facilities for this area.
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 25 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Adjacent to existing residential. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

LG16 - Foundation House, Letchworth

<b>Site number and name: LG16 - Foundation House, Letchworth</b>				
<b>Type of site: Brownfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Housing site within 400m of green space (multifunctional area)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is more than 800m from Letchworth rail station but is just within 400m of a bus stop with regular bus services. There are other closer bus stops without regular services
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. Herts Ecology suggest the site has low ecological sensitivity and limited opportunities for improvement
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site immediately adjoins a conservation area
3(d) Reduce pollution from any source	X	X	X	Site is not within a SPZ and is not adjacent to a watercourse. Officer comments suggest site is likely to be affected by contamination.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Surface water flood risk on and around site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 47 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Site is within an employment area but backs on to housing. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

LG17 – Hamonte, Letchworth

<b>Site number and name: LG17 – Hamonte, Letchworth</b>		
<b>Type of site: Brownfield. Residential.</b>		
	<b>What is the predicted effect on each SA objective?</b>	<b>Justification for assessment and any mitigation measures</b>

<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Site is immediately adjacent to a park
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Regular bus services pass close to the site
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	X	X	X	Site is in SPZ 2. Site is not adjacent to a watercourse. No information on contamination
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No constraints identified
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Although the site is located in a deprived area, as a housing site it will not provide new or improved services or facilities for this area.
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 30 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Within existing residential area. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
<b>TOWN CENTRES</b>				

7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre
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<b>Type of Site and Number:</b> Residential (Brownfield)				
<b>Site Reference and Location:</b> LG18 - opp 382-392, Icknield Way, Letchworth				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	N.a
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Current usage is a vacant site – former depot / employment base and overgrown land. Brownfield site. Land has low environmental value Land may be contaminated from previous varied industrial use – potential to reclaim contaminated land Mitigation – Land contamination survey and remediation if necessary
2(b) Provide access to green spaces	√	√	√	Footpaths located near proposed site Recreation ground / green space within close proximity (within 400m of the site) Mitigation – Green Space infrastructure
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site located within good access to a bus route; bus stops accessible near to the site (Within 400m) The site is not within 800m of the train station. Transport study identifies no constraints for public transportation Site provides good accessibility to local services
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	O	O	O	Site does not impact on designated ecological areas. Some trees are present on the site; try to incorporate them in to the development. Mitigation – Tree survey; incorporate as many trees as possible; ecology survey
3(b) Protect and enhance landscapes	O	O	O	N.a
3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	The site has no identified impact on conservation areas or on archaeological areas.
3(d) Reduce pollution from any source	x	x	x	The site is not located on a Groundwater source protection zone Site is not bordering a watercourse Land may be contaminated from previous varied industrial use
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate	X	X	X	The site is not located in a flood risk area. The site is subject to surface water flooding Mitigation – Large development; potential CHP schemes Mitigation – explore potential for SUDS

change				
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site is a fairly large development; likely to have some impact upon city centre vitality and other improvements. Site is not located within a deprived area of Letchworth; considered one of the better parts according to the Deprivation study.
5(b) Increase access to decent and affordable housing	√	√	√	Developing “decent” and affordable housing within Letchworth Housing paper indicates the site would encourage workers to live within city, access to office space
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and appears to be in a residential area Site located next to Railway tracks Problem regarding noise pollution constraints from surrounding area Mitigation – Noise mapping on current site and predicted levels Mitigation – Acoustic noise barriers
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Limited capacity on sewage treatment Large development; long term would encourage more pressure on its capacity.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Long term would encourage people to move in to the town centres Site is located over 800m to the town centre.

## LG19 - The Wynd

<b>Site number and name: LG19 – The Wynd</b>				
<b>Type of site: Brownfield. Retail.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Potential impact on the setting of listed buildings Adjacent to a designated historic park/garden
3(d) Reduce pollution from any source	0	0	0	Not within SPZ1 or 2 Considered unlikely to be contaminated Does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Site partially within flood zone 3 Some surface water flood risk on site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise. Site also within 100m of railway line
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

## LG20 - Gernon Road

<b>Site number and name: LG20 – Gernon Road</b>		
<b>Type of site: Brownfield. Retail.</b>		
	<b>What is the predicted effect on each SA objective?</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Contains a listed building and potential impact on the setting of other listed buildings Adjacent to a designated historic park/garden
3(d) Reduce pollution from any source	0	0	0	Not within SPZ1 or 2 Considered unlikely to be contaminated Does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No flood risk issues
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted

inequalities				by noise
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

## LG21 - Arena Parade

<b>Site number and name: LG21 – Arena Parade.</b>				
<b>Type of site: Brownfield. Retail.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Potential impact on the setting of listed buildings Adjacent to a designated historic park/garden

3(d) Reduce pollution from any source	0	0	0	Not within SPZ1 or 2 Considered unlikely to be contaminated Does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Some surface water flood risk on site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

## 2.12 Lower Stondon (adjoining)

<b>Type of Site and Number:</b>				
<b>Site Reference and Location:</b> IC4 - Land at Ramerick, Lower Stondon				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Site will support rural services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Site is greenfield land, surrounded by hedgerows and trees. Site is grade 2 agricultural land.
2(b) Provide access to green spaces	X	X	X	Green spaces not located within 800m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 400m of bus stop with a regular service More than 800m to station Site is located adjacent to the village of Lower Stondon, although in the Parish of Ickleford which has a number of services and facilities. Proximate to private car. Mitigation - inclusion of sustainable transport measures.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Site is largely greenfield and includes some trees and hedgerows. Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design. Mitigation – protect and enhance trees and hedgerows.
3(b) Protect and enhance landscapes	x	x	x	Site located within Landscape Area 218: Pirton Lowlands Moderate/low sensitivity and low value
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site within area of archaeological significance, adjoining listed buildings Mitigation – archaeological survey Mitigation – heritage assessment of impact on listed building
3(d) Reduce pollution from any source	X	X	X	Unlikely to be contaminated River within site not within SPZ 1 or 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	The site is located in Flood zone 2 & 3 area, and is subject to surface water flooding. Mitigation - carry out a flood risk assessment and explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site unlikely to contribute to deprived areas.
5(b) Increase access to decent and affordable housing	√	√	√	Site could deliver affordable housing based on its size
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No issues identified in the village of Ickleford at the moment, which this site relates to. Need to find out more information about Lower Stondon.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site adjoins Lower Stondon, located away from North Hertfordshire towns..

## 2.13 Luton

### EL1, EL2 and EL3 East of Luton

<b>Site number and name: EL1, EL2 and EL3 East of Luton</b>				
<b>Type of site: Greenfield. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Development does not include employment land.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 3 agricultural land. This area is considered to have generally high landscape quality based on its proximity to the AONB. The area is accessible for local residents and is well used.
2(b) Provide access to green spaces	X	X	?	The area is well used and valued by local residents, and development would mean that access to the countryside would be further away for existing residents, though additional footpaths are proposed in the site masterplan. Existing greenspace is within 400m of the site, and rights of Way run through the site, but the overall effect is likely to be negative.  Mitigation –Ensure protection of existing footpaths through the site. There is an opportunity to connect historic parks and gardens into public footpaths and into existing Level 2 Green Link heading east toward Stevenage.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	?	<p>A site of this size is likely to be able to provide significant facilities within the development, including bus links, and could be linked with new employment opportunities. However, the site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. The local road network into North Hertfordshire is sub-standard, and development could reduce accessibility for existing residents.</p> <p>Mitigation – public transport links within the development, particularly linking to Luton station. Transport studies to recommend appropriate road improvements.</p>
3(a) Protect and enhance biodiversity	X	?	?	<p>The site is adjacent to Stubbocks Wood Wildlife site. The Environmental Statement submitted alongside the planning applications identifies that existing habitats are predominantly arable fields with hedgerows, along with patches of woodland and semi improved grassland areas across site. The development would include Brickkiln Wood (not designated). Habitat creation proposed as part of the plan, but there is likely to be an initial negative impact in the short term.</p> <p>Mitigation – retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development. Detailed ecological surveys and appropriate mitigation measures, including wildlife corridors, to ensure that the impact on ecology is minimised.</p>
3(b) Protect and enhance landscapes	X	X	X?	<p>A site of this size and scale in this location is likely to have a significant visual impact on landscape, as well as on local villages. Cockernhoe would be particularly affected as it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area. The landscape impacts of EL3 are significantly less than the development of EL1 and EL2.</p> <p>The site is located on top of the plateau ridge and so will impact on surrounding views of the site, and will lead to the coalescence of Luton with nearby villages. The site is located within Landscape Character Area 202 Breachwood Green Ridge, which is considered in the 2011 landscape assessment<sup>10</sup> to have a moderate sensitivity. However the study also suggests that the landscape capacity for urban extensions greater than 5ha is low to moderate. The site is also close to the AONB.</p> <p>Other landscape studies have also been undertaken of the proposed development area</p>

<sup>10</sup> See [http://www.north-herts.gov.uk/202\\_2011.pdf](http://www.north-herts.gov.uk/202_2011.pdf)

				<p>(including sites EL1, EL2 and EL3), in particular a LUC report in 2008<sup>11</sup> and a review of the LUC report in 2009. The 2009 report notes that development of the scale proposed would have significant impacts on the landscape character and the visual and recreational resource, as well as local villages. The proposed extent of the development has since been reduced, and in particular the proposed development area is now set below the ridge line visible from Lilley Bottom in order to avoid devaluing the quality of the Lilley Bottom Character Area. However, it is still likely that development of this scale will have a significant impact on the landscape.</p> <p>Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern, and appropriate design measures including integration of green areas, retention of trees and low densities to retain the leafy rural character of the area as much as possible.</p>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<p>Site includes part of Mangrove Green and Cockernhoe archaeological area. EL3 is close to Putteridge Bury historic park and garden.</p> <p>Mitigation - Archaeological survey of the site and surrounding area.</p>
3(d) Reduce pollution from any source	0	0	0	Part of site likely to be contaminated. Site above SPZ 3 but not adjacent to a watercourse.
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<p>Small parts of the site are identified as at risk from surface water flooding, but this is not considered to be significant.</p> <p>Mitigation; prepare a surface water management plan</p>
5(a) Share benefits of prosperity fairly	0	0	0	Nearby areas in Luton are identified as being deprived, but there is no information that the development would provide additional services for these areas.
5(b) Increase access to decent and affordable housing	√	√	√	Site would provide up to 2100 houses in North Hertfordshire a significant proportion of which would be affordable.
5(c) Improve conditions and services that engender good health and reduce health	X	X	?	Development on this greenfield site will have significant effects on the amenity of the residents in Cockernhoe, Mangrove Green, Tea Green and Wandon End. Cockernhoe would be particularly

<sup>11</sup> The first report was Environmental Sensitivity Assessment Supplementary Report (LUC December 2008) and this was reviewed in 2009 by the Landscape Partnership – see [http://www.north-herts.gov.uk/east\\_of\\_luton\\_final\\_report\\_all.pdf](http://www.north-herts.gov.uk/east_of_luton_final_report_all.pdf)

inequalities				<p>affected as, in combination with the EL3 development, it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area. The impacts of EL3 are significantly less than the development of EL1 and EL2.</p> <p>Development will inevitably involve increased light, air and noise pollution for residents of these villages. The site is very close to the Luton noise corridor.</p> <p>Mitigation: As noted above under landscape. Produce a construction management plan to mitigate effects on nearby residents. Appropriate housing design to mitigation airport noise.</p>
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<p>This large new housing development will increase pressure on the sewerage and water supply infrastructure. Site is likely to be served by Luton East Hyde STW. The Environment Agency has identified that the STW is constrained on all sides. Should upgrades be required, this is a constraint to development. The Luton Watercycle Study<sup>12</sup> includes a number of recommendations for new development including the submission of holistic or site specific water cycle studies with every major planning application (greater than 100 dwellings).</p>
7 Promote sustainable urban living	0	0	0	<p>Site is not well related to Luton or Hertfordshire towns. However, it is unlikely to compete with existing town services.</p>

## 2.14Preston

<b>Type of Site and Number: Residential PR1 formerly site 215</b>		
<b>Site Reference and Location: – Land East of Butchers Lane,</b>		
SA Objective: Will the site...	<b>Score</b>	<b>Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement</b>
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	<p>This site is a rural, isolated village and would be poor in terms of accessing local services and facilities  Preston does not have a food shop or a post office  Increased population may support existing services in neighbouring villages, but is unlikely to encourage new</p>

<sup>12</sup> See

<https://www.luton.gov.uk/Environment/Lists/LutonDocuments/PDF/Local%20Plan/Climate%20change/CC%20005.pdf>

		business in the area
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	The development is located on a greenfield site The site is located upon agricultural land grade 3
2b. Provide access to green spaces?	X / √	Green space is within 400m Public rights of way run through the site, development will reduce existing residents access to open countryside to the west of the village Mitigation – Site would need to deliver more accessible open space onsite or improve offsite provision to try and mitigate loss of existing open space. Site could contribute to Green Infrastructure Project ST9 New Woodland in Langley Valley and Level 2 green links.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	The site is isolated. The nearest towns for employment are Hitchin and Stevenage The site is within 400m of a bus stop, but not with a regular service Site is not within 800m of station Will encourage use of private transport Mitigation – increase public transport services
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of trees, hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X	Site located in Offley – St Paul's Walden Landscape Character area (211) which has moderate to high sensitivity The landscape capacity for incremental small scale developments is considered to be low. Mitigation – Landscape assessment, sensitive design using landscape features to reduce impact. Large site in open countryside
3c. Conserve and, where appropriate, enhance the historic environment?	x	Site is proximate to an archaeology area Site does not include listed buildings or the conservation area but is located in close proximity Mitigation – setting of listed building and conservation area needs to be considered in design
3d. Reduce pollution from any source?	0	Site is not located in a source protection zone although in an area of high groundwater vulnerability Site does not border a watercourse Site is unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to	√ / X	Site not in a flood zone Site subject to surface water flooding Mitigation – explore potential for SUDS

climate change		
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	The site could contribute in retaining local rural services within the area
5b. Increase access to decent and affordable housing?	√	The estimated number of dwellings will provide a proportion of affordable housing. This area has delivered affordable housing through exception sites, based on its location outside the settlement boundary, if developed for market housing this opportunity will be lost.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	No identified constraints in this village
<i>Town centres</i>		
7. Promote sustainable urban living?	0	Site is a long distance from employment There are no food shops within Preston Residents likely to use private transport to commute into the nearest large town for work and food

## 2.15Reed

<b>Type of Site and Number:</b> Residential RD1 –formerly RD/r01				
<b>Site Reference and Location:</b> Land at Blacksmiths Lane, Reed				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Potential to support existing services and rural economy
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, classed as grade 2 agricultural land

2(b) Provide access to green spaces	X√	X√	X√	The site has an existing public right of way running through the site itself Provides access to other areas of Green space Potential impact upon an existing Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The site is located within 400m of a bus stop, but not with a regular service. The site is not within 800m of a railway station Village location means that people are likely to commute out to work and use personal transportation Mitigation – Improve public transport
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Site does not conflict with any designated areas of ecological interest There are hedgerows and trees present upon the site – development on a greenfield site is unlikely to lead to an improvement in ecology LCA notes that an area of high biodiversity is centred around the village of Reed typified by chalky boulder clay woodland and species-rich neutral grasslands. Mitigation – Undertake ecological review before developing site. Ensure hedgerows are maintained Mitigation – Tree surveys; incorporate existing trees
3(b) Protect and enhance landscapes	0	0	0	site is scrubland and adjacent to the A10 and fronts Blacksmiths Lane. The northern boundary has a tree belt, so its well screened and unlikely to have a huge impact.
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site is located adjacent to an area of archaeological interest The site is located near to a conservation area There is a listed building located next to the proposed site Mitigation – Ensure development conforms to local character including size, design, materials used etc
3(d) Reduce pollution from any source	0	0	0	Site is not in SPZ1 or 2 Site is not contaminated Site does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	There is no identified flood risk for the proposed site, and it is not subject to surface water flooding
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The site could contribute in retaining local rural services as well as encouraging new ones to develop within the area.
5(b) Increase access to decent and affordable housing	√	√	√	Would provide 21 dwellings
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area Initial impacts would be the pressures of construction on the surrounding residential areas.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural	0	0	0	The village has no identified constraints

resources efficiently; reuse, use recycled where possible				
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	O	O	O	N.a

## 2.16 Royston

### RY1 –formerly site 218 – West of Ivy Farm

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	The proposed development has potential to support local services Provides good access to services and support employment and retail services and town centre
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	This site is a greenfield site Site is located upon agricultural grade 3 Site adjacent to important amenity area of Therfield Heath Mitigation – development should include appropriate planting
2b. Provide access to green spaces?	√	There is a greenspace located nearby (within 400m), linked by a right of way Mitigation – site could contribute to Green Infrastructure project ST8.3 Peri urban greenway for Royston.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	The site is not within 400m of a bus stop The site is not within 800m of the train station The Town Centre and retail study identified that there are limited convenience retailers within the centre and no facilities ideal for main and bulk food shopping. The out-of-centre store is the main food shopping destination within Royston. This is to the north of the town and not easily accessible by walking cycling or public transport Mitigation – improve public transport
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?	This is a greenfield site No designated wildlife sites fall within this site, however there is a wildlife site / SSSI opposite, which requires sensitive consideration Development of a greenfield site would not protect biodiversity unless green features and green design was incorporated in any scheme Mitigation – undertake an ecological assessment. Ensure construction methods which are sensitive to the SSSI and incorporate green features

3b. Protect and enhance landscapes?	x	Site falls within the Landscape Character Area 227 Odsey to Royston, which is reported to have moderate sensitivity. The LCA also states that capacity for major urban extensions is considered to be moderate - high. Site will be visible from Therfield Heath. The landscape capacity and sensitivity study identifies this specific area as having moderate sensitivity and moderate capacity Mitigation – landscape assessment, incorporating issues with regard to Therfield Heath
3c. Conserve and, where appropriate, enhance the historic environment?	x	The site does not include any historic assets, it is however located adjacent to the Therfield Heath Area of Archaeological Significance and will impact on the setting of a Scheduled Ancient Monument (Arbury Banks)
3d. Reduce pollution from any source?	x	Site is situated within Source Protection Zone 2, Site is not located near a watercourse however is located within a groundwater vulnerability area Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√x	Site is not within a flood plan site subject to surface water flooding Mitigation – explore potential for SUDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	This town is not identified as a deprived area
5b. Increase access to decent and affordable housing?	√	The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be in a residential area The site borders the railway. Mitigation – noise and vibration should be considered by site design and landscaping
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	There are a number of constraints in this area as identified by the IDP The STW is operating close to capacity. Any additional development on top of what has previously been considered will need to be assessed in relation to the WFD impact. Energy supplies require reinforcement Mitigation – sustainable energy solutions / SUDS
<i>Town centres</i>		
7. Promote sustainable urban living?	0	Site is located on the periphery (more than 800m) of Royston Food services are within the north of the town and are likely to be accessed by private transport

		Improve access to public transport
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<b>Type of Site and Number: RY2 –formerly site 85 Residential</b>				
<b>Site Reference and Location: 07/0899, Land North of Newmarket Road, Royston</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	The proposed development has potential to support local services Provides good access to services and support retail services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>x</b>	<b>x</b>	<b>x</b>	This site is a greenfield site. agricultural land grade 3 Royston lacks green space Encourage planting and biodiversity should be incorporated once development it built.
2(b) Provide access to green spaces	√	√	√	There is green space located nearby (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Site appears from the GIS map to be within 400m of bus stop, but this route is not indicated on the Herts County Map, so it is unclear whether a) the route still exists, and b) how frequent the service is. Site is not within 800m of the train station, The Town Centre and Retail Study notes that there are limited convenience retailers within the centre and no facilities ideal for main and bulk food shopping. The out-of-centre store is the main food shopping destination within Royston. This is to the north of the town and not easily accessible by walking cycling or public transport. It is likely that residents will rely on private transport for food shopping, which is in the North of the Town Mitigation – Improve public transport
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established hedgerows and tree lines. There is a woodland area in the bottom right hand corner of this site Development of this site would not protect biodiversity.
3(b) Protect and enhance landscapes	<b>0</b>	<b>0</b>	<b>0</b>	Site falls within a Landscape Character Area of Scarp Slopes south of Royston
3(c) Conserve and where appropriate, enhance the historic environment	<b>0</b>	<b>0</b>	<b>0</b>	Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town's conservation area.

3(d) Reduce pollution from any source	0	0	0	Site is not situated within a source protection zone 1 or 2. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m limited capacity of the Sewage Treatment Works
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site is not within a floodplain Very small part of site is subject to surface water flooding Site is large enough for CHP technology Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Majority of site borders the A505. Development is also adjacent to existing housing. The noise issue is a significant one, which would require mitigation by site design and landscaping.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	There are a number of identified constraints in Royston which are detailed in the Transport and Utilities Constraints Background Paper (sewage, and energy). Sewage works within area; restricted development until 2015 Potential pressures on infrastructure Need for redevelopment of Infrastructure before development can take place Energy supplies need reinforcement Mitigation – Sustainable energy solutions / SUDS
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site is located on the periphery of Royston Site is further than 800m of the town centre Food services are within the north of the town and are likely to be accessed by private transport Site location will encourage commuting

<b>Type of Site and Number:</b> Residential Greenfield				
<b>Site Reference and Location:</b> RY4- formerly R/r11 Land north of Lindsay Close, Royston				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2. However, the owners indicate that its agricultural value and potential is restricted by the limited acreage and adjacent proximity with residential properties to the south.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space Site is agricultural land. Estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is on the edge of Royston. The closest part of the site to the train station is almost exactly 800m, but no other part of the site is within 800m. It is on a frequent bus route, with a bus stop within 400m. It is also close to school, surgery, and very close to the supermarket. It is relatively close to employment sites, with a potential for linking current bus services to provide a link.  The Transport and Utilities Constraints Background Paper comments that bus, pedestrian & cycle linkage with site R/r11 (land north of Lindsay Close) is essential.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Biological Records Centre indicates that this site has potential ecological interest.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate to high capacity. Mitigation measure would be required to address potential landscape/environmental issues. However, they may not completely reduce the effects of the development for this type of site. 2011 Landscape study indicates that landscape capacity for urban extensions is considered to be moderate to high in this area.
3(c) Conserve and where appropriate, enhance the historic environment	○	○	○	No historical designations on the site.
3(d) Reduce pollution from any source	○	○	○	There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. No land contamination issues. Not located within a Groundwater Source Protection zone. Does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X√	X√	X√	Improvements required to the Royston STW to facilitate development are likely to be energy intensive. Site not in a flood risk area Site subject to surface water flooding Mitigation – explore potential for SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	○	○	○	

5(b) Increase access to decent and affordable housing	√	√	√	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The site is a major development and appears to be in a residential area  Majority of site borders the A505. Development is also adjacent to existing housing. The noise issue is a significant one, which would require mitigation by site design and landscaping.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area.  The IDP identifies water treatment constraints for Royston
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.

<b>Type of Site and Number:</b> Residential (Brownfield)			
<b>Site Reference and Location:</b> RY5 –formerly R/r06 Agricultural supplier, Garden Walk, Royston			
<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>			
X	X	X	loss of employment land
<b>LAND USE AND DEVELOPMENT PATTERNS</b>			
√	√	√	Site is located on a Brownfield site Some evidence of potential land contamination Potential for remediation of land. Mitigation – Land contamination assessment and land remediation survey if required.
√	√	√	Limited access to public footpaths and other rights of way Green space within 400m of the site Mitigation – Green Space mapping and designation
√	√	√	Local bus service and coach routes are frequent and accessible to the site (the nearest bus stop with a regular service is within 400m of the site) The closest part of the site is within 800m of the train station as the crow flies, but it is further than this (at least 1km) via a walking route. Parking issues within area, discouragement of travelling by car. Mitigation – Sustainable transport, Park and ride service; reduce car usage
<b>ENVIRONMENTAL PROTECTION</b>			
0	0	0	Site does not conflict with any designated areas of ecological interest Site has some vegetation present mostly in the form of Scrub land. Site not likely to enhance biodiversity
0	0	0	N.a
0	0	0	Site does not conflict with any designated areas of historical interest Site is not located on an archaeological site Site does not impact on any conservation areas

X	X	X	There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. Site location is not within a SPZ1 or 2 Some evidence of potential land contamination from underground storage tanks. Mitigation – Land contamination assessment and land remediation survey if required. Mitigation – Groundwater assessment and development implications
<b>CLIMATE CHANGE</b>			
√X	√X	√X	Improvements required to the Royston STW to facilitate development are likely to be energy intensive. The site is not located within a flood risk area. The site is subject to surface water flooding The site has potential for a CHP scheme Mitigation - SUDS Mitigation – CHP scheme
<b>A JUST SOCIETY</b>			
0	0	0	The site will not contribute to specific deprived areas. Contributes to the loss of business use
√	√	√	The proposal is for 50+ dwellings; access to affordable housing
X	0	0	The site is a major development and appears to be in a residential area The initial impacts would be the pressures of construction on the surrounding residential areas. Site development is relatively large; potential to generate large noise and associated problems.
<b>RESOURCE USE AND WASTE</b>			
x	x	x	A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area. The IDP identifies water treatment constraints for Royston
<b>TOWN CENTRES</b>			
√	√	√	New housing in close proximity to the town centre (within 800m) Encouraging people to use local shops and town centre; reduce the need to leave for shopping and other purposes Could reduce commuting for employment in centre.

RY7 – formerly site 217 – Anglian Business Park Royston

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X	Development of the site will reduce the supply of employment land in Royston
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and	√	The site is brownfield land

amenity value?		
2b. Provide access to green spaces?	√	The site is within 400m of greenspace It does not reduce accessibility of existing residents to open space
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	The site is within 400m of bus stop with a regular service The site is within 800m of train station
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	No designated wildlife sites fall within or close to this site. There are some trees and shrubs on the site for landscaping purposes. Mitigation – tree survey and trees should be incorporated within development
3b. Protect and enhance landscapes?	0	N/a
3c. Conserve and, where appropriate, enhance the historic environment?	0	The site does not contain a conservation area, archaeological area or any listed buildings
3d. Reduce pollution from any source?	X	The site is within Groundwater Source Protection 2 The site does not border a watercourse No landfill within 250m Site is likely to be contaminated, based on its current use Mitigation – contaminated land survey
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√X	Site is not in a flood risk area Site is subject to surface water flooding Mitigation – explore potential for SUDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	Site not identified as being within a deprived area
5b. Increase access to decent and affordable housing?	√	The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be near a residential area Residential properties will be adjacent to manufacturing / storage and distribution uses
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	There are a number of constraints in this area as identified by the IDP The STW is operating close to capacity. Any additional development on top of what has previously been considered will need to be assessed in relation to the WFD impact. Energy supplies require reinforcement Mitigation – sustainable energy solutions / SUDS

<i>Town centres</i>		
7. Promote sustainable urban living?	√	Site is within 800m of the town centre Food services are within the north of the town and are likely to be accessed by private transport

<b>Type of Site: Formerly suggested for employment</b>				
<b>Site Reference and Location: RY8 – formerly R/e02, Lumen Road, Royston</b>				
<b>SA Objectives</b>	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>X</b>	<b>X</b>	<b>X</b>	Use for residential would result in loss of proposed employment land, but this is unlikely to have significant impact, as there is sufficient provision elsewhere.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brown field site with little or no environmental or amenity value Known contaminated land (gas works) so is potential to reclaim some contaminated land Mitigation – contaminated land survey and appropriate remediation.
2(b) Provide access to green spaces	?	?	?	The site borders a public right of way. It is not clear how close accessible green space is.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The town has reasonable public transport provision – this site is within 400m of a bus stop with regular service and within 800m of the train station The site is fairly central to the town and so should be accessible by public transport or by walking for many people.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	○	○	○	Brownfield site The site is not designated as being of ecological importance There are some shrubs and trees on the site Mitigation – tree survey
3(b) Protect and enhance landscapes	○	○	○	N.a
3(c) Conserve and where appropriate, enhance the historic environment	<b>x</b>	<b>x</b>	<b>x</b>	The site is not in a conservation area but does contain a listed building Mitigation – ensure any redevelopment does not impact upon listed building

3(d) Reduce pollution from any source	X	X	X	There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. Ensure that the STW can effectively protect water quality before proceeding with development. The site is within Groundwater Source Protection Zone 1. The site is known to be contaminated (gas works).
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**CLIMATE CHANGE**

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Improvements required to the Royston STW to facilitate development are likely to be energy intensive. The site is not in a flood risk area The site is subject to surface water flooding The site is not on a north facing slope  Mitigation – this is a large redevelopment and has the potential to include sustainable energy. Mitigation - SUDS
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**A JUST SOCIETY**

5(a) Share benefits of prosperity fairly	O	O	O	
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 75 dwellings, including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and is bordered predominantly by residential properties, who may be affected by construction phase.

**RESOURCE USE AND WASTE**

6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area. The IDP identifies water treatment constraints for Royston There may be significant demolition waste, which should be recycled. Mitigation - SUDS
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**TOWN CENTRES**

7 Promote sustainable urban living	√	√	√	Site is within 800m of town centre, so may support town centre services.
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**Type of Site: Employment****Site Reference and Location: RY9 –formerly R/e01, York Way, Royston**

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	This proposed development could supply jobs in the local area. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.

				Site is located on outskirts of Royston – employment development preferred in town centres to aid regeneration of town centres Identified as one of the main centres in need of improving employment opportunities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	Greenfield site between existing employment sites and the main road – agricultural grade not specified Based on photographic evidence the site appears to have heath land characteristics
2(b) Provide access to green spaces	X	X	X	Public right of way through this site – developing it will lead to a reduction in green space and amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Within 400m of a bus stop, but not with a regular service A very small area along the boundary of the site is just within 800m of train station as the crow flies, but substantially more than this via a walking route. The vast majority of the site is not within 800m of the station However site on the edge of settlement Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	The site is not designated as being of ecological importance However, the site is well vegetated and appears to have heath land characteristics. Development of this site is likely to lead to a decrease in ecological value. Biological Records Centre indicates that this site has potential ecological interest. Mitigation – tree survey; ecological survey
3(b) Protect and enhance landscapes	0	0	0	N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site is not in a conservation area or an area of historical interest.
3(d) Reduce pollution from any source	x	x	x	The very southernmost part of the site is within a Groundwater Source Protection Zone 2. The site does not border a watercourse The site is not contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	The site is not in a flood risk area The site is not on a north facing slope Site subject to surface water flooding incorporate CHP Mitigation - SUDS
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Royston is not identified as a deprived area

5(b) Increase access to decent and affordable housing	0	0	0	n.a – employment site
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	The site is a major development but appears not to be in a residential area - Bordered by other employment properties and fields Site is next to main road
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Potential constraints due to sewage / water treatment capacity Potential issues for gas and electricity supply Mitigation – Consider phasing site after 2015 Mitigation – May require significant reinforcement of electricity and gas supply Mitigation - SUDS
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	Distance from town (over 800m) means that this development is unlikely to contribute to the town centre regeneration, and may compete with it, depending on the nature of the development

<b>Type of Site and Number:</b>				
<b>Site Reference and Location:</b> RY10 - Land south of Newmarket Road				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The site is green field, Site located upon Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Approximately half of the site appears from the GIS map to be within 400m of a bus stop. However, this route is not indicated on the Herts County map so it is not clear a) whether this service exists and b) how frequent it is. This will need to be clarified The site is more than 800m from the railway station Mitigation – improve and encourage public transport
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	The site is not designated as being of ecological importance Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design. Site is an agricultural field bordered by hedgerow and mature trees. A couple of large trees within the field also. Mitigation – tree survey, maintain and enhance trees around the edge of the site
3(b) Protect and enhance landscapes	X	X	X	Site located in Landscape Area 228: Scarp Slopes South of Royston Area – area has high sensitivity and high landscape value.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historic designations within the site.
3(d) Reduce pollution from any source	0	0	0	Site is unlikely to be contaminated Site does not border a watercourse Site is not within above SPZ1 or 2
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site is not in a flood risk area The site is subject to surface water flooding Site is not on a north-facing slope
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Site would provide a proportion of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area Initial construction may impact on adjacent residential properties.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Capacity issues previously identified with regard to Royston STW. As an additional site further testing of figures maybe needed. Some reinforcement of electricity network required.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Location provides access to services and town centre is within 800m. Site will encourage people to live in urban areas. Contribution to current housing need within the area could benefit in lowering commuting levels.

RY11 - Land at Barkway Road

Site number and name: RY11 - Land at Barkway Road

<b>Type of site: Beyond village boundary ex green belt. Residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Residential site
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Site does not contain any land classified as agricultural and none of the site has an ecological or landscape designation
2(b) Provide access to green spaces	3	3	3	No site info available. Site is adjacent to woodland with a right of way passing through it. Unclear whether the site itself may be informal open space?
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	There is a bus stop close to the site but this is not served by regular bus services
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Site appears to be grassland with bordering trees. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Treated in the landscape studies as being part of the built-up area of Royston – there are a few buildings on the site and the site adjoins the residential edge of the town. There will be some landscape impact but this will be very localised.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	?	?	?	Site not located in SPZ 1 or 2 and is not adjacent to a watercourse. No information on contamination.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No constraints identified
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas

5(b) Increase access to decent and affordable housing	?	?	?	No information on likely number of dwellings
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Adjoining existing residential development. NHDC site info needed
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	IDP identified water treatment constraints for sites in Royston. SUDS required.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Housing site just over 800m from Royston town centre

### RY12 - Town Hall Site, Royston (previously known as Civic Centre)

<b>Site number and name: RY12 – Town Hall Site, Royston (previously known as Civic Centre)</b>				
<b>Type of site: Brownfield. Retail.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Royston town centre, which should contribute to competitiveness of the town centre
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Partially within a designated archaeological area Potential impact on the setting of listed buildings
3(d) Reduce pollution from any source	X	X	X	Site considered likely to be contaminated due to previous underground petrol storage Site within SPZ2 Site does not border a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Significant surface water flood risk on site
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	Significant constraints on wastewater infrastructure in Royston
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

## 2.17St Ippolyts

### SI1 –formerly site 221 – Land South of Waterdell Lane

<b>Type of Site and Number: XX Residential</b>		
<b>Site Reference and Location:</b>		
SA Objective: Will the site...	<b>Score</b>	<b>Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement</b>
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	The site is located on the outskirts of the village, close to Hitchin Could contribute to the local economy and support existing

		services
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	This is a greenfield site The site is located upon Grade 3 agricultural land
2b. Provide access to green spaces?	√	Site is within 400m of green space Site is near to a right of way
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	Site within 400m of bus stop, but not with a regular service Not within 800m of station As this is a village location people are likely to commute out to work Mitigation – improve public transport
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of trees, hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X	Site located in Langley Valley Landscape Character Area (214), which has moderate sensitivity The landscape capacity for incremental small scale development is considered to low to moderate LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	0	Site does not contain listed buildings, archaeological site or conservation area.
3d. Reduce pollution from any source?	0	Site is not located in a Source Protection Zone, although in a high water vulnerability area Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√ / X	Site not in a flood zone Site subject to surface water flooding Mitigation – explore potential for SUDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	Not a deprived area
5b. Increase access to decent and affordable housing?	√	The estimated number of dwellings will provide a proportion of affordable housing.

5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	Hitchin has identified constraints regarding utilities Energy supplies need reinforcement (gas, electric) Mitigation – improve initial utilities prior to development Mitigation – alternative energy resources
<i>Town centres</i>		
7. Promote sustainable urban living?	0	Within 400m of bus stop Outskirts of village although in relative close proximity to large town Residents are likely to commute into surrounding towns for work and shopping unlikely to walk

<b>Type of Site and Number:</b> Residential (Greenfield) <b>SI2 –formerly SI/r3</b>				
<b>Site Reference and Location:</b> Land south of Stevenage Road, St Ippolyts				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The proposed development is located in the adjoining village to the town of Hitchin. The size of the proposed development could contribute to the improvement of the local economy and support of the existing services
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	Proposed on a Greenfield site The existing use of the site is scrubland area The land is classified as Agricultural of Grade 3 quality (a or b?)
2(b) Provide access to green spaces	√X	√X	√X	The site backs on to an area of Green space An existing public right of way uses the site for access to Green spaces Mitigation: ensure existing right of way is maintained through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	As this is a village location people are likely to commute out to work, increasing the use of personal transportation Not within 400m of a bus stop with a regular service, nor within 800m of a train station Mitigation – Improve public transport
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	The vegetation of the site is classed as Grass and scrubland The site is not located on a site of ecological sensitivity or biodiversity – developing on a greenfield site is unlikely to lead to an improvement in biodiversity Mitigation – ecological survey Mitigation – Tree survey; incorporate trees
3(b) Protect and enhance landscapes	?	?	?	Landscape Character Assessment not provided for this area
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	The site is located adjacent to an area of archaeological interest Mitigation – Archaeological surveys
3(d) Reduce pollution from any source	0	0	0	Not in a Groundwater Source Protection Area Not contaminated
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Site not in flood zone Site itself not subject to surface water flooding but this could be an issue immediately off site to the east The size of the development could support a potential CHP scheme
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Not in a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	The size of the proposed development is 32 dwellings and adjoining the town of Hitchin Mitigation – ensure there is an element of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and is close to other residential properties. Cumulative effects – 1 Of 2 developments relatively close to each other Short term impacts during the construction phase, would result in noise and disruption.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	N.a

## 2.18St Paul's Walden

<b>Type of Site and Number:</b>		
<b>Site Reference and Location:</b> SP2: Land between Horn Hill and Bendish Lane, Whitwell		
	<b>What is the predicted</b>	<b>Justification for assessment and any</b>

SA Objectives	effect on each SA objective?			mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	The site has potential to support the rural economy. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	Greenfield site Site is located upon Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	Site is within 400m of bus stop, but not with regular service More than 800m to station Proximate to Whitwell, which has some services, but likely to increase private car use. Mitigation - inclusion of sustainable transport measures.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	Site is greenfield and includes some trees and hedgerows. Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Mitigation – protect and enhance trees and hedgerows.
3(b) Protect and enhance landscapes	<b>x</b>	<b>x</b>	<b>x</b>	Site located within landscape area 203: Whitwell Valley Area Moderate sensitivity and moderate value
3(c) Conserve and where appropriate, enhance the historic environment	<b>x</b>	<b>x</b>	<b>x</b>	Site does not contain any historic designation, but is proximate to listed buildings and the conservation area Mitigation – sensitive design may be required to ensure that the development does not affect the setting of the conservation area or listed buildings.
3(d) Reduce pollution from any source	<b>x</b>	<b>x</b>	<b>x</b>	Site unlikely to be contaminated Site above SPZ1 Site does not border a river
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√x	√x	√x	Site is not in a flood zone Site subject to surface water flooding Site not on a northern facing slope Mitigation – explore potential for SUDS

<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site could support rural services. Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	The size of the site means it is likely to deliver affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and appears to be in a residential area Initial construction may impact on adjacent residential properties.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No issues identified in the village of Whitwell at the moment, which this site relates to.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Some services in Whitwell, but residents likely to be reliant on private car for commuting.

## 2.19 Stevenage (adjoining)

GA1 – formerly part of NES (option 9 in Feb 2013 options appraisal)

<b>Type of Site and Number:</b> Residential				
<b>Site Reference and Location:</b> NES3 Roundwood				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	The development is located on a greenfield site The site is located on agricultural land grade 3

2(b) Provide access to green spaces	? ✓	? ✓	? ✓	<p>Green space is within 400m</p> <p>A public footpath and cycle track, part of the Hertfordshire Way, borders the northern edge of the site.</p> <p>A shared foot/cycleway called Botany Bay Lane runs from the south-east corner of the site past the public open space .</p> <p>The large, edge of town location of this site is likely to provide opportunities for additional greenspace, however it is developing greenspace in the first instance and access to the countryside would be further away for existing residents.</p> <p>Mitigation – apply green space standards to ensure positive benefit for greenspace. There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west.</p>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<p>A site of this size is likely to be able to provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.</p> <p>The site is not within 400m of a regular bus service, nor within 800m of a railway station</p> <p>Mitigation - inclusion of sustainable transport measures.</p>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<p>The habitat study accompanying the planning application<sup>13</sup> for this site notes that <i>the intense cultivation of the field with its narrow margins means that the majority of the site is of low intrinsic ecological value.</i></p> <p>The study also notes that <i>the Site's boundary features are of greater ecological value and have the potential to support a number of protected and notable species.</i></p> <p>The boundary features also provide connectivity to woodland areas near the site (designated wildlife site).</p> <p>Mitigation – retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development.</p>

<sup>13</sup> See <http://www.north-herts.gov.uk/docfilesrv/1/00/10/56/00105681.pdf>

3(b) Protect and enhance landscapes	?	X	X	The area is within the Weston Park LCA of the 2011 landscape study <sup>14</sup> . This comments that some small scale development (less than 5ha) could be accommodated at the edge of Stevenage, extending recent development at Great Ashby, provided containment is provided by appropriately located woodland belts. However, this developed is 10ha in size, and the LCA describes developments of greater than 5ha as not appropriate. The landscape report <sup>15</sup> accompanying the planning application considers that the existing site has a moderate capacity to accommodate residential development. This report also reinforces that need to retain the vegetation on the edge of the site, which contributes positively to the local landscape character.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site is not located within an area of archaeological interest The archaeological desk-top study accompanying the planning application notes that the likelihood of remains is moderate to low, but recommends an archaeological survey of the site.
3(d) Reduce pollution from any source	0	0	0	The site is situated within a source protection zone 3. There is no evidence of contamination. Rye Meads Water Cycle Study addresses impacts of the growth of Stevenage on the Rye Meads Sewage Treatment Works (and therefore on groundwater quality). This identified possible solutions up to 2021, however additional work was required past this date as the Water Framework Directive is likely to place more stringent controls on the water quality
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site not in flood zone Surface flooding is identified as a potential issue within this area. Mitigation – explore potential for SUDS.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	√	√	√	Development would provide up to 360 dwellings (including 35% affordable housing)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	X	X	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas Development of this large greenfield site will inevitably involve increased light, air and noise pollution.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled	x	x	x	There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the

<sup>14</sup> See [http://www.north-herts.gov.uk/220\\_2011.pdf](http://www.north-herts.gov.uk/220_2011.pdf)

<sup>15</sup> See Landscape and Visual Impact Appraisal Baseline, Nicholas Pearson Associates March 2008 <http://www.north-herts.gov.uk/docfilesrv/1/00/10/56/00105671.pdf>

where possible				sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. Mitigation - SUDS
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site on the edge of Stevenage.

<b>Type of Site and Number:</b>				
<b>Site Reference and Location:</b> GA2: Land north east of Great Ashby				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Could support existing businesses in Stevenage but unlikely to provide additional employment land
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Site is greenfield. Site located upon Grade 3 agricultural land.
2(b) Provide access to green spaces	X√	X√	X√	Green spaces located within 400m There are multiple rights of way through the site, which highlights its amenity value. Development will reduce accessibility of the open countryside to existing Great Ashby residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Not within 400m of bus stop with regular service, and not within 800m of train station The site is poorly related to the existing settlement and the town centre of Stevenage. Could lead to increased traffic through Weston / Graveley. A site of this size is likely to be able to provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	Site borders three wildlife sites (Tilkin Wood, Brooches Wood, Claypitthills Spring Wood). Vegetation present in the form of treebelts and hedgerows areas

3(b) Protect and enhance landscapes	X	X	X	Site located in Landscape character area 220 Weston Plateau Parklands The NHDC landscape sensitivity and capacity study identifies different parts of this area as having moderate sensitivity and moderate/moderate high sensitivity and low capacity Development is likely to have a significant landscape impact as contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warren's Green
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	• No historical designation within site although proximate to Tile Kiln Farm listed building located adjacent to the site
3(d) Reduce pollution from any source	X	X	X	Site possibly contaminated Site not within SPZ1 or 2 Site borders a watercourse
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	The site is not in a high flood risk area. Site subject to surface water flood risk
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	Site adjoins Stevenage, some areas of which are deprived, but it will not provide any significant new services or facilities.
5(b) Increase access to decent and affordable housing	√	√	√	The size of the site means it is likely to deliver affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	x	x	The site is a major development and part of the site is in close proximity to a residential area Initial construction phase would be disruptive for surrounding local residential areas.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	There are significant constraints on sewerage infrastructure in Stevenage. Additional development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site on the edge of Stevenage.

North of Stevenage NS1

<b>Site number and name: NS1 North of Stevenage</b>		
<b>Type of site: Greenfield. Residential.</b>		
	<b>What is the predicted effect on each SA</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No employment provision.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 3 agricultural land.
2(b) Provide access to green spaces	?	√?	√?	The large, edge of town location of the site is likely to provide opportunities for additional greenspace provision. This site is close to Chesfield Park and Forster Country in which there are opportunities to enhance these green space features through appropriate mitigation <sup>16</sup> . There is a possible link into Stevenage Greenway and existing Level 1 Green Links, feeding into Letchworth Greenway to the north too. It is also within 400m of existing greenspace, however, it would make open countryside further away for residents of Gravely. A well used footpath runs through the site and this will need to be diverted. The overall effect is therefore uncertain, though greenspace improvements could lead to a positive effect in the medium to long term Mitigation – protect public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	A site of this size is likely to be able to provide significant facilities within the development. However, it is still likely that a significant proportion of new residents would work outside Stevenage and travel by car. Bus stops with regular services are at the edge of the site on North Road, although new bus stops would be required as part of the development. Stevenage station is over 3km from the site. Mitigation - inclusion of sustainable transport measures.
3(a) Protect and enhance biodiversity	?	√?	√?	A designated wildlife site, Ledgeside Plantation is about 300 metres from the site. The site is mainly arable fields, and the boundary features are likely to have the greatest ecological value and provide wildlife corridors. Greenspace improvements including wildlife corridors and a buffer to protect the wildlife site may result in a positive effect in the medium to long term. Mitigation – undertake habitat study to consider how to mitigate impact on the wildlife site, retain

<sup>16</sup> See SNAP North: Landscape opportunity mapping, LUC April 2010

				existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development.
3(b) Protect and enhance landscapes	X	X	X?	<p>A site of this size is likely to have significant landscape impact. The site straddles both the Baldock Gap and the Arlesey/Great Wymondley LCAs. In the 2011 Study<sup>17</sup>, Arlesey – Great Wymondley LCA is considered to be of low-moderate sensitivity, although development of this scale would still impact on the undeveloped open nature of the character area. In the 2011 study<sup>18</sup>, Baldock Gap LCA is considered to be moderate to high sensitivity, and visually of high sensitivity, views to the undeveloped skyline are an important feature within the character area and from adjacent areas.. The evaluation for both these areas LCA describes developments of greater than 5ha as not appropriate. There are opportunities to enhance the existing landscape at Forster Country and Chesfield Park, which are features that hold high amenity value.</p> <p>Development would be close to Graveley village, and is likely to have a significant impact on views from the village and its distinctiveness as a settlement without appropriate mitigation measures.</p> <p>Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features. Phasing of development and appropriate screening planting to reduce visual impact on Graveley of development near the village.</p>
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<p>Site is adjacent to Graveley Village area of archaeological interest. Whilst not within the Graveley Conservation Area, its setting will need to be assessed and appropriate mitigations measures put in place, as not to harm this area.</p> <p>Manor Farm (grade II listed) and the Church of St Etheldreda (grade II* listed and a scheduled monument) are located to the north east of the north Stevenage area. The setting of these would need to be maintained in any development.</p> <p>Forster Country has been promoted by some for its historical value due to this areas connection with the writer E. M. Forster.</p> <p>Mitigation – Historic built environment and archaeological assessments in advance of development</p>
3(d) Reduce pollution from any source	0	0	0	Part of the site is situated within source protection zone 3. There is no evidence of contamination.

<sup>17</sup> North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) see [http://www.north-herts.gov.uk/216\\_2011-2.pdf](http://www.north-herts.gov.uk/216_2011-2.pdf)

<sup>18</sup> North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) see [http://www.north-herts.gov.uk/219\\_2011-2.pdf](http://www.north-herts.gov.uk/219_2011-2.pdf)

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No surface water or fluvial flooding issues.
5(a) Share benefits of prosperity fairly	0	0	0	No areas of deprivation are close to the development.
5(b) Increase access to decent and affordable housing	√	√	√	Development would provide 900 dwellings, which would include significant amounts of affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Initial construction phase could be disruptive for surrounding local residential areas in the short term. Development on this large greenfield site will result in a loss of tranquillity for the area closest to Graveley and have an impact on the amenity of the properties in Church Lane. New development will inevitably involve increased light, air and noise pollution.  Mitigation: appropriate screening for Church Lane properties and phasing of development to allow screening to grow. Produce a construction management plan to mitigate effects on nearby residents.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.  Mitigation – ensure water efficiency in new development and use of SuDs
7 Promote sustainable urban living	0	0	0	Site on the edge of Stevenage, but is not likely to compete with services in the town. Development of facilities and services should be of appropriate scale, so not to compete with town centre.

## West of Stevenage WS1

<b>Site number and name: WS1 West of Stevenage</b>				
<b>Type of site: Greenfield. Safeguarded for residential.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and	√	√	√	It is understood that if developed, the site would include employment land.

economic growth				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 3 agricultural land.
2(b) Provide access to green spaces	0	0	0	<p>There are existing public rights of way on the site that provide access to the countryside for the existing residents of Stevenage. However, the area is currently separated from Stevenage by the A1(M) and is relatively removed from the existing community. It is largely arable fields rather than accessible greenspace.</p> <p>Mitigation – Protect rights of way. Potential to link into Stevenage Gateway and Hitchin Greenway to the North. Level 1 Green Link adjacent to the site, which the site can feed into. Creation of positive green gateway from the Level 2 Green Link to the east</p>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<p>A site of this size is likely to be able to provide significant facilities within the development. This would include new community facilities and potentially new public transport infrastructure, limiting the amount of trips generated by car. Additional employment within the site and its proximity to Gunnels Wood Industrial Area is also likely to help with limiting the need to travel. However, the site is separated from Stevenage by the A1 (M) and even if connected via a tunnel or bridge, would be over 1km from the station at the closest point. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car.</p> <p>Mitigation - inclusion of sustainable transport measures, including service to Stevenage station.</p>
3(a) Protect and enhance biodiversity	X	X	X	<p>Site includes Lucas Wood Wildlife site and Upper Kitching Spring Wildlife Site and High Broomin Wood is adjacent to the southern edge. Knebworth Woods SSSI is located to the south. Much of the site is arable fields and the boundary features are likely to have the greatest ecological value and provide wildlife corridors.</p> <p>Mitigation – detailed ecological surveys and appropriate mitigation measures to ensure that the impact on ecology is minimised. This will need to include consideration of the SSSI and wildlife sites, retaining existing trees and hedgerows where appropriate, and seeking opportunities to enhance biodiversity.</p>

3(b) Protect and enhance landscapes	?	?	?	The site is largely situated within Almshoe Plateau, (LCA 209) which the 2011 study <sup>19</sup> considers overall to be of low sensitivity and visually of moderate - low sensitivity; long distance views would be sensitive to introduction of development in this area. The capacity for large urban extensions or new settlements in the Almshoe Plateau is considered to be moderate. However, overall Almshoe Plateau is considered to be of low landscape value. The landscape character has been degraded and diluted by a range of detractors, particularly in the east of the character area, and in the case of this site, the position adjacent to the A1(M) is a key factor. Mitigation: site specific landscape study
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site contains a designated archaeological site and there is a Grade 1 Listed building at Almshoe Bury to the North West. Mitigation – Archaeological assessment of site and surrounding area. Consideration of the impact on the setting of Almshoe Bury.
3(d) Reduce pollution from any source	?	?	?	Part of the site is situated within source protection zone 2. There potential contamination from a former landfill on the site, but it is not known if this is within the SPZ2 area. This would require further investigation prior to development.
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	The southern edge of the site brushes flood zone 3.
5(a) Share benefits of prosperity fairly	0	0	0	No areas of deprivation are close to the development.
5(b) Increase access to decent and affordable housing	√	√	√	If developed, site would provide 1700 - 3,100 houses in North Hertfordshire with a proportion being affordable.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Site adjacent to A1, there may need to be noise attenuation in some areas and development to be an appropriate distance in relation to air quality and noise.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study

<sup>19</sup> See [http://www.north-herts.gov.uk/209\\_2011-2.pdf](http://www.north-herts.gov.uk/209_2011-2.pdf)

				identifies potential solutions. Mitigation – ensure water efficiency in new development and use of SuDs
7 Promote sustainable urban living	0	0	0	Site on the edge of Stevenage and poorly related as it is cut off by the A1(M), unless a bridge or tunnel is provided. Development of facilities and services should be of appropriate scale, so not to compete with town centre.

## 2.20 Therfield

<b>Type of Site and Number: TH1 –formerly 119 Residential</b>				
<b>Site Reference and Location: 08/3357/1 Land West of Police Row, Therfield</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The site has potential to support the rural economy; number of proposed dwellings on the site is high
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	Green space is within 400m Public rights of way border this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	No bus stop with regular service within 400m, nor railway station within 800m  Mitigation – Encourage sustainable transport initiatives
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	?	?	?	This site lies within the Therfield Reed Plateau – a landscape conservation area The landscape is common and impact of development on the landscape is low

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site is located within an area of archaeological interest Site borders a conservation area Site is located near listed buildings Mitigation – undertake an archaeological survey Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	0	0	0	The site is not situated within a source protection zone 1 or 2 Site does not border a water course There is no evidence of contamination upon the site
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	The site is not in a flood zone and is not subject to surface water flooding Site is large enough to consider CHP
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas  No evidence of noise constraints identified.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No information on constraints
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Therfield's location make use of private cars likely Residents are likely to commute into the nearest large town for work, and entertainment

## 2.21 Weston

WE1 –formerly site 228 – Land North of the Snipe, Weston

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	The development has the potential to support local services and the rural economy

<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	The development is located on greenfield land The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	Green space within 400m as are rights of way and open countryside
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	No bus stop with regular service within 400m, nor railway station within 800m Mitigation – encourage sustainable transport measures
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of overgrown hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows to ensure net gain for biodiversity
3b. Protect and enhance landscapes?	X	Site located in Landscape Character Area 222 Weston – Green End Plateau, which has moderate – high sensitivity The landscape capacity for small urban extensions is considered to be moderate-low Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern
3c. Conserve and, where appropriate, enhance the historic environment?	0	Site does not include any historic features
3d. Reduce pollution from any source?	0	Site located in Source Protection Zone 3, although above a major aquifer Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√x	Site not in a flood risk area Site subject to surface water flooding Mitigation – explore potential for SUDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	Site has potential to support existing rural services
5b. Increase access to decent and affordable housing?	√	The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be in a residential area Initial construction phase may impact on existing village residents

<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	The IDP identifies that there are likely to be upgrades to the Weston STW in the near future Sufficient capacity identified for primary schools in this area. Although Baldock secondary school is identified as being at capacity
<i>Town centres</i>		
7. Promote sustainable urban living?	0	Site is within 400m of bus stop but Weston's location is likely to encourage commuting into the nearest large towns for work and entertainment.

## 2.22 Wymondley

WY1 –formerly site 232 - amended site 122, land south of Little Wymondley

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	Wymondley does not have adequate facilities, however this site is on the edge of Hitchin. The proposed development has potential to support services in Hitchin and in the long run demand for services within Wymondley will increase facilities within this area Provides good access to services and support retail services
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development is built.
2b. Provide access to green spaces?	x√	There is green space located nearby, contains a public right of way Development is on the edge of Wymondley meaning that open countryside will be further away for existing residents Mitigation – Improvement of open space access for existing development to the south. Improvement to and expansion of existing Rights of Way and develop access links to the proposed Stevenage greenway (North Herts GI Plan) on the eastern boundary
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	Majority of site is within 400m of bus stop with regular service Site is within Little Wymondley where there is a school but no food shops This location encourages private transport use.

		Mitigation – Improve public transport
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	0	Site does not conflict with any designated areas of ecological interest, however, development of a large greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of trees, hedgerows and grassed areas Mitigation – ecological survey and seek to maintain existing tree line and hedgerows
3b. Protect and enhance landscapes?	X	The site falls within Wymondley and Titmore Green Landscape Character Area, which has low to moderate sensitivity Landscape described as distinctively unusual The landscape capacity for large scale developments is reported as low LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	X	Part of site is within an area of archaeological interest Site borders listed buildings The site does not contain a conservation area. Mitigation – Archaeological surveys Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3d. Reduce pollution from any source?	X	Site is situated on the border of a source protection zone 1. This site is potentially contaminated with landfill on the south of the site This site does not border a watercourse There is a landfill adjacent to the west of the site Mitigation - undertake a land contamination survey and consider remediation
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	?/X	Small parts of the site in the north are in a flood zone 3. Stevenage Road (an assumed access road) is also in Flood zone 3. The site is subject to surface water flooding  Mitigation: undertake flood prevention measures and consider SuDS Site is large enough to consider CHP?
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	This village is not identified as a deprived area However there are not a lot of services and facilities within this area. There is a school within walking distance but no shops However development is likely to bring demand for an increase in services
5b. Increase access to decent and affordable housing?	√	This site provides access to affordable and decent housing Housing background paper identifies increasing affordable

		development as a reason for allowing a site within this area identifies increasing affordable development as a reason for allowing a site within this area
5c. Improve conditions and services that engender good health and reduce health inequalities?	<b>x</b>	The site is a major development and appears to be in a residential area Site borders the A602 Noise is an issue, landscaping design should be incorporated as mitigation
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	<b>0</b>	Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
<i>Town centres</i>		
7. Promote sustainable urban living?	<b>0</b>	Site is located on the outskirts of Hitchin however is further than 800m from the town centre Site would increase commuting via private transport due to the lack of local facilities and services Access to public rights of way



# Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

Appendix 7: Non-preferred sites - summaries and appraisal matrices

September 2016

# North Hertfordshire District Council

## Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

### A report by CAG Consultants

September 2016

#### Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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#### CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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## Site summaries

Site summaries for sites not taken forward are shown below. The summaries list the key significant sustainability effects of the sites. Sites are for housing unless otherwise stated.

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>Ashwell</b>		
301 - Land at junction of Cow Lane and Springhead (Opposite Ringstead Farm)	Site could support rural economy Site not in a flood risk area Green space within 400m Within 400m of bus stop	Further than 800m to train station Greenfield site that includes hedges and grass Site includes part of a designated wildlife site Initial construction phase may impact on adjoining residential amenity Site is within the conservation area
305 - Land west of Station Road and north of Ashwell Street	Site could support rural economy Site not in a flood risk area Green space within 400m Within 400m of bus stop	Further than 800m to train station Greenfield site that includes hedges and grass Initial construction phase may impact on adjoining residential amenity Site is within the conservation area
304 - Land north of Ashwell Street and south of Lucas Lane	Site could support rural economy Site not in a flood risk area Green space within 400m Within 400m of bus stop	Further than 800m to train station Greenfield site that includes hedges and grass Initial construction phase may impact on adjoining residential amenity Site is within the conservation area
306 - Ashridge Farm Caravan Club, Ashwell Street	Previously developed site Site not in a flood risk area Green space within 400m Within 400m of bus stop	Site replacing existing business Further than 800m to train station Initial construction phase may impact on adjoining residential amenity
<b>Baldock</b>		
Site 12 Land North of George IV PH, London Road, Baldock	Within 400m of green space. Within 400m of bus stop with regular services. Would provide 15 dwellings including possibly affordable housing.	Established trees and hedgerows surrounding site. Greenfield site, agricultural land grade 3. The site is located in Groundwater Source Protection Zone 1. Further than 800m from the railway station. Potential surface water flooding
Site 310 Land south of Bygrave Road, Baldock (Bygrave Parish)	Majority brownfield site. Within 400m of greenspace. Within 800m of railway station. Landscape of low sensitivity and high capacity.	Adjacent to nuisance use (railway). Initial construction phase could possibly cause noise and nuisance effects to local residents
14 – Land off Weston Way	Not in conservation or archaeological areas Suitable for SUDS Within 400m of green space Public rights of way borders the site Within 400m of bus stop May provide affordable housing The site is not designated as an important ecological site	Site is greenfield land Site is classified as agricultural land grade 3, with established trees and hedgerows. The site is located in Groundwater Source Protection Zone 1 Constraints identified; sewage, energy and education. Further than 800m from the station

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>Barkway</b>		
Site 17 Land East of Burrs Lane, Barkway	Combined with other developments could support local services by attracting people to the village and supporting its local economy. Would provide 21 dwellings including affordable housing. Close to public rights of way and green spaces.	Greenfield site, classified as grade 2 agricultural land.
Site 18 Land east of Cambridge Road, Barkway	Combined with other developments could support local services by attracting people to the village and supporting its local economy. Accessibility to green space and public rights of way. Situating within 400m of green space Would provide 29 dwellings, some of which are likely to be affordable housing	Greenfield site, classified as grade 2 agricultural land Borders Historic Park and Gardens
Site 21 Land North of Nuthampstead Road, Barkway	Combined with other developments could support local services by attracting people to the village and supporting its local economy Would provide 41 dwellings including affordable housing.	Greenfield site, classified as grade 2 agricultural land. Site borders conservation area. Site borders designated area of archaeological interest Potential surface water flooding
Site 23 Top Field, Royston Road, Barkway	Combined with other developments could support local services by attracting people to the village and supporting its local economy. Would provide 37 dwellings including affordable housing. Accessibility to green space and public rights of way.	Greenfield site, classified as grade 2 agricultural land. Within a designated area of archaeological interest Close to a site where protected species have been identified. Potential surface water flooding.
203 - Land south of Ash Mill	Combined with other developments could support local services by attracting people to the village and supporting its local economy. Would provide 40 dwellings including affordable housing. Close to public rights of way and green spaces	Potential amenity impact associated with adjacent chicken farm Edge of site includes conservation area and designated area of archaeological interest Potential surface water flooding.
308	Could support local services by attracting people to the village area and supporting its local economy. Suitable size to provide affordable housing and additional greenspace.	Classified as grade 2 agricultural land. No regular bus service within 400m nor access to railway within 800m. Borders a watercourse on the southern boundary. Potential for surface water flooding (1 in 30, 1 in 100 and 1 in 1000). Sewage Treatment works within 400m. Initial construction phase could possibly cause noise and nuisance effects to local residents

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>Barley</b>		
Site 26 New Hill, Picknage Road, Barley	With other developments, site could support local services by attracting people to the village and supporting its local economy. Accessibility to green space and public rights of way. Situating within 400m of green space. Would provide 30 dwellings, some of which are likely to be affordable housing	Greenfield site, classified as grade 2 agricultural land. Situating on the border of a conservation area.
Site 204 (enlarged site 27) at Pudding Lane	With other developments, site could support local services by attracting people to the village area and supporting its local economy Accessibility to green space and public rights of way Regular bus service within village Situating within 400m of green space Would provide 22 dwellings, some of which are likely to be affordable housing	This site is a greenfield site, classified as grade 2 agricultural land Close to an area where protected species have been identified. Part of site is within conservation area
309	Site could support rural economy Site not in a flood risk area Green space within 400m Within 400m of bus stop	Further than 800m to train station Greenfield site that includes hedges and grass Grade 2 agricultural land Initial construction phase may impact on adjoining residential amenity Site is within the conservation area Site within archaeological area Moderate / high landscape sensitivity
BL/r02	Accessibility to green space and public rights of way Site could support local services by attracting people to the village area and supporting its local economy	Grade 2 Agricultural land Part of the Manor Farm Wildlife Site Within 400m of a bus stop but not one with a regular bus service Part of the Manor Farm Wildlife Site Landscape impacts The site is partially located within a conservation area There are numerous listed buildings located near to the site itself.
<b>Codicote</b>		
Site 30 Land at Codicote House, Heath Road, Codicote		Greenfield site, classified as grade 3 agricultural land. Site is located within groundwater source protection zone 2. Site is within a conservation area. Site is located near listed buildings. Site is within an area of archaeological interest. Potential surface water flooding. Site too small to provide affordable housing.
207 – Land at Kimpton Road	Within 400m of greenspace Would provide 16 dwellings including possibly affordable housing	Low capacity in the landscape for development Located on a source protection zone 1 Potential surface water flooding.

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
311	<p>Site could support rural economy            Site not in a flood risk area            Green space within 400m</p>	<p>Not within 400m of bus stop            Further than 800m to train station            Greenfield site that includes hedges and grass            Initial construction phase may impact on adjoining residential amenity            Site located next to A1(M)</p>
312	<p>Site could support rural economy            Site not in a flood risk area            Green space within 400m            Within 400m of bus stop            Site will deliver affordable housing</p>	<p>Further than 800m to train station            Greenfield site that includes hedges and grass            Grade 3 agricultural land            Initial construction phase may impact on adjoining residential amenity</p>
314	<p>Could support local services by attracting people to the village area and supporting its local economy.            Within 400m of greenspace.            Suitable size to deliver affordable housing.</p>	<p>Grade 3 agricultural land.            PROW runs through site.            Further than 800m to train station and no regular bus service within 400m.            Site across the road from listed buildings and Archaeological Site, setting impacts likely.            Majority of site within a water source protection zone 2.            Initial construction phase could be disruptive for surrounding local residential areas.</p>
315	<p>Could support local services by attracting people to the village area and supporting its local economy.            Within 400m of greenspace.            Suitable size to deliver affordable housing</p>	<p>Grade 3 agricultural land.            Main access road (Mansells Lane) is one lane and has mature vegetation which will likely be impacted by road upgrades.            Further than 800m to train station and no regular bus service within 400m.            Majority of site within a water source protection zone 2.            Possibility of surface water flooding (1 in 1000) along eastern boundary.            Initial construction phase could be disruptive for surrounding local residential areas.</p>
316	<p>Could support local services by attracting people to the village area and supporting its local economy.            Within 400m of greenspace.            Site of suitable size to deliver affordable housing</p>	<p>Grade 3 agricultural land.            Further than 800m to train station and no regular bus service within 400m.            Initial construction phase could be disruptive for surrounding local residential areas.</p>

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
318	<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Large site capable of accommodating 210 houses, and thus could provide new greenspace to south of village</p> <p>Size of site suitable to deliver affordable housing.</p>	<p>Grade 3 agricultural land.</p> <p>PROW runs through site.</p> <p>Further than 800m to train station and no regular bus service within 400m.</p> <p>Within water source protection zone 2 and adjacent to protection zone 1. Watercourse onsite. Has surface water flooding areas.</p> <p>Site does not directly impact with any designated areas of ecological interest; however, possibility of indirect impacts to adjacent wild life areas during construction. Mature vegetation onsite may be of biodiversity interest, particularly connectivity given adjacent sites.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>
205N	<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of community centre and allotments.</p> <p>Site of suitable size to deliver affordable housing</p>	<p>Grade 3 agricultural land.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Partially within a ground source 2 protection zone.</p> <p>Surface water flood area along site boundary.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>
<b>Hitchin</b>		
<p>Site 110</p> <p>Oakfield Farm, Stevenage Road (A602) St Ippolyts</p>	<p>Would provide 285 dwellings including affordable housing.</p> <p>Site of this size is likely to provide some facilities, including green space provision.</p> <p>Parts of site located within 400m of a bus service.</p>	<p>Site on the edge of Hitchin, further than 800m from the station, so is likely to result in increased use of cars for commuting and accessing services</p> <p>Greenfield site, classified as grade 3 agricultural land.</p> <p>Site is potentially contaminated at farmyard.</p> <p>Parts of site within flood zone 3.</p> <p>Part of site borders the A602 which may cause noise issues.</p> <p>Potential surface water flooding.</p> <p>Initial construction phase would be disruptive for surrounding local residential areas.</p>
325	<p>Site will support rural economy</p> <p>Site within 400m of green space</p> <p>Site does not contain any designated ecological sites</p> <p>Within 400m of bus stop</p> <p>Site will deliver affordable housing</p>	<p>Site located in flood zones 2 &amp; 3</p> <p>More than 800m to a station</p>

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
H/m02 mixed use Land at and around Churchgate Hitchin	Mixed use (employment and housing development) should support the town centre Would provide 60 dwellings including affordable housing Within 800m of town centre	Site is in a conservation area Site is in an area of archaeological interest Site is located on the River Hiz in an area that is vulnerable to flooding. Part is in zone 2 and part in zone 3 Site adjacent to listed buildings More than 800m from station Potential surface water flooding
222	Development would provide 225 dwellings in North Hertfordshire, of which a proportion would be affordable; Opportunities for sustainable energy, given the size of the development. Site could contribute to deprived areas of Hitchin Site not located in a Source Protection Zone	Greenfield site, agricultural grade 3; Site adjacent to wildlife site Site will mean open countryside is further away for existing residents. Site includes flood risk areas
220	No designated wildlife sites Site is not located in Source Protection Zone No evidence of land contamination Site does not contain archaeological area, conservation area or listed building Site will provide affordable housing Within 400m of greenspace	This is a greenfield site on agricultural Grade 3 The site is located on the edge of a village and will encourage commuting Moderate-low capacity in landscape
225	Development would provide 46 dwellings in North Hertfordshire; and Opportunities for sustainable energy, given the size of the development. Contribute to deprived areas of Hitchin Site does not include any historic features	Greenfield site located on agricultural grade 3; Site adjacent to wildlife site Site will mean open countryside is further away for existing residents. Not within 800m of train station Site includes areas at risk from flooding
224	Development would provide 48 dwellings in North Hertfordshire a proportion of which would be affordable; No historic features within site Aid towards supporting deprived areas	Greenfield site, agricultural grade 3; Site adjacent to wildlife site Site will mean open countryside is further away for existing residents. Site includes flood risk areas Not located in a Source Protection Zone
219	No designated wildlife sites Site is not located in Source Protection Zone No evidence of land contamination Not in a flood zone Site does not contain archaeological area, conservation area or listed building Site will provide affordable housing Within 400m of greenspace	This is a greenfield site on agricultural Grade 3 The site is located on the edge of a village and will encourage commuting Moderate-low capacity in landscape

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
SWH (includes SWHa and 209E and 209W, though part taken forward as HT10)	<p>A site this size is likely to be able to provide significant facilities within the development, including employment.</p> <p>Opportunity for greenspace provision</p> <p>Site is likely to be able to support additional bus services.</p> <p>The proposed bypass associated with the development could alleviate transport issues through the town (especially HGV), having a positive impact on noise and air pollution in the town .</p> <p>Development would provide 6000- 7400 dwellings in North Hertfordshire, including significant affordable housing.</p> <p>Significant opportunities for sustainable energy, given the size of the development</p>	<p>Greenfield site, agricultural grade 3.</p> <p>The site is on the far side of Hitchin from the train station, and it is likely to result in increased commuting by private car.</p> <p>The site includes areas of high landscape sensitivity and borders the AONB.</p> <p>Site contains a number of wildlife sites and a SSSI, and is adjacent to Oughton Head / Charlton Mill Pool.</p> <p>Site contains several designated archaeological areas, and borders two conservation areas.</p> <p>The site borders a major Public Water Supply at Oughton Head.</p> <p>Parts of the site are above Source Protection Zones 1, 2 and 3 and the site is likely to include contaminated land.</p> <p>Site contains parts of the River Hiz at Wellhead, classified as functional floodplain.</p> <p>Initial construction phase would be disruptive for surrounding local residential areas.</p> <p>A development of this size would inevitably involve increased light, air and noise pollution.</p> <p>Services could compete with town centre.</p>
233 - Unit 3 & 4 Cadwell Lane	<p>Site is brownfield</p> <p>Within 400m of greenspace</p> <p>Does not include designated wildlife site</p> <p>Site does not contain any historic assets</p> <p>Site will provide affordable housing</p>	<p>Site will reduce supply of employment land</p> <p>Site located in flood risk area</p> <p>Site likely to be contaminated</p> <p>Infrastructure constraints in Hitchin</p> <p>Health/amenity impact</p>
<b>King's Walden</b>		
Site 50 Land North of Lower Road, Breachwood Green, King's Walden		<p>Greenfield site, classified as grade 3 agricultural land.</p> <p>Site is located within groundwater source protection zone 2.</p> <p>Adjacent to wildlife site</p> <p>Within London Luton Airport noise contours.</p> <p>Potential surface water flooding.</p> <p>Site is too small to provide affordable housing.</p>

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
49	<p>Not designated as ecologically sensitive location.            Site will not impact upon archaeological sites            Site does not impact of conservation areas            No evidence of land contamination            The site does not border a watercourse            Affordable housing</p>	<p>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities            Rural village location likely to contribute to commuting            Development located on greenfield land            Land is agricultural grade 3            Site is located within a source protection zone            The site does not have adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport            Size of development is likely to affect landscape            Noise constraints from Luton airport. Developments are located within the flight path</p>
333	<p>Site does not contain any designated ecological sites            Low/moderate landscape sensitivity            Site within 400m of green space            Site will deliver affordable housing</p>	<p>Grade 3 agricultural land            Site not within 400m of bus stop            More than 800m to a station            Will encourage private car use            Located in Luton Airport noise contour</p>
<b>Knebworth</b>		
<p>Site 54            Odyssey Health Centre, Old Knebworth Lane, Knebworth Retirement home &amp; upgraded sports facilities.</p>	<p>Site would support the local economy.            Would increase provision for housing for the elderly.</p>	<p>Part of site is in groundwater source protection zone 2.            Further than 800m from the town centre.            Site is located next to the railway tracks.            Potential surface water flooding.</p>
211 - Land north of Oakfield Avenue	<p>Would provide 58 dwellings including affordable housing.            Site is within 800m of the village centre and the station.            Development may support local services.</p>	<p>Site is in groundwater Source Protection Zone 2 and the edge is in zone 1.            This site is a greenfield site, classified as grade 3 agricultural land</p>
334	<p>Could support local services by attracting people to the village area and supporting its local economy.            Within 400m of greenspace.            Suitable size to deliver affordable housing.</p>	<p>Grade 3 agricultural land.            In a source 2 protection zone and watercourse along the road frontage boundary.            Further than 800m to railway station and no regular bus service within 400m.            In the Old Knebworth Conservation area.            Setting impacts likely to adjacent listed buildings.            In a source 2 protection zone.            Initial construction phase could be disruptive for surrounding local residential areas.</p>

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>Luton</b>		
340	Could support local services by attracting people to the village area and supporting its local economy. Within 400m of greenspace. Suitable size to deliver affordable housing.	Grade 3 agricultural land. Within the Mangrove and Cockernhoe Conservation area. Surface water flooding onsite (1 in 100, 1 in 1000). Further than 800m to railway station and no regular bus service within 400m. Initial construction phase could be disruptive for surrounding local residential areas.
341	Site would provide affordable housing Site not in a flood risk area	Within historic park and garden Site located a long distance from Luton town centre
<b>Offley</b>		
213 - The Rookery, Kings Walden Road	Within 400m of greenspace	Greenfield site, grade 3 agricultural land The landscape capacity for incremental small scale developments is considered to be low. Site is on the edge of a conservation area Site too small to provide affordable housing.
342	Could support local services by attracting people to the village area and supporting its local economy. Within 400m of greenspace. Regular bus service within 400m. Suitable size to deliver affordable housing.	Grade 3 agricultural land. A PROW runs through the site. Setting impacts likely to adjacent listed building. Partially within source protection zone 2. Initial construction phase could be disruptive for surrounding local residential areas.
<b>Pirton</b>		
343	Could support local services by attracting people to the village area and supporting its local economy. Within 400m of greenspace.	Grade 3 agricultural land. A PROW runs through the site. Further than 800m to railway station and no regular bus service within 400m. Within village conservation area. Initial construction phase could be disruptive for surrounding local residential areas.
64N	Could support local services by attracting people to the village area and supporting its local economy. Within 400m of greenspace. Suitable size to deliver affordable housing.	Grade 3 agricultural land. A PROW runs along the site boundary. Further than 800m to railway station and no regular bus service within 400m. Within archaeological area. Across street from listed buildings and area of archaeological significance. Adjacent to village conservation area. Setting impacts likely to listed buildings and other sites. Initial construction phase could be disruptive for surrounding local residential areas.

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>Preston</b>		
Site 65 Land west of Back Lane, Preston	Would provide 14 dwellings including possibly affordable housing.	Greenfield site, classified as grade 3 agricultural land. Site is within an area of archaeological interest. Site is adjacent to a conservation area. Potential surface water flooding.
Site 67 Land North of Chequers Lane, Preston	Would provide 26 dwellings including affordable housing. Footpaths through site, giving access to green space.	Greenfield site, classified grade 3 agricultural land. Site is around 100m from SSSI.
216	No designated wildlife sites Site is not located in Source Protection Zone No evidence of land contamination Site not in a flood risk area	This is a greenfield site on agricultural Grade 3 land The site is a rural isolated site and is poor in terms of access to local services Site contains archaeological area Development could impact on landscape
<b>Reed</b>		
Site 81 Reed House, Jackson's Lane, Reed Residential, proposed for inclusion within proposed new village boundary	Would provide 13 dwellings including possibly affordable housing. Within walking distance of school and green space.	Site borders the village conservation area
<b>St Ippolyts</b>		
221S (appraisal is of 221)	No designated wildlife sites Site is not located in Source Protection Zone No evidence of land contamination Site does not contain archaeological area, conservation area or listed building Site will provide affordable housing Within 400m of greenspace Site not in a flood zone	This is a greenfield site on agricultural Grade 3 The site is located on the edge of a village and will encourage commuting Moderate-low capacity in landscape
347	Site will support rural economy Site within 400m of green space Site does not contain any designated ecological sites Within 400m of bus stop Site will deliver affordable housing Not in a flood risk area.	More than 800m to a station Greenfield site, grade 3 agricultural land Moderate/ high landscape sensitivity

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>St.Paul's Walden</b>		See below
Site 116 The Estate Yard, Hoo Park, St Paul's Walden		In a rural location. The nearest village is Whitwell 500m away (which has a food shop, post office, doctor's surgery, school, village hall but no regular bus service). Likely to increase commuting and private car use. Evidence of land contamination. Site is within designated Historic Parks and Gardens. Potential surface water flooding. Site is too small to provide affordable housing.
349	Could support local services by attracting people to the village area and supporting its local economy. Within 400m of greenspace. Suitable size to deliver affordable housing.	Grade 3 agricultural land. Further than 800m to railway station and no regular bus service within 400m. Watercourse along boundary (River Mimram). Sewage treatment works 100m to north east, across River. Part of site along river within Surface Water Flood Areas ( 1 in 30, 1 in 100 and 1 in 1000). Initial construction phase could be disruptive for surrounding local residential areas.
WH/r02	Site would contribute to existing local services and support the local rural economy Bus stop within 400m of the site Site viable for SUDS scheme CHP Provides access to affordable housing	Residents are likely to commute to work by car, despite the existence of a bus service Large scale housing plot could pressure local road networks from generated car usage Two large scale housing plots likely to contribute to existing and future noise and congestion; social impacts for local residents Loss of informal and formal recreation areas The site is adjacent to a conservation area Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village
<b>Stevenage</b>		
227	A site of this size is likely to be able to provide some facilities within the development; The development would provide 425 dwellings in North Hertfordshire; and There will be opportunities for sustainable energy, given the size of the development. Not in a flood risk area	This is a greenfield site, agricultural land grade 3; Impact on existing access to greenspace The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area; Designated wildlife sites are surrounded by the development area; Designated archaeological sites within the proposed site There are significant constraints on sewerage infrastructure in Stevenage.

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
320	Green spaces within 400m Site will deliver affordable housing No historical designation within the site	Greenfield site Constraints of sewerage infrastructure Site located some distance from the town centre Moderate-high landscape sensitivity
321	Green spaces within 400m Site will deliver affordable housing No historical designation within the site Bus stop within 400m	Greenfield site Constraints of sewerage infrastructure Site located some distance from the town centre Moderate-high landscape sensitivity
319	Green spaces within 400m Site will deliver affordable housing No historical designation within the site	Greenfield site Constraints of sewerage infrastructure Site located some distance from the town centre Moderate-high landscape sensitivity
322	Within 400m of greenspace. Suitable size to deliver affordable housing.	Grade 3 agricultural land. Further than 800m to railway station and no regular bus service within 400m. Adjacent to scheduled ancient monument (Chesfield Church) and 120m from cluster of historic sites at Manor Farm. Setting impacts to adjacent scheduled monument likely. Initial construction phase could be disruptive for surrounding local residential areas.
<b>Therfield</b>	Village has a range of facilities, including school and a bus service (frequency less than hourly). It is a category A village in settlement hierarchy.	The following issues relate to development in the village: No shops, post office, doctor's surgery or regular bus service. Development is likely to result in the increased use of private cars for work and to access services
119W	Could support local services by attracting people to the village area and supporting its local economy. Within 400m of greenspace. Suitable size to deliver affordable housing.	Grade 3 agricultural land. Two PROW run through site. Further than 800m to railway station and no regular bus service within 400m. Adjacent to village conservation area and two listed buildings. Setting impacts likely. Small areas of 1 in 10000 surface water flooding areas. Initial construction phase could be disruptive for surrounding local residential areas.

Site/location/ proposed use	Significant positive effects	Significant negative effects & uncertainties
<b>Wymondley</b>	Little Wymondley has a school and a regular bus service.	The following issues relate to Wymondley: No shops or post office There are capacity issues with the village school (including nursery provision) and secondary schools in Stevenage and Hitchin. Little Wymondley currently does not have a village hall and may need one to accommodate this growth. No doctor's surgery and it is unclear where capacity would be if there is development in the village Development is likely to result in the increased use of private cars for work and to access services.
Site 121 Land North of Stevenage Road, Little Wymondley	Would provide 63 dwellings, including affordable housing. Access to green space Site is within 400m of a bus stop.	Greenfield site, classified as grade 3 agricultural land. Part of site within flood zone 3. Borders a designated area of archaeological interest Potential surface water flooding issues onsite
Site 122 Land South of Stevenage Road, Little Wymondley	Would provide 184 dwellings including affordable housing. Parts of site within 400m of a bus stop with regular services.	Greenfield site, classified as grade 3 agricultural land. A development of this size on the edge of the village is likely to have a significant impact on the landscape and on the village character. Site close to listed buildings. Site borders an area of archaeological interest. Parts of site in groundwater source protection zone 2, and bordering zone 1. Site borders flood zone 3. Land is potentially contaminated from landfill on site. Site borders A602, creating noise issues. Potential surface water flooding.
<b>Commercial sites</b>		
H/e01, Cadwell Lane, Hitchin	Brownfield site Bus stop within 400m (restricted route) Would provide more local employment in an area of identified need Opportunity to reclaim contaminated land The site is not located in a Groundwater Source Protection Zone SUDS may be feasible Not at risk of flooding Not in a conservation area Not in an area of archaeological interest	On the outskirts of town – over 800m Next to the railway line – noise for future workers The site is over 800m from the train station Contaminated land – gas works and underground fuel tanks May be constraints regarding sewerage and energy Close to a designated wildlife site
Wilbury Way, Hitchin	Within 400 m of bus stop	Potentially there are limitations on the utilities in the area

	<p>Reduce out commuting  Some of this land is a brownfield site  There may be potential to reclaim some contaminated land.  Provides local jobs  Not a designated ecological site  Not an area of archaeological interest or a conservation area  Site is not located in a Groundwater Source Protection Zone and does not border a watercourse.  Away from residential area  Site is identified as having moderate to high capacity and sensitivity for potential development</p>	<p>The site is currently mainly a greenfield site of Grade 2 and 3 agricultural land.  Borders a public right of way  Out of centre location may have a negative impact upon the town centre  Site is likely to be contaminated</p>
<p>LG11, formerly L/s1, Garden Square Shopping Centre, Leys Avenue, Letchworth</p>	<p>Brownfield site  Similar existing use  Town centre regeneration promoting sustainable urban living  Good public transport links  Benefits to local economy  The site is within location of Green space (within 400m)  Site is within 800m of the train station  The site has access to bus stops within 400m  The site is not located in a ground water source protection zone  The site does not border a watercourse, but is close to the river.  There is no evidence of land contamination  Site is within 800m of the town centre</p>	<p>Over 60% currently access town centre by car.  Site is in a conservation area  Near to residential areas</p>
<p>R/m3, Shopping Parade, Angel Pavement, Royston.</p>	<p>Brownfield site  Refurbishment or redevelopment of run down shopping parade thus improving environment of town  Encourage other businesses into town  No evidence of land contamination  Encourage more shoppers to the town  The site is easily accessible within 400m to bus service and stops  Benefits to local economy  Suitable for SUDS  Site is located within the town centre (easily within 800m)  The site is within 400m of Priory Gardens</p>	<p>Site is in a conservation area  In area of archaeological interest  Surrounded by listed buildings  The site is located further than 800m to the train station  Site is on a slight north facing slope  Identified sewage constraints from the Transport and Utilities study</p>
<p>06/0381 Land East of Blackhorse Road, Letchworth</p>	<p>Improve job supply within the area  Help support existing services  Site is not contaminated  Site is not within a conservation area  contains no listed buildings  Site would support the local economy  Site does not border flood zone  No Wildlife designations  Site is not within a source protection zone</p>	<p>This site is a greenfield site  This site classified as grade 3 agricultural land  Site is within an area of archaeological interest  Access to green space is reduced, there are tracks and paths through the field which are likely to be accessed via the public   Limited sewage capacity</p>

	<p>Site is within 400m of a bus stop Viable for SUDs Access to green space This site is not likely to be accessed by the residents through the waste site or via any Public rights of way</p>	
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## Matrices

These matrices were produced over a period from 2008 to 2016. They should be read in conjunction with the site summaries, which are included earlier in this document. The site summaries were reviewed fully in September 2014 to identify any changes required to reflect new information or changes in information, and to correct mistakes. The full matrices for strategic sites (sites considered as options in February 2013 plus BA1, considered as an option in July 2013) were also reviewed at that time in order to support the process of choosing the preferred strategic options. The matrices for sites appraised in 2008 and 2009 were the subject of a limited review in July 2012 to identify any changes resulting from new information arising at that time (for example information about the Royston Sewage Treatment Works capacity issues), or to take account of consultation comments.

### Ashwell

Type of Site and Number: 301				
Site Reference and Location: Land at junction of Cow Lane and Springhead (Opposite Ringstead Farm)				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>This area is a greenfield site. Uncultivated grassland (possibly set aside agricultural land), bordered by hedgerows.</li> <li>The land is agricultural land grade 3.</li> <li>Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/√	X/√	X/√	<ul style="list-style-type: none"> <li>• Within 400m of bus stop.</li> <li>• This site is within walking distance to the village centre for fit-abled people.</li> <li>• There is a school within walking distance and a recreational ground.</li> <li>• There is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion.</li> <li>• The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town.</li> <li>• Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>• Site is a greenfield agricultural site.</li> <li>• The includes part of a designated wildlife site</li> <li>• Established trees and hedgerows border the site</li> <li>• Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> <li>• Mitigation: ecology study to assess impacts on wildlife site</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>• Within Ashwell village boundary on Landscape Character map.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	0	<ul style="list-style-type: none"> <li>• Site is within the conservation area</li> <li>• Site is proximate to listed buildings</li> <li>• Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>• Site unlikely to be contaminated</li> <li>• Site above SPZ 2/3 or principal aquifer</li> <li>• Site does not border a river.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>• The site is not in a high flood risk area.</li> <li>• Suitability for SuDs unclear from SFRA.</li> <li>• Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• Site has potential to support local services.</li> <li>• Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>• The size of the site means it is unlikely to deliver any affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health	X	0	0	<ul style="list-style-type: none"> <li>• Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>

inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	• No constraints identified.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site not located proximate to a town but Ashwell has a local centre with some services and facilities. Site is likely to increase private car use
<b>Summary: Greenfield village site. Close to local centre and local facilities, although will increase private car use.</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>• Site could support rural economy</li> <li>• Site not in a flood risk area</li> <li>• Green space within 400m</li> <li>• Within 400m of bus stop</li> </ul>	<ul style="list-style-type: none"> <li>• Further than 800m to train station</li> <li>• Greenfield site that includes hedges and grass</li> <li>• Site includes part of a designated wildlife site</li> <li>• Initial construction phase may impact on adjoining residential amenity</li> <li>• Site is within the conservation area</li> </ul>			<ul style="list-style-type: none"> <li>• Ecology study</li> <li>• Improve public transport</li> <li>• Investigate SuDS use</li> <li>• Maintain and enhance trees and hedges</li> <li>• Sensitive design in keeping with local style and materials</li> </ul>

<b>Type of Site and Number: 305</b>				
<b>Site Reference and Location:</b> Land west of Station Road and north of Ashwell Street				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>• The site has potential to support the rural economy.</li> <li>• Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>This area is a greenfield site. Grassland (possibly set aside agricultural land) although appears to be maintained. Site is bordered by hedgerows and trees.</li> <li>The land is agricultural land grade 3.</li> <li>Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/√	X/√	X/√	<ul style="list-style-type: none"> <li>Within 400m of bus stop</li> <li>This site is within walking distance to the village centre for fit-abled people.</li> <li>There is a school within walking distance and a recreational ground.</li> <li>There is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion.</li> <li>The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town.</li> <li>Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Within Ashwell village boundary on Landscape Character map.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	0	<ul style="list-style-type: none"> <li>Site is within the conservation area</li> <li>Site is proximate to listed buildings</li> <li>Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site above SPZ 2/3 or principal aquifer</li> <li>Site does not border a river.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				

5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• Site has potential to support local services.</li> <li>• Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>• The size of the site means it is unlikely to deliver any affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>• Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>• Site not located proximate to a town but Ashwell has a local centre with some services and facilities. Site is likely to increase private car use</li> </ul>
<b>Summary: Greenfield village site. Close to local centre and local facilities, although will increase private car use.</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>• Site could support rural economy</li> <li>• Site not in a flood risk area</li> <li>• Green space within 400m</li> <li>• Within 400m of bus stop</li> </ul>		<ul style="list-style-type: none"> <li>• Further than 800m to train station</li> <li>• Greenfield site that includes hedges and grass</li> <li>• Initial construction phase may impact on adjoining residential amenity</li> <li>• Site is within the conservation area</li> </ul>		<ul style="list-style-type: none"> <li>• Improve public transport</li> <li>• Investigate SuDS use</li> <li>• Maintain and enhance trees and hedges</li> <li>• Sensitive design in keeping with local style and materials</li> </ul>

<b>Type of Site and Number: 304</b>					
<b>Site Reference and Location:</b> Land north of Ashwell Street and south of Lucas Lane					
	<table border="1"> <tr> <td><b>What is the predicted effect on each SA objective?</b></td> <td><b>Justification for assessment and any mitigation measures</b></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<b>What is the predicted effect on each SA objective?</b>	<b>Justification for assessment and any mitigation measures</b>		
<b>What is the predicted effect on each SA objective?</b>	<b>Justification for assessment and any mitigation measures</b>				

SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>The site is greenfield.</li> <li>Uncultivated grassland (possibly set aside agricultural land) although appears to be maintained. Site is bordered by hedgerows.</li> <li>The land is agricultural land grade 3.</li> <li>Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/√	X/√	X/√	<ul style="list-style-type: none"> <li>Within 400m of bus stop</li> <li>This site is within walking distance to the village centre for fit-abled people.</li> <li>There is a school within walking distance and a recreational ground.</li> <li>There is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion.</li> <li>The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town.</li> <li>Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>Site is a greenfield agricultural site.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design. Established trees and hedgerows border the site, site within 100m of SSSI.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Within Ashwell village boundary on Landscape Character map.</li> </ul>

3(c) Conserve and where appropriate, enhance the historic environment	X	X	0	<ul style="list-style-type: none"> <li>Site is within the conservation area and within area of archaeological significance</li> <li>Site is proximate to listed buildings</li> <li>Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height</li> <li>Mitigation – archaeological survey</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site above SPZ 2/3 or principal aquifer</li> <li>Site does not border a river.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>Site has potential to support local services.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>The size of the site means it is unlikely to deliver any affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site not located proximate to a town but Ashwell has a local centre with some services and facilities. Site is likely to increase private car use
<b>Summary: Greenfield village site. Close to local centre and local facilities, although will increase private car use.</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site could support rural economy</li> <li>Site not in a flood risk area</li> <li>Green space within 400m</li> </ul>		<ul style="list-style-type: none"> <li>Further than 800m to train station</li> <li>Greenfield site that includes hedges and grass</li> <li>Initial construction phase may impact on adjoining residential amenity</li> </ul>		<ul style="list-style-type: none"> <li>Improve public transport</li> <li>Investigate SuDS use</li> <li>Maintain and enhance trees and hedges</li> <li>Sensitive design in keeping with local style and</li> </ul>

• Within 400m of bus stop	• Site is within the conservation area	materials
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<b>Type of Site and Number: 306</b>				
<b>Site Reference and Location:</b> Ashridge Farm Caravan Club, Ashwell Street				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	?	<ul style="list-style-type: none"> <li>Development of the site for residential is would replace an existing business.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> <li>The site is a caravan park and caravan sales business, the site is largely previously developed, with some green areas.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/√	X/√	X/√	<ul style="list-style-type: none"> <li>Within 400m of bus stop</li> <li>This site is within walking distance to the village centre.</li> <li>There is a school within walking distance and a recreational ground.</li> <li>There is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion.</li> <li>The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town.</li> <li>Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> <li>Site does not conflict with any designated areas of ecological interest, and as site is developed, biodiversity interests may not be that great. Although vegetation present in the form of hedgerows, grass areas and extensive planting to north and east.</li> <li>Mitigation – maintain and enhance existing hedgerows to ensure net biodiversity gain</li> </ul>

3(b) Protect and enhance landscapes	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site is within Landscape Character Area 226: Steeple Morden Area which consists of medium to large fields and has low to moderate sensitivity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site is proximate to, but not within conservation area or archaeological area.</li> <li>Mitigation – sensitive design maybe required.</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site does not border a watercourse</li> <li>Site above SPZ2/3 or principal aquifer</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area</li> <li>Suitability for SuDs unclear from SFRA</li> <li>Mitigation – investigate potential for SuDS</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> <li>Site has potential to support local services, although replacing existing business.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No constraints identified</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	Site not located proximate to a town but Ashwell has a local centre with some services and facilities. Site is likely to increase private car use.
<b>Summary: Village site replacing existing business. Close to local centre and local facilities, although will increase private car use.</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Previously developed site</li> <li>Site not in a flood risk area</li> <li>Green space within 400m</li> </ul>		<ul style="list-style-type: none"> <li>Site replacing existing business</li> <li>Further than 800m to train station</li> <li>Initial construction phase may impact on adjoining residential amenity</li> </ul>		<ul style="list-style-type: none"> <li>Improve public transport</li> <li>Maintain and enhance hedgerows and trees</li> <li>Investigate SuDS use</li> </ul>

• Within 400m of bus stop		
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## Baldock

Type of Site and Number: 12 Residential Site Reference and Location: 07/1012, Land North of George IV PH, London Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services</li> <li>Provides good access to services and support retail services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>This site is greenfield land</li> <li>No contamination identified.</li> <li>Land is a paddock</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>Regular bus routes connect site to town centre (within 400m)</li> <li>Train station is located further than 800m</li> <li>Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>The site is not designated as an important ecological site</li> <li>The site is a paddock, so development is likely to result in some loss of habitat.</li> <li>Site photos show established trees and hedgerows border the site</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of Baldock gap</li> <li>Site contains grasslands – may include species which are notably rare (uncommon habitat)</li> <li>Mitigation – undertake survey of site.</li> </ul>

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>• Site does not include and is not located near to ancient monuments or listed building</li> <li>• The site falls outside of the town's conservation area.</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>• Site is situated within a source protection zone.</li> <li>• This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>• There is no landfill site within 250m</li> <li>• limited capacity of the Sewage Treatment Works</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>• Not at risk of flooding</li> <li>• The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• This town is not identified as a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• This site provides access to affordable and decent housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>• The site is not likely to cause any problems with regards to health</li> <li>• Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> <li>• The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education.</li> <li>• Mitigation – Utilities assessment (gas, electric and sewerage capacity)</li> <li>• The area has adjoining sewerage facilities with Letchworth</li> <li>• Due to the potential size of the development, the chances of increased pressure on services are more likely</li> <li>• Potential incapacity to cope with increased dwelling development pressures</li> <li>• Road networks face initial constraints; limited additional development in order to ease pressures</li> <li>• Energy provisions and services need reinforcing</li> <li>• Education constraints in local schools; need expansion to cope with more students/staff</li> <li>• Mitigation – Utilities assessment (gas, electric and sewerage capacity)</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> <li>• Located in close proximity to town centre, could lower commuting levels to employment sectors.</li> </ul>

				<ul style="list-style-type: none"> <li>Baldock has least visited centre according to Town and Retail study; housing could benefit this</li> <li>Location provides good access to services</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space</p> <p>Within 400m of bus stop</p> <p>May provide affordable housing</p> <p>The site is not designated as an important ecological site</p>	<p>Established trees and hedgerows surrounding site</p> <p>greenfield site</p> <p>The site is located in Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p> <p>Further than 800m from the station</p>			<p>Tree surveys; potential Tree protection orders</p> <p>Utilities assessment (gas, electric and sewerage capacity)</p> <p>SUDS</p> <p>Incorporate as much vegetation as possible and re-use garden in to design</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</p>

<b>Type of Site and Number: Residential , 310 (SHLAA Site reference 014)</b>				
<b>Site Reference and Location: Land south of Bygrave Road, Baldock (Bygrave Parish)</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>No commercial uses proposed.</li> <li>Well located with respect to services and accessibility.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> <li>The site is not in the greenbelt.</li> <li>The majority of the site is not agricultural land (within urban settlement boundary—brownfield). A small portion to the NW is Grade 2 agricultural land. Given land use in aerial photo this small portion may be due to a mapping error.</li> <li>No ecological designations or areas of high amenity value onsite.</li> <li>NO PROW on site.</li> <li>Aerial photos (googlemaps Imagery 2016 Infoterra Lts &amp; Bluesky) indicate site is unused for agricultural purposes with some of semi-mature vegetation. Site may thus be of local biodiversity interest and amenity value to adjacent houses, although undesignated.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m.</li> <li>PROW to N of site, across Bygrave Road.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>Railway station is located within 800m.</li> <li>Regular bus routes at High Street in town centre over 400m.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>The site is not designated as an important ecological site.</li> <li>Aerial photos (googlemaps Imagery 2016 Infoterra Lts &amp; Bluesky) indicate site is unused for agricultural purposes with some of semi-mature vegetation. Site may thus be of local biodiversity interest.</li> <li>No evidence that development will lead to improvement of habitat or increase in biodiversity.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of North Baldock Chalk Uplands – rolling chalk landform with large rectangular arable fields.</li> <li>Landscape assessment for Baldock (site 11) gives larger site as Low Sensitivity and High capacity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site does not include and is not located near to ancient monuments or listed building.</li> <li>The site is outside of the conservation area..</li> <li>It is across the railway tracks from the Baldock archaeological area.</li> <li>No evidence that site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site is not situated within a source protection zone.</li> <li>This site does not border a watercourse.</li> <li>No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>The site is not within a flood zone or areas of surface water flooding possibility (up to 1 in 1000).</li> </ul>

<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> <li>This site or town is not identified as a deprived area.</li> <li>It is located at the edge of a market town with services.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>The site is small (.3 hectares) and indicative number of dwellings is 6. As such it is unlikely to have an affordable housing provision.</li> <li>Adjacent to housing site BA1. Possibilities for positive and negative cumulative impacts.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> <li>The site is adjacent to the railway line, which is a nuisance use.</li> <li>Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No known constraints.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> <li>Housing within 800m of town centre.</li> <li>No services proposed</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
Majority brownfield site.  Within 400m of greenspace.  Within 800m of railway station.  Landscape of low sensitivity and high capacity.			Adjacent to nuisance use (railway).  Initial construction phase could possibly cause noise and nuisance effects to local residents	

<b>Type of Site and Number: 14 Residential</b>				
<b>Site Reference and Location: 08/2172, Land West of Weston Way, Baldock</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	

<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services</li> <li>Provides good access to services and support retail services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The site is a greenfield site</li> <li>Land is agricultural land grade 3.</li> <li>No contamination identified.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Public rights of way bordering site</li> <li>green spaces located within 400m</li> <li>Reducing green space available for residents living nearby</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>Regular bus routes connect site to town centre (within 400m)</li> <li>Train station is located further than 800m</li> <li>Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site is a greenfield agricultural site</li> <li>The site is not designated as an important ecological site</li> <li>Established trees and hedgerows border the site and split the site</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover</li> <li>Mitigation – undertake survey of site.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site does not include and is not located near to ancient monuments or listed building</li> <li>The site falls outside of the conservation area.</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Site is situated within a source protection zone.</li> <li>This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Not at risk of flooding</li> <li>The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of	√	√	√	<ul style="list-style-type: none"> <li>This town is not identified as a deprived area</li> </ul>

prosperity fairly				
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>This site provides access to affordable and decent housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>The site is not likely to cause any problems with regards to health</li> <li>Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> <li>The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education.</li> <li>Mitigation – Utilities assessment (gas, electric and sewerage capacity)</li> <li>The area has adjoining sewerage facilities with Letchworth</li> <li>Due to the potential size of the development, the chances of increased pressure on services are more likely</li> <li>Potential incapacity to cope with increased dwelling development pressures</li> <li>Road networks face initial constraints; limited additional development in order to ease pressures</li> <li>Energy provisions and services need reinforcing</li> <li>Education constraints in local schools; need expansion to cope with more students/staff</li> <li>Mitigation – Utilities assessment (gas, electric and sewerage capacity)</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> <li>Located in close proximity to town centre, could lower commuting levels to employment sectors.</li> <li>Baldock has least visited centre according to Town and Retail study; housing could benefit this</li> <li>Location provides good access to services</li> <li>Encourage people to live in town centre areas, good access to main area</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space</p>	<p>Site is greenfield land</p> <p>Site is classified as agricultural land grade 3, with established trees and hedgerows.</p> <p>The site is located in Groundwater</p>		<p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design. Tree surveys; potential Tree protection orders</p> <p>Utilities assessment (gas, electric and sewerage capacity)</p>	

Public rights of way borders the site	Source Protection Zone 1	SUDS
Within 400m of bus stop	Constraints identified; sewage, energy and education.	
May provide affordable housing	Further than 800m from the station	
The site is not designated as an important ecological site		

## Barkway

<b>Type of Site and Number: 17 Residential</b>				
<b>Site Reference and Location: 08/3685/1, Land East of Burrs Lane, Barkway</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services within the village</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The site is located on greenfield land</li> <li>The land is designated as grade 2 agricultural land</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>This site is bordered by public rights of way</li> <li>The site location is well placed in terms of access to green space areas for future residents</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m) however people living here are likely to rely on the use of personal cars</li> <li>Site is not within 800m of train station</li> <li>The housing study identifies the village as having some services</li> <li>Mitigation – develop local facilities and services and improve local public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site</li> <li>This site is not ecologically sensitive</li> <li>Site is bordered by paths and tracks. However an established tree line and hedgerow surrounds this site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter. (Undertake a tree survey)</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of Barkway plateau. Gently rolling, arable land use. Landscape is comparatively common within the district</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site does not include and is not located near to conservation areas, ancient monuments or listed building</li> <li>This site will not enhance the historic environment</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Site is situated within a source protection zone.</li> <li>This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Site is not within a flood zone</li> <li>Area has all the main facilities within walking distance</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site development is likely to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site proposal meets the expected criteria in order to provide decent affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>The site is not likely to cause any problems with regards to health</li> <li>Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>Site has no identified constraints</li> </ul>
<ul style="list-style-type: none"> <li><b>TOWN CENTRES</b></li> </ul>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Access to public rights of way</li> <li>Located within a geographically remote area</li> <li>Could encourage commuting to the surrounding towns</li> </ul>
<b>Summary</b>				

Significant positive effects	Significant negative effects & uncertainties	Potential mitigation
<p>Not at risk of flooding</p> <p>Will provide affordable housing</p> <p>Close to public rights of way and green spaces</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p>	<p>Improve local public transport</p> <p>Ensure that the development retains and enhances the tree line hedgerows around the perimeter. (Undertake a tree survey).</p>

Type of Site and Number: BK1 –formerly site 18 Residential				
Site Reference and Location: 08/3685/1, Land east of Cambridge Road, Barkway				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services within the village</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The site is located on a greenfield area</li> <li>The land is designated as grade 2 agricultural land</li> </ul>

2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>The site location is well placed in terms of access to green space areas for future residents</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m) however people living here are likely to rely on the use of personal cars</li> <li>Site is not within 800m of train station</li> <li>The housing study identifies the village as having some services</li> <li>Mitigation – develop local facilities and services and improve local public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site. However site is bordered by woodland.</li> <li>Mitigation: Undertake an ecological assessment. Ensure that woodland bordering is retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of Barley Scarp slopes</li> <li>Landscape is comparatively common within the district</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> <li>The site is not situated within a historic conservation area. Site does not include and is not located near to ancient monuments or listed building.</li> <li>The site borders Historic Parks and Gardens.</li> <li>Mitigation – To ensure the development does not impact on the Historic Parks and Gardens</li> <li>Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Site is situated within a source protection zone.</li> <li>This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Site is not within a flood zone</li> <li>Area has all the main facilities within walking distance</li> <li>Bus stop is within 400m</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site development is likely to support local services within the village</li> </ul>

5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site proposal meets the expected criteria in order to provide decent affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>The site is not likely to cause any problems with regards to health</li> <li>Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>There are no identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Located within a geographically remote area</li> <li>Could encourage commuting to the surrounding towns</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p> <p>Adjacent to historic parks and gardens</p>		<p>Undertake an ecological assessment.</p> <p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p>	

Type of Site and Number: 23 Residential Site Reference and Location: 05/0034, Top Field, Royston Road, Barkway				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services within the village</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The site is located on a greenfield area</li> <li>The land is designated as grade 2 agricultural land</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>The site location is well placed in terms of access to green space areas for future residents</li> <li>This site is located near to a public rights of way</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The housing study identifies the village as having some services</li> <li>There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars</li> <li>Site is not within 800m of train station</li> <li>Mitigation – develop local facilities and services and improve local public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site.</li> <li>However site is bordered by established trees and hedgerows and contains grasslands.</li> <li>Mitigation: Undertake an ecological assessment and a tree survey</li> <li>Ensure that trees and hedgerows are retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of Barley Scarp slopes</li> <li>Landscape is comparatively common within the district</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Site falls within an area of archaeological interest</li> <li>Site does not include and is not located near to ancient monuments or listed building.</li> <li>Mitigation – undertake an archaeological survey</li> </ul>

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Site is situated within a source protection zone.</li> <li>This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Site is not within a flood zone</li> <li>Area has all the main facilities within walking distance</li> <li>Bus stop is within 400m</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site development is likely to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site proposal meets the expected criteria in order to provide decent affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>The site is not likely to cause any problems with regards to health</li> <li>Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>There are no identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Located within a geographically remote area</li> <li>Could encourage commuting to the surrounding towns</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Site will increase access to affordable housing</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p> <p>Site falls within an area of archaeological interest</p>		<p>Undertake an ecological assessment, retain hedgerow border</p> <p>Improve local public transport</p> <p>Undertake an archaeological survey</p>	

No designated wildlife sites fall within this site		
Landscape is common Within the district		

## Site 203 – Adjacent to Chicken Sheds, Barkway

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services within the village</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>Site is located on a greenfield site</li> <li>The land is designated as grade 2 agricultural land</li> </ul>
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>Public rights of way to open countryside within 200m</li> <li>The site is well place in terms of access to green space areas for future residents</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>Regular bus service operating in the area (accessible within 400m), however people living here are likely to rely on the use of personal cars</li> <li>Site is not within 800m of a train station</li> <li>The housing study identifies the village has some services</li> <li>Mitigation – develop local services and facilities</li> </ul>
<i>Environmental protection</i>		

3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> <li>• The site is a greenfield site.</li> <li>• No designated wildlife sites fall within this site.</li> <li>• Site contains established trees and hedgerows and the site has biodiversity potential</li> <li>• Development is unlikely to enhance biodiversity unless development includes green features within design. Development is likely to lead to deterioration in the ecological value of this site</li> <li>• Mitigation – undertake an ecological assessment and a tree survey</li> <li>• Mitigation – ensure that trees and hedgerows are retained and enhanced.</li> </ul>
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> <li>• Site falls within the landscape character area of Buckland Plateau</li> <li>• Moderate to low sensitivity, however, the rural nature of the character area would be sensitive to unsympathetic elements</li> <li>• Landscape capacity for small scale incremental development is low - moderate</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> <li>• Site includes historic conservation area and area of archaeological interest</li> <li>• Site is adjacent to a Listed Building.</li> <li>• Mitigation – undertake an archaeological survey.</li> <li>• Mitigation – ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials.</li> </ul>
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> <li>• Site situated within a source protection zone 3 although located above major aquifer so a groundwater vulnerability area</li> <li>• Site unlikely to be contaminated</li> <li>• No landfill within 250m.</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>• Site not within a flood risk area</li> <li>• Some constraints on SuDS</li> </ul>
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>The site development is likely to support local services within the village</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimate number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> <li>Potential residential amenity concerns associated with adjacent chicken farm</li> <li>Initial construction phase could possible cause noise and nuisance effects to local residents</li> </ul>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> <li>Site has no identified constraints</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> <li>Located within a geographically remote area</li> <li>Could encourage commuting to the surrounding towns for work, entertainment and shopping</li> </ul>
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
<p>Not at risk from flooding</p> <p>Will provide affordable housing and support local services</p> <p>Close to public rights of way and green spaces</p> <p>Regular bus service within village</p>	<p>People living here are likely to rely on the use of personal cars</p> <p>Potential amenity impact associated with adjacent chicken farm</p> <p>Site includes part of a conservation area and archaeological area</p>	<p>Develop local facilities and services</p> <p>Undertake ecological assessment and tree survey</p> <p>Ensure development retains and enhances the tree line and hedgerows around the perimeter.</p> <p>Archaeological survey and ensure sensitive design and that the development adheres to the</p>

No designated wildlife sites fall within the site	local character
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Type of Site and Number: 21 Residential Site Reference and Location: 08/3685/1, Land North of Nuthampstead Road, Barkway				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services within the village</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The site is located on a greenfield area</li> <li>The land is designated as grade 2 agricultural land</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>The site location is well placed in terms of access to green space areas for future residents</li> <li>This site is located near to a public rights of way</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The housing study identifies the village as having some services</li> <li>There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars</li> <li>Site is not within 800m of train station</li> <li>Mitigation – develop local facilities and services and improve local public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	0/√	0/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site.</li> <li>However site is bordered by established trees and hedgerows and contains grasslands.</li> <li>Mitigation: Undertake an ecological assessment and a tree survey</li> <li>Ensure that trees and hedgerows are retained and enhanced.</li> </ul>

3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>• Site falls within a Landscape Character Area of Barley Scarp slopes</li> <li>• Landscape is comparatively common within the district</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> <li>• Site does not include and is not located near to ancient monuments or listed building.</li> <li>• Site borders a Historic conservation area.</li> <li>• Site borders area of archaeological interest</li> <li>• Mitigation – Ensure the development does not impact on conservation sites</li> <li>• Mitigation – Undertake an archaeological survey</li> <li>• Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>• Site is situated within a source protection zone.</li> <li>• This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>• Gas works is located to the North of the site</li> <li>• There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>• Site is not within a flood zone</li> <li>• Area has all the main facilities within walking distance</li> <li>• Bus stop is within 400m</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• The site development is likely to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• The site proposal meets the expected criteria in order to provide decent affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>• The site is not likely to cause any problems with regards to health</li> <li>• Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>• There are no identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>• Located within a geographically remote area</li> <li>• Could encourage commuting to the surrounding towns</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	

<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Site will increase access to affordable housing</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p> <p>Site borders conservation area</p> <p>Site borders an archaeological site</p>	<p>Undertake an ecological assessment. Ensure that trees and hedgerows are retained and enhanced.</p> <p>Improve local public transport</p> <p>Ensure sensitive development and there is no impact on conservation sites</p> <p>Ensure the development adheres to the local character i.e. size, design, building materials</p> <p>Undertake an archaeological survey</p>
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<b>Type of Site and Number: Residential , 308</b>				
<b>Site Reference and Location: 308, (SHLAA Site 037) Barkway Golf Club, Barkway</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside the village settlement boundary, in a rural area beyond the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The site currently used for leisure use (golf course).</li> <li>The land is grade 2 agricultural land.</li> <li>No ecological designations or areas of high amenity value onsite.</li> </ul>

2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable for 127 dwellings, so should incorporate additional greenspace for use of nearby housing. It is 200m to village boundary. It is not clear that there is a need for additional greenspace within Barkway.</li> <li>This site is located adjacent to a PROW.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>There is not regular bus service within 400m.</li> <li>Site is not within 800m of railway station.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>This site is currently used for recreation.</li> <li>The site is not designated as an important ecological site.</li> <li>Current use (golf course) may hold some biodiversity interest.</li> <li>No evidence that development will lead to improvement of habitat or increase in biodiversity.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is outside AONB.</li> <li>No landscape sensitivity or capacity assessments undertaken for Barkway.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site does not include and is not located near to ancient monuments or listed buildings.</li> <li>Site is outside the village Historic conservation area.</li> <li>Site is outside the village area of archaeological interest.</li> <li>There may be an indirect setting impact to village designations given the size of the site.</li> <li>No evidence that site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>This site borders a watercourse (southern boundary).</li> <li>Site is not located within a source protection zone.</li> <li>No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>Site is has the potential for partial surface water flooding (1 in 30, 1 in 100 and 1 in 1000).</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>The site development is likely to support local services within the village.</li> <li>No services proposed</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health	x	x	x	<ul style="list-style-type: none"> <li>The site is within 400m of a sewage treatment works (130m).</li> <li>Initial construction phase could possibly cause noise and nuisance effects to local residents</li> </ul>

inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>If services are proposed given the size of the site, then this is likely to compete with shops and services in village centre. However, no services proposed at this stage.</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Suitable size to provide affordable housing and additional greenspace.</p>			<p>Classified as grade 2 agricultural land.</p> <p>No regular bus service within 400m nor access to railway within 800m.</p> <p>Borders a watercourse on the southern boundary.</p> <p>Potential for surface water flooding (1 in 30, 1 in 100 and 1 in 1000).</p> <p>Sewage Treatment works within 400m.</p> <p>Initial construction phase could possibly cause noise and nuisance effects to local residents</p>	

## Barley

<b>Type of Site and Number: 309</b>				
<b>Site Reference and Location:</b> Land rear of High Street				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>

<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>This site is greenfield. Grassland (possibly set aside agricultural land) although appears to be maintained. Site is bordered by hedgerows and trees.</li> <li>The land is agricultural land grade 2.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>Within 400m of a bus stop</li> <li>Train station more than 800m</li> <li>This site is within walking distance to the village including a school and a recreational ground.</li> <li>Site likely to increase private car use.</li> <li>Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> <li>Site located in landscape area 232: Barley Scarp Slopes – moderate / high sensitivity and moderate / high value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> <li>Site is located within the conservation area</li> <li>Site is within an area of archaeological interest</li> <li>Site is proximate to listed buildings</li> <li>Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height</li> <li>Mitigation – archaeological survey</li> </ul>
3(d) Reduce pollution from any source				<ul style="list-style-type: none"> <li></li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>Site has potential to support local services.</li> <li>Not within a deprived area</li> </ul>

5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>The size of the site means it is unlikely to deliver any affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>Site located proximate to Barley which has some services and facilities. Site is likely to increase private car use</li> </ul>
<b>Summary: Greenfield village site. Close to local centre and local facilities, although will increase private car use.</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site could support rural economy</li> <li>Site not in a flood risk area</li> <li>Green space within 400m</li> <li>Within 400m of bus stop</li> </ul>		<ul style="list-style-type: none"> <li>Further than 800m to train station</li> <li>Greenfield site that includes hedges and grass</li> <li>Grade 2 agricultural land</li> <li>Initial construction phase may impact on adjoining residential amenity</li> <li>Site is within the conservation area</li> <li>Site within archaeological area</li> <li>Moderate / high landscape sensitivity</li> </ul>		<ul style="list-style-type: none"> <li>Improve public transport</li> <li>Investigate SuDS use</li> <li>Maintain and enhance trees and hedges</li> <li>Sensitive design in keeping with local style and materials</li> <li>Archaeological survey</li> </ul>

<b>Type of Site and Number:</b> Residential (Greenfield) BL/r02				
<b>Site Reference and Location:</b> Land East of Picknage Road, Barley				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	

<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>No significant effect</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Grade 2 Agricultural land</li> <li>Part of the Manor Farm Wildlife Site</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>There are several footpaths adjacent and surrounding the site</li> <li>There is good access to surrounding Green fields and Green space areas (within 400 m)</li> </ul>
2 © Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>Within 400m of a bus stop but not one with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>Part of the Manor Farm Wildlife Site</li> </ul>
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> <li>Potential to be a visual constraint within the surrounding agricultural area</li> <li>The character assessment describes the landscape as open arable land</li> </ul>
3© Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> <li>The site is partially located within a conservation area</li> <li>There are numerous listed buildings located near to the site itself.</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site does not border a watercourse</li> <li>Not within a Groundwater Source Protection Zone</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>No flood risks on the site</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> <li>No information given on the number of dwellings proposed</li> </ul>
5© Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> <li>No significant effect</li> </ul>

<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>No significant effect</li> </ul>
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Accessibility to green space and public rights of way</li> <li>Site could support local services by attracting people to the village area and supporting its local economy</li> </ul>	<ul style="list-style-type: none"> <li>Grade 2 Agricultural land</li> <li>Part of the Manor Farm Wildlife Site</li> <li>Within 400m of a bus stop but not one with a regular bus service</li> <li>Part of the Manor Farm Wildlife Site</li> <li>Landscape impacts</li> <li>The site is partially located within a conservation area</li> <li>There are numerous listed buildings located near to the site itself.</li> </ul>			

<b>Type of Site and Number: Site 26 Residential</b>				
<b>Site Reference and Location: New Hill, Picknage Road, Barley</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed site has potential to support local services within the rural area</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>This site is a greenfield site bordered by hedgerows</li> <li>The site is agricultural land grade 2 or 3</li> <li>Mitigation: ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>There is access within 400m of the site to green fields and green space areas</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>The Housing Development Study highlights a regular bus service operating in the area.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site. However site is bordered by established hedgerows.</li> <li>Mitigation: Undertake an ecological assessment. Ensure that hedgerows are retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site falls within a Landscape Character Area of Barley Scarp slopes</li> <li>Landscape is comparatively common within the district</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> <li>The site is situated on the border of the town's conservation area.</li> <li>Site does not include and is not located near to ancient monuments or listed building</li> <li>Mitigation – To ensure the development does not impact on conservation sites</li> <li>Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials</li> </ul>
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> <li>Site is situated within a source protection zone.</li> <li>This site does not border a watercourse however is located within a groundwater vulnerability area.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Site is not within a flood zone</li> <li>Area has all the main facilities within walking distance</li> <li>Bus stop is within 400m</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>This village is not identified as a deprived area</li> <li>The site is likely to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>This site provides access to affordable and decent housing</li> </ul>
5(c) Improve conditions and services that engender good	x	0	0	<ul style="list-style-type: none"> <li>The site is unlikely to provide any harmful impact upon health</li> <li>May create noise impact during construction</li> </ul>

health and reduce health inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>There are no identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> <li>Access to food shops, post office, surgery, schools</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>Situated on the border of a conservation area</p>		<p>Undertake an ecological assessment.</p> <p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p>	

**Site 204 (enlarged site 27) at Pudding Lane**

SA Objectives	Score	Justification for assessment and any mitigation measures
<b>ECONOMIC ACTIVITY</b>		
1 Achieve sustainable levels of prosperity and economic growth	√	<ul style="list-style-type: none"> <li>The proposed site has potential to support local services within the rural area</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>		
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>This site is a greenfield</li> <li>The site is located upon agricultural land grade 2</li> </ul>

2(b) Provide access to green spaces	√	<ul style="list-style-type: none"> <li>• There is access within 400m of the site to green fields and green space areas</li> <li>• The site is bordered by public rights of way providing access to open countryside</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X / ?	<ul style="list-style-type: none"> <li>• Bus stop is within 400m, with a regular bus service operating in the area.</li> <li>• Village has a number of key facilities within walking distance</li> <li>• Village location is likely to lead to the increased use of private cars</li> <li>• Mitigation – encourage sustainable transport initiatives</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>		
3(a) Protect and enhance biodiversity	X	<ul style="list-style-type: none"> <li>• This site incorporates part of Barley Church wildlife site.</li> <li>• The site is bordered by established hedgerows and a woodland to the north and north east of the site.</li> <li>• Mitigation - ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter. Undertake a tree survey.</li> </ul>
3(b) Protect and enhance landscapes	0 / X	<ul style="list-style-type: none"> <li>• Site falls within a Landscape Character Area of Barley Scarp slopes, which has moderate to high sensitivity</li> <li>• The landscape capacity for incremental small scale developments is considered to be moderate</li> <li>• Landscape is comparatively common within the district</li> <li>• Mitigation – landscape assessment and use of existing vegetation to aid with screening to lessen visual impact</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	<ul style="list-style-type: none"> <li>• The site contains part of the village's conservation area and is adjacent to a number of listed buildings.</li> <li>• The site includes an area of archaeological significance</li> <li>• Mitigation – Archaeological survey</li> <li>• Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials</li> </ul>
3(d) Reduce pollution from any source	X	<ul style="list-style-type: none"> <li>• Site is situated within a source protection zone.</li> <li>• This site does not border a watercourse however is located within a groundwater vulnerability area.</li> <li>• There is tip within the site area, so the area is likely to be contaminated</li> <li>• Mitigation - Land contamination assessment; remediation of land if needed</li> </ul>
<b>CLIMATE CHANGE</b>		
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>• Site is not within a flood zone</li> <li>• There may be some viability issues with SuDS</li> </ul>
<b>A JUST SOCIETY</b>		
5(a) Share benefits of prosperity fairly	√	<ul style="list-style-type: none"> <li>• This village is not identified as a deprived area</li> <li>• The site is likely to support local services within the village</li> </ul>

5(b) Increase access to decent and affordable housing	√	<ul style="list-style-type: none"> <li>This site provides access to affordable and decent housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X / 0	<ul style="list-style-type: none"> <li>The site is unlikely to provide any harmful impact upon health</li> <li>May create noise impact during initial construction</li> </ul>
<b>RESOURCE USE AND WASTE</b>		
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> <li>There are no identified constraints in this area</li> </ul>
<b>TOWN CENTRES</b>		
7 Promote sustainable urban living	X / ?	<ul style="list-style-type: none"> <li>Barley provides access to a food shop, post office, surgery, and schools , however the residents will use of private transport to commute into the nearest large town for work and entertainment</li> </ul>

<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Situated within 400m of green space</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is surrounded by hedgerows and there is established woodland in the top right hand corner of the site. This site is likely to be of high biodiversity importance.</p> <p>Site contains part of wildlife site</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>There is a tip situated within the site</p> <p>Part of site contains the conservation area</p>	<p>An ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter.</p> <p>Undertake a tree survey.</p> <p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p> <p>Landscape assessment</p> <p>Land contamination assessment; remediation of land if needed</p>

## Codicote

Type of Site and Number: 30 Residential				
Site Reference and Location:08/3232/1 Land at Codicote House, Heath Road, Codicote				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of 59greenfield land and other land with high environmental and amenity value?	X	x	x	<ul style="list-style-type: none"> <li>The development is located on a 59greenfield site</li> <li>The site is located upon agricultural land grade 3</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>green space is within 400m</li> <li>Public rights of way nearby</li> </ul>
2 © Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Housing Background Paper indicates a good regular bus service within the village</li> <li>The site is located within approximately 400m of a bus stop</li> <li>However, village location is likely to lead to the increased use of private cars</li> <li>Mitigation – Encourage sustainable transport initiatives</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site is not designated as being of ecological importance</li> <li>Trees and hedgerows are present around the perimeter of the site</li> <li>The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development.</li> <li>Mitigation – retain existing trees and hedgerows where possible</li> </ul>
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> <li>This site lies within the Codicote Plateaux LCA (recommendation: improve and conserve)</li> </ul>
3© Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Site is located within an area of archaeological interest</li> <li>Site is located within a conservation area</li> <li>Site is adjacent to listed buildings</li> <li>Mitigation – undertake an archaeological survey</li> <li>Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>The site is situated within a source protection zone</li> <li>Site does not border a water course</li> <li>There is no evidence of contamination upon the site</li> </ul>

<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Flood risk is not identified as a problem within this area.</li> <li>The site is suitable for SUDS according to the SUDS viability plan from NHDC.</li> <li>Site is not contaminated</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>Site and dwelling quantity is large enough to provide affordable housing</li> </ul>
5© Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas</li> <li>Development is relatively small; long term impacts unlikely to be significant</li> <li>No evidence of noise constraints identified.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	<ul style="list-style-type: none"> <li>The Transport and Utilities Constraints Background Paper study states that the village is free from constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Not designated as ecologically sensitive location.</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site contains no listed buildings</p> <p>Site provides access to green space</p>	<p>This is a 60greenfield site agricultural land grade 3</p> <p>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p> <p>Site is within a conservation area</p> <p>Site is located near listed buildings</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS</p> <p>Improve facilities</p> <p>Ensure development is in-keeping with existing settlement pattern</p>	

SUDs are suitable	Site is within an area of archaeological interest	Undertake Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc More detailed landscape assessment.
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<b>Type of Site and Number: 311</b>				
<b>Site Reference and Location:</b> Land at Pottersheath Road, Welwyn				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>This is a greenfield site of grassland and trees and is bordered by hedgerows and trees and the A1(M)</li> <li>Site is classified as urban for agricultural land</li> <li>Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site outside settlement boundaries</li> <li>No station within 800m</li> <li>No bus stop within 400m</li> <li>Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows within and border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site located within Landscape Character Area 37: Datchwood Settled Slopes which has moderate sensitivity but low landscape value.</li> </ul>

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site is proximate to listed buildings</li> <li>Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Site possibly contaminated</li> <li>Site above SPZ2/3 or principal aquifer</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>Site has potential to support local services.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>The size of the site means it is unlikely to deliver any affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X/?	X/?	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> <li>Site adjacent to A1(M) which will create noise issues for residents</li> <li>Mitigation – noise buffering</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>No constraints identified for Codicote, however the site is located away from the village and may require specific on-site infrastructure .</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>Site not located near town, village, or centre.</li> </ul>
<b>Summary: Greenfield rural site. Not located close to facilities and will increase private car use.</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site could support rural economy</li> <li>Site not in a flood risk area</li> <li>Green space within 400m</li> </ul>		<ul style="list-style-type: none"> <li>Not within 400m of bus stop</li> <li>Further than 800m to train station</li> <li>Greenfield site that includes hedges and grass</li> <li>Initial construction phase may impact on adjoining residential amenity</li> </ul>		<ul style="list-style-type: none"> <li>Improve public transport</li> <li>Investigate SuDS use</li> <li>Maintain and enhance trees and hedges</li> <li>Noise buffering</li> </ul>

	<ul style="list-style-type: none"> <li>Site located next to A1(M)</li> </ul>	
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<b>Type of Site and Number: 312</b>				
<b>Site Reference and Location:</b> Former Codicote Storm Overflow Tank, Rabley Heath Road, Codicote				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>This is a greenfield site incorporating an open agricultural field with trees and hedgerows on the boundaries.</li> <li>Site located upon grade 3 agricultural land.</li> <li>Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X/√</b>	<b>X/√</b>	<b>X/√</b>	<ul style="list-style-type: none"> <li>Site proximate to Codicote local centre which includes services and facilities</li> <li>No station within 800m</li> <li>Within 400m of bus stop</li> <li>Mitigation – Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows within and border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> <li>Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>Site not close to historic features.</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Site possibly contaminated</li> <li>Site above SPZ 2/3 or principal aquifer</li> <li>Adjacent to landfill</li> <li>Mitigation – contamination survey</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>Site has potential to support local services.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the site means it is likely to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> <li>No specific constraints identified in the village however Codicote drains towards Rye Meads catchment, which has known capacity issues.</li> <li>Mitigation – further investigation of Rye Meads STW capacity</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Site not located proximate to a town but Codicote has a local centre with some services and facilities. Site is likely to increase private car use.</li> </ul>
<b>Summary: Greenfield village site. Located close to facilities but will increase private car use.</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site could support rural economy</li> <li>Site not in a flood risk area</li> <li>Green space within 400m</li> </ul>		<ul style="list-style-type: none"> <li>Further than 800m to train station</li> <li>Greenfield site that includes hedges and grass</li> <li>Grade 3 agricultural land</li> </ul>		<ul style="list-style-type: none"> <li>Improve public transport</li> <li>Investigate SuDS use</li> <li>Maintain and enhance trees and hedges</li> </ul>

<ul style="list-style-type: none"> <li>• Within 400m of bus stop</li> <li>• Site will deliver affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>• Initial construction phase may impact on adjoining residential amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Contamination survey</li> <li>• Rye Meads capacity assessment</li> </ul>
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### Site 207 – Land at Kimpton Road (adjacent land in Welwyn)

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>• The site has the potential to support the rural economy and rural facilities</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X / ?	<ul style="list-style-type: none"> <li>• The development is located on what is technically a greenfield site</li> <li>• No agricultural grade</li> </ul>
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>• Green space within 400m</li> <li>• Rights of way nearby providing access to open countryside</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>• The site is not located within 400m of a bus stop or 800 of a train station</li> <li>• location is likely to lead to the increased use of private cars as it does not relate to a particular settlement</li> <li>• Mitigation – encourage sustainable transport initiatives</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / √	<ul style="list-style-type: none"> <li>• Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> <li>• Vegetation present in the form of trees, overgrown hedgerows and grass areas</li> <li>• Mitigation – ecological survey and seek to maintain existing trees and hedgerows</li> </ul>

		to ensure net gain for biodiversity
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> <li>The site is located within the Codicote Bottom Valley landscape character area (LCA 132) which is considered to have moderate sensitivity</li> <li>The landscape capacity for incremental small scale developments is considered to be low to moderate</li> <li>Mitigation – landscape assessment, use of existing vegetation to aid screening</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√ / ?	<ul style="list-style-type: none"> <li>Site does not contain a listed building or conservation area</li> <li>Site is close to Roman settlement archaeological area – archaeological survey may be required</li> <li>Mitigation – archaeological survey</li> </ul>
3d. Reduce pollution from any source?	X	<ul style="list-style-type: none"> <li>Site is within Ground Water Source Protection Zone 1</li> <li>Site unlikely to be contaminated</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>Site not in a flood risk area</li> <li>constraints on SuDs</li> </ul>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>Site has potential to support local services</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	0 / X	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.</li> </ul>
<i>Resource use and waste</i>		

6. Use natural resources efficiently; reuse, use recycled where possible	√	<ul style="list-style-type: none"> <li>The transport and utilities constraints background paper study and IDP suggests that the area is free from constraints</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> <li>The location of the site means it doesn't really relate to a particular settlement. The site is detached from Welwyn and the area adjacent is a collection of detached houses along Oakhill drive. The residents will use of private transport to commute into the nearest large town for work and entertainment.</li> </ul>
Key positive effects	Key negative effects	Potential mitigation
<p>Site will support local services</p> <p>Site</p> <p>Within 400m of greenspace</p> <p>Site does not contain historic features</p> <p>Does not include designated wildlife site</p> <p>Site will provide affordable housing</p> <p>Not in a flood risk area</p>	<p>The location does not relate to a settlement, which means that people are likely to rely on personal cars and commute out</p> <p>Low capacity in the landscape for development</p> <p>Located on a source protection zone 1</p>	<p>Ecological survey</p> <p>Landscape assessment</p> <p>Sensitive design relating to historic built environment</p> <p>Improve public transport provision</p>

**Type of Site and Number: 314 (SHLAA 050)**

**Site Reference and Location: Mansells Farm (A), Codicote, off Bury Lane**

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside the village settlement boundary, in a rural area in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site located in grade 3 agricultural land with hedges at some boundaries.</li> <li>PROW runs through site.</li> <li>No ecological designations or areas of high amenity value onsite.</li> <li>Open agricultural field with hedge on the boundaries. According to the aerial imagery on Googlemapping (2016Getmapping plc), it is used for recreational events such as steam tractorshows.</li> <li></li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (allotments and sports and community centre).</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>No railway station within 800m.</li> <li>Not within 400m of a bus stop with a regular bus service.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Site is greenfield. It is located across the road from a wildlife site.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is outside AONB.</li> <li>Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Site across the road from an Archaeological Site (St Giles Church, 2 listed buildings onsite). Direct impact unlikely, but indirect impact on setting due to visual presence of new development.</li> <li>No evidence that site will contribute to protecting or enhancing these features.</li> </ul>

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Majority of site within a source protection zone 2.</li> <li>No watercourses on site.</li> <li>No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>No surface water flooding and no flood zone 2 or 3.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>The site development is likely to support local services within the village.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> <li>Nuisance uses over 2km away (A1M)</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>If services are proposed given the size of the site, then this is likely to compete with shops and services in village centre. However, no services proposed at this stage.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>PROW runs through site.</p> <p>Further than 800m to train station and no regular bus service within 400m.</p> <p>Site across the road from listed buildings and Archaeological Site, setting impacts likely.</p>	

	Majority of site within a water source protection zone 2.  Initial construction phase could be disruptive for surrounding local residential areas.
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<b>Type of Site and Number: 315 (SHLAA 046)</b>				
<b>Site Reference and Location:</b> Mansells Farm (B), Codicote, off Mansell's Lane				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside the village settlement boundary, in a rural area in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site located in grade 3 agricultural land.</li> <li>No ecological designations or areas of high amenity value onsite.</li> <li>This is a greenfield site incorporating part of an open agricultural field with mature hedgerow along Mansell's Lane and on the western site boundary. on the boundaries.</li> <li>PROW to the immediate east of the site.</li> <li></li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (allotments and sports and community centre)</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>No railway station within 800m</li> <li>Not in a town within 400m of a bus stop with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	x	x	x	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Semi mature hedgerows border the site.</li> <li>Main access road (Mansells Lane) is one lane and has mature vegetation which will likely be impacted by road upgrades.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>

3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is outside AONB.</li> <li>Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>No archaeological sites in close proximity. 250m across green field is St Giles Church archaeological site.</li> <li>No evidence that site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Majority of site within a source protection zone 2.</li> <li>No watercourses within site.</li> <li>No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>No flood zone 2 or 3.</li> <li>Possibility of surface water flooding (1 in 1000) along eastern boundary.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>The site development is likely to support local services within the village.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Nuisance uses over 2km away (A1M)</li> <li>Initial construction phase could be disruptive for surrounding local residential areas. There would need to be mitigation to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>If services are proposed given the size of the site, then this is likely to compete with shops and services in village centre. However, no services proposed at this stage.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
Could support local services by attracting people to the village area and supporting its local economy.			Grade 3 agricultural land.	
			Main access road (Mansells Lane) is one lane and has mature vegetation which will	

<p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing</p>	<p>likely be impacted by road upgrades.</p> <p>Further than 800m to train station and no regular bus service within 400m.</p> <p>Majority of site within a water source protection zone 2.</p> <p>Possibility of surface water flooding (1 in 1000) along eastern boundary.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>
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<b>Type of Site and Number: 316 (SHLAA 047)</b>				
<b>Site Reference and Location: Mansells Farm (C), Codicote, off High Street.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside the village settlement boundary, in a rural area in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site located in grade 3 agricultural land.</li> <li>Greenfield site incorporating part of an open agricultural field along the B656/High Street.</li> <li>Public rights of way runs to the east of the site.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (allotments and sports and community centre)</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>Site proximate to local centre which includes services and facilities</li> <li>No railway station within 800m</li> <li>Not in a town within 400m of a bus stop with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Semi mature hedgerows with mature trees border the site.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li></li> </ul>

3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is outside AONB.</li> <li>Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>No archaeological sites in close proximity. 450m across green field is St Giles Church archaeological site. Opportunities for enhancement of site appear limited.</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>No watercourses within site and outside of any water source protection zones.</li> <li>No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>No flood zone 2/3.</li> <li>No surface water flooding.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>The site development is likely to support local services within the village.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Nuisance uses over 2km away (A1M)</li> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>If it contains an element of commercial that may compete with services in village centre. However, no services proposed at this stage</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
Could support local services by attracting people to the village area and supporting its local economy.			Grade 3 agricultural land. Further than 800m to train station and no regular bus service within 400m.	

Within 400m of greenspace. Site of suitable size to deliver affordable housing	Initial construction phase could be disruptive for surrounding local residential areas.
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### Site 205N – Codicote Garden Centre, Codicote

<b>Type of Site and Number: 205N (SHLAA 052)</b>				
<b>Site Reference and Location:</b> Codicote Garden Centre, Codicote, off High Street.				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside the village settlement boundary in the greenbelt.</li> <li>It is a greenfield site immediate to the N of a garden centre.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site located in grade 3 agricultural land.</li> <li>This is a greenfield site incorporating part of an open agricultural field along the B656/High Street, to the south of Mansells' lane.</li> <li>PROW across the B656.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (allotments and sports and community centre)</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>No railway station within 800m</li> <li>Not in a town within 400m of a bus stop with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Some mature trees border the site.</li> <li>Site does not directly impact any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is not in the AONB.</li> <li>Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.</li> </ul>

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>No archaeological sites in close proximity.</li> <li>200m north of town centre conservation area.</li> <li>350m across green field is St Giles Church archaeological site.</li> <li>No evidence that developing this site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Partially within a ground source 2 protection zone.</li> <li>No watercourses within site.</li> <li>No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>No flood zone 2 or 3.</li> <li>Possibility of surface water flooding (1 in 1000) along southern boundary.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing. If it contains an element of commercial that may compete with services in village centre. However, no services proposed at this stage.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Nuisance uses over 2km away (A1M)</li> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>If services are proposed then this is likely to compete with shops and services in village centre. However, no services proposed at this stage.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	

<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of community centre and allotments.</p> <p>Site of suitable size to deliver affordable housing</p>	<p>Grade 3 agricultural land.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Partially within a ground source 2 protection zone.</p> <p>Surface water flood area along site boundary.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>
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<b>Type of Site and Number: 318 (SHLAA 054)</b>				
<b>Site Reference and Location:</b> Hollands Farm, Codicote, off B656 Codicote Road				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside the village settlement boundary, in a rural area in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site located in grade 3 agricultural land.</li> <li>PROW goes through the site</li> <li>This is a greenfield site incorporating part of a farm along the B656.</li> <li>No ecological designations or areas of high amenity value onsite, but wildlife sites adjacent.</li> <li>Mature frees and vegetation present in site.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Large site capable of accommodating 210 houses, and thus could provide new greenspace to south of village.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>No railway station within 800m</li> <li>Not in a town within 400m of a bus stop with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>• Site is greenfield.</li> <li>• Mature trees and vegetation on site.</li> <li>• Designed wildlife sites to north and south of farm.</li> <li>• Site does not directly impact with any designated areas of ecological interest; however, possibility of indirect impacts to adjacent wild life areas during construction. Mature vegetation onsite may be of biodiversity interest, particularly connectivity given adjacent sites.</li> <li>• Development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>• Site not in AONB.</li> <li>• Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>• No archaeological sites in close proximity. 250m across green field to listed buildings.</li> <li>• No evidence that developing this site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>• Within water source protection zone 2 and adjacent to protection zone 1.</li> <li>• Watercourse within site.</li> <li>• No evidence of contamination.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>• No flood zone 2 or 3. Possibility of surface water flooding (1 in 1000).</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• The site is not within a deprived area.</li> <li>• The site development is likely to support local services within the village.</li> <li>• No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>• Nuisance uses over 2km away (A1M)</li> <li>• Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>• No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban	0	0	0	<ul style="list-style-type: none"> <li>• Housing within 800m of village centre.</li> </ul>

living				<ul style="list-style-type: none"> <li>If services are proposed then this is likely to compete with shops and services in village centre. However, no services proposed at this stage.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Large site capable of accommodating 210 houses, and thus could provide new greenspace to south of village</p> <p>Size of site suitable to deliver affordable housing.</p>		<p>Grade 3 agricultural land.</p> <p>PROW runs through site.</p> <p>Further than 800m to train station and no regular bus service within 400m.</p> <p>Within water source protection zone 2 and adjacent to protection zone 1. Watercourse onsite. Has surface water flooding areas.</p> <p>Site does not directly impact with any designated areas of ecological interest; however, possibility of indirect impacts to adjacent wild life areas during construction. Mature vegetation onsite may be of biodiversity interest, particularly connectivity given adjacent sites.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>		

## Hitchin

### Site 233- Units 3 & 4 Cadwell Lane, Hitchin

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X X	<ul style="list-style-type: none"> <li>Development of the site will reduce the supply of employment land in Hitchin</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental	√√	<ul style="list-style-type: none"> <li>The site is brownfield land</li> </ul>

and amenity value?		
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>• Site is within 400m of greenspace</li> <li>•</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	0	<ul style="list-style-type: none"> <li>• Site within 400m of bus stop</li> <li>• Not within 800m of station, but a reasonable walk</li> <li>• Mitigation – improve public transport links</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	√	<ul style="list-style-type: none"> <li>• Site does not conflict with any designated areas of ecological interest,</li> <li>• Site is previously developed although only small amount of vegetation present in the form of large trees, hedgerows and grass areas</li> </ul>
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> <li>• N/a</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>• The site does not contain a conservation area, archaeological area or any listed buildings</li> </ul>
3d. Reduce pollution from any source?	X	<ul style="list-style-type: none"> <li>• Site is not located in a source protection although in an area of high groundwater vulnerability</li> <li>• Site is likely to be contaminated</li> <li>• Mitigation – contaminated land survey</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	<ul style="list-style-type: none"> <li>• Site includes some Flood zone 2 and 3</li> <li>• Mitigation – sequential and exception tests</li> </ul>
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>Site not in a deprived area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> <li>The site borders the railway and will be adjacent to manufacturing and storage and distribution uses.</li> <li>Mitigation – noise and vibration should be considered by site design and landscaping</li> </ul>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> <li>Hitchin has identified constraints regarding utilities</li> <li>Water supply deemed insufficient to support development;</li> <li>Energy supplies need reinforcement (gas electric)</li> <li>Mitigation improve initial utilities prior to development</li> <li>Mitigation alternative energy uses</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> <li>Site located within Hitchin and within 400m of a bus stop. Town centre is relatively close, although not within walking distance</li> </ul>
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
Site is brownfield	Site will reduce supply of employment land	Improve public transport provision
Within 400m of greenspace	Site located in flood risk area	Sequential and exception tests
Does not include designated wildlife site	Site likely to be contaminated	Noise and vibration should be considered in design
Site does not contain any historic assets	Infrastructure constraints in Hitchin	Contaminated land survey
Site will provide affordable housing	Health/amenity impact	

<b>Type of Site and Number: 325</b>		
<b>Site Reference and Location: Land at Ickleford Bury, Old Hale Way</b>		
	<b>What is the predicted</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	effect on each SA objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site includes farm buildings and so is considered to be part greenfield and part brownfield</li> <li>Site is located upon Grade 3 agricultural land</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>More than 800m to station</li> <li>Proximate to Ickleford, which has some services.</li> <li>Relatively proximate to Hitchin, although some distance from the town centre</li> <li>Likely to increase private car</li> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site is partly greenfield and includes some trees and hedgerows as well as River Oughton River bank.</li> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> <li>Mitigation – protect and enhance trees and hedgerows. Ensure adequate buffer for river to protect wildlife corridor.</li> </ul>
3(b) Protect and enhance landscapes	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site located within Landscape Area 217: River Oughton and Purwell Valleys</li> <li>Moderate sensitivity and moderate/low value</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>Site does not contain any historic designation, although is proximate to listed buildings</li> <li>Mitigation – sensitive design</li> </ul>
3(d) Reduce pollution from any source	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site above SPZ 2/3 or principal aquifer</li> <li>Site does not border a river.</li> </ul>

<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site includes flood zones 2 and 3</li> <li>Mitigation – sequential test</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site could support rural services.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the site means it is likely to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	<b>X</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	<b>0</b>	<b>0</b>	<b>0</b>	No issues identified in the village of Ickleford at the moment, which this site relates to. Some issues identified in Hitchin (which this site is within the parish of).
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Some services in Ickleford, but residents likely to be reliant on private car for commuting.</li> </ul>
<b>Summary: Urban edge, greenfield site located some distance from town centre</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site will support rural economy</li> <li>Site within 400m of green space</li> <li>Site does not contain any designated ecological sites</li> <li>Within 400m of bus stop</li> <li>Site will deliver affordable housing</li> </ul>		<ul style="list-style-type: none"> <li>Site located in flood zones 2 &amp; 3</li> <li>More than 800m to a station</li> </ul>		<ul style="list-style-type: none"> <li>Sequential test required</li> <li>Ensure appropriate distance to river bank</li> <li>Sustainable transport measures</li> </ul>

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>H/m02, Churchgate, Hitchin</i>				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>• Accessible retail/mixed development in town centre</li> <li>• Hitchin has a good quantity of varied independent stores and chain stores. However, it competes with nearby centres for higher order comparison shopping. Therefore, development in the town centre will support the development of economic activities.</li> <li>• Benefits of regeneration should start in the short term and last for the long term.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> <li>• Regeneration of a Brownfield site</li> <li>• Public right of way through site must be maintained.</li> <li>• The benefits of developing on brownfield land and avoiding greenfield land are long lasting.</li> </ul>
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> <li>• Does not impact upon or improve access to green spaces.</li> <li>• There are mature trees on the site.</li> <li>• Mitigation – carry out a tree survey; try to retain trees if possible.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>• The site is central to the town</li> <li>• It has been previously stated that car parking is an important issue on the town centre and that 84% of people surveyed come in by car.</li> <li>• Public transport into and out of the area is considered to be good in the Town Centre and Retail Study but it is not used much.</li> <li>• Most of the bus stops are conveniently located in relation to the main shopping area and there are bus stops within 400m</li> <li>• Train station is just within 800m of the site</li> <li>• Car parking space could potentially be used as retail/office space</li> <li>• The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed.</li> <li>• Mitigation – find ways of encouraging alternative ways to access the town centre.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> <li>• This is a brown field site with a similar existing use.</li> <li>• There are mature trees located on the site.</li> <li>• It has no ecological designations.</li> <li>• Mitigation – carry out tree survey; try to retain trees if possible.</li> </ul>
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> <li>• N.a</li> </ul>

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> <li>• Site is in a conservation area, has a listed building on the site and is in an area of archaeological interest.</li> <li>• However, site is already used as a mixed use retail/office/car park space.</li> <li>• Negative impacts of construction on the conservation area and area of archaeological interest will be worse in the short term, but will be less once the regeneration is completed.</li> <li>• Mitigation – archaeological studies to take place before work begins; prevent impact on listed building; ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>• The site is located on the River Hiz.</li> <li>• For flats on upper floors of predominately retail scheme. Approx 1 third of site in 1 in 100 year floodplain, though draft SFRA suggests floodplain is much narrower at this point.</li> <li>• Site is not contaminated</li> <li>• Site is not in a Groundwater Source Protection Zone</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> <li>• The site is on the River Hiz and in a flood risk area.</li> <li>• Existing land use is similar to proposed use.</li> <li>• Mitigation – consider 'zoning' the land next to the river as car parking in case of flooding; look at the possibility of including CHP in developments</li> <li>• SUDS would be viable in this area</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• This proposed development will contribute to the regeneration of Hitchin and may tempt more people to do their shopping in the town.</li> <li>• Positive impacts should be long lasting.</li> <li>• Areas of Hitchin have been identified as being deprived</li> </ul>
5(b) Increase access to decent and affordable housing	○	○	○	n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	○	○	<ul style="list-style-type: none"> <li>• Close to residential properties to the south and east of the site</li> <li>• Impacts on local residents worse in short term due to construction activities.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>• Existing site use similar, so additional stress limited, though may place some extra pressure on water supply if development is more intensive.</li> <li>• May be constraints with sewage and energy</li> <li>• Mitigation – site specific assessment of utilities</li> </ul>

<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> <li>Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers – within 800m of town centre</li> <li>Positive impacts should start in the short term and be long lasting.</li> </ul>
<b>Summary</b>				
Contributing to the regeneration of the town centre. However, there may be issues with the flood risk.				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Brownfield site</li> <li>Similar existing use</li> <li>Town centre regeneration promoting sustainable urban living</li> <li>Good public transport links</li> <li>Benefits to local economy</li> <li>Within 800m of town centre</li> <li>Within 400m of bus stop</li> <li>Not in a Groundwater Source Protection Zone</li> <li>SUDS are feasible</li> </ul>	<ul style="list-style-type: none"> <li>84% currently access town centre by car.</li> <li>Close to residential properties</li> <li>Site is in a conservation area</li> <li>Site is in an area of archaeological interest</li> <li>Site is located on the River Hiz in an area that is vulnerable to flooding. For flats on upper floors of predominately retail scheme. Approx 1 third of site in 1 in 100 year floodplain, though draft SFRA suggests floodplain is much narrower at this point</li> <li>May be constraints with sewage and energy</li> </ul>			<ul style="list-style-type: none"> <li>Encourage use of alternative transport</li> <li>Look at making development more sustainable by incorporating CHP</li> <li>Archaeological survey</li> <li>Tree Survey</li> <li>Try to retain existing mature trees on site</li> <li>Prevent impact on listed building and ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. <ul style="list-style-type: none"> <li>Consider 'zoning' the land next to the river as car parking in case of flooding.</li> <li>SUDS</li> <li>site specific assessment of utilities</li> </ul> </li> </ul>

<b>Type of Site and Number: 110 Residential</b>		
<b>Site Reference and Location: 07/0461, Oakfield farm, Stevenage Road (A602) St Ippolyts</b>		
	<b>What is the predicted effect on each SA</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>• Site located on the outskirts of village close to the town of Hitchin.</li> <li>• Could contribute to the improvement of the local economy and support of the existing services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>• This site is a greenfield site.</li> <li>• The land is designated as grade 3 agricultural land</li> </ul>
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>• There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. It is adjoined by a wildlife site. Development of this site would reduce the amount of green space available for public access</li> <li>• Site is adjoining a public rights of way</li> <li>• Mitigation – ensure access to green space is improved via public rights of way through the site</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>• Site is located within 400m of a bus stop</li> <li>• Regular bus routes connect site to town centre</li> <li>• Site on the edge of town – residents likely to commute</li> <li>• Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>• This site is a greenfield site.</li> <li>• There is no wildlife designation</li> <li>• Trees and hedgerows are present throughout the site.</li> <li>• Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> <li>• Site has no landscape designation</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>• Site is not within a village conservation area</li> <li>• Site is not within an area archaeological interest.</li> <li>• There are no listed buildings within the site.</li> </ul>

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>• Site is potentially contaminated</li> <li>• Site is within a flood zone</li> <li>• Undertake flood mitigation measures.</li> <li>• undertake a Land contamination assessment</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>• Site is within floodzone 2</li> <li>• Site is suitable for SUDs</li> <li>• Site large enough to consider CHP</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• This town is not identified as a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• The size of site provides access to affordable and decent housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x/√	x/√	<ul style="list-style-type: none"> <li>• The site is not likely to cause any problems with regards to health</li> <li>• Initial construction phase could possibly cause noise and nuisance effects to local residents</li> <li>• Part of site borders A602</li> <li>• Consider Landscape design to mitigate noise</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> <li>• Hitchin has identified constraints regarding utilities</li> <li>• Water supply deemed insufficient to support development; need for pressure boosters</li> <li>• Energy supplies need reinforcement (gas, electric)</li> <li>• Mitigation – Improve initial utilities prior to development</li> <li>• Mitigation – Alternative energy resources</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>• Site on edge of Hitchin Encouraging people to use local shops and town centre</li> <li>• However may increase commuting</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	

**Type of Site and Reference: SWH Residential**

Site includes sites previously numbered SWHa , and 209E and 209W, apart from a small portion taken forward as a preferred site as HT10

SA Objective: Will the policy...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√ √	The development is likely to include a neighbourhood centre and separate employment land, providing jobs and services to support the local community.
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X X	The development is located on a greenfield site, which includes some highly valued landscapes and environments including Oughtonhead Common Site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	A development of this size and scale would provide new greenspace provision and would therefore bring greater access to these facilities. Access to the countryside would be further away for existing residents. Greenspace within 400m. Rights of Way run through the site.  Mitigation – apply green space standards to ensure positive benefit for greenspace.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	?	A development of this size is likely to be able to provide significant facilities and services to meet requirements of a new population and reduce the need to travel, that said not all residents are likely to work in Hitchin and so commuting is likely. The site is on the far side of Hitchin from the train station. Parts of the site are within 200m of a bus stop, however new bus stops will be required as part of the development. The potential traffic impacts from the site are unclear. The proposed bypass associated with the development could alleviate transport issues through the town (especially HGV), having a positive impact on noise and air pollution in the town although traffic associated with large number of homes is likely to increase the level of local traffic. Potential unknown impact associated with Luton airport expansion, adding west to east movements.  Mitigation - inclusion of sustainable transport measures
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	X X	Site contains Oughton Head Lane SSSI. Site also contains Priory Park / Pirton Road Allotments and The Willows County Wildlife sites and is adjacent to Oughton Head / Charlton Mill Pool. There is potential for a significant negative impact.  Mitigation – detailed consideration of SSSI and wildlife sites to ensure that sites do not become fragmented as some sites are likely to be completely surrounded by development. Habitat study required to consider how to mitigate impact on the wildlife. Retain existing trees and hedgerows and seek opportunities to benefit biodiversity through development.

3b. Protect and enhance landscapes?	X X	<p>A site this size is likely to have a significant landscape impact. The site is located mainly within Landscape Character Area 214 Langley Valley. The 2011 landscape evaluation for this area<sup>1</sup> describes development of greater than 5ha as not appropriate, and the capacity for urban extensions development as low. The site borders the AONB to west. The 2012 LUC study<sup>2</sup> identifies areas of high sensitivity north of the A505 and of moderate to high sensitivity between the A505 and the B656.</p> <p>Mitigation: development should be restricted toward the boundary of the AONB. Production of landscape assessments will aid with design.</p>
3c. Conserve and, where appropriate, enhance the historic environment?	X X	<p>The development is likely to negatively impact on the Charlton Conservation area. Site also contains several designated archaeological areas, including Foxholes Archaeological Area.</p> <p>Mitigation – Archaeological survey of site and surrounding area / Ensure that development is in keeping with local character, e.g. building materials, style, height.</p>
3d. Reduce pollution from any source?	X X	<p>Parts of the site are above Source Protection Zones 1, 2 and 3 and the site is likely to be affected by contamination, based on it containing a landfill.</p> <p>The site borders a major Public Water Supply at Oughton Head (situated just north of the development). Environment Agency have not identified any absolute constraints associated with the urban extension, although identify the requirement for additional work in relation to capacity of the Hitchin STW.</p>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	√	<p>Site contains parts of the River Hiz at Wellhead, and so contains some land classified as functional floodplain.</p> <p>SuDS likely to be viable according to the SuDS viability Plan. Significant opportunities for sustainable energy , given the size of the development</p> <p>Mitigation – Sequential and exception tests for flood risk areas</p>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	X	<p>Concentrating this scale of development in one area of the district would not spread the benefits of development widely across the district, however this site does provide the opportunity to help tackle deprivation in Hitchin. Affordable housing will open up opportunities for those not able to afford market housing</p>

<sup>1</sup> See [ww.north-herts.gov.uk/214\\_2011-2.pdf](http://ww.north-herts.gov.uk/214_2011-2.pdf)

<sup>2</sup> Land south west of Hitchin: Landscape sensitivity study December 2012, see [http://www.north-herts.gov.uk/south\\_west\\_of\\_hitchin\\_all.pdf](http://www.north-herts.gov.uk/south_west_of_hitchin_all.pdf)

5b. Increase access to decent and affordable housing?	√√	Development would provide 6000 – 7400 dwellings in North Hertfordshire, with a proportion being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. Development on a greenfield site will result in a loss of tranquillity for the area. New development will inevitably involve increased light, air and noise pollution. These impacts will need to be managed with appropriate mitigation measures
<i>Resource use and waste</i>		
6a. Use natural resources efficiently; reuse, use recycled where possible.	?	Limiting the impact on natural resources will be important. Measures could include SUDs, recycling, sewage infrastructure, sustainable construction and building methods. Environment Agency have not identified any absolute constraints associated with the urban extension, although identify the requirement for additional work in relation to capacity of the Hitchin STW. A large new housing development will put increased pressure on the sewerage and water supply infrastructure. Mitigation – ensure water efficiency in new development and use of SuDs
<i>Town centres</i>		
7. Promote sustainable urban living?	X ?	Site is located on the edge of Hitchin, but has the potential to complement local services and facilities in the town centre, although development a new centre could also compete. On the positive side, the development would be of an appropriate size to offer facilities such as schools, shops, community centres which would promote sustainable living.
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>• A site this size is likely to be able to provide significant facilities within the development, including employment.</li> <li>• Opportunity for greenspace provision</li> <li>• Site is likely to be able to support additional bus services.</li> <li>• The proposed bypass associated with the development could alleviate transport issues through the town (especially HGV), having a positive impact on noise and air pollution in the town .</li> <li>• Development would provide 6000-7400 dwellings in North Hertfordshire, including significant</li> </ul>	<ul style="list-style-type: none"> <li>• Greenfield site, agricultural grade 3.</li> <li>• The site is on the far side of Hitchin from the train station, and it is likely to result in increased commuting by private car.</li> <li>• The site includes areas of high landscape sensitivity and borders the AONB.</li> <li>• Site contains a number of wildlife sites and a SSSI, and is adjacent to Oughton Head / Charlton Mill Pool.</li> <li>• Site contains several designated archaeological areas, and borders two conservation areas.</li> <li>• The site borders a major Public Water Supply at Oughton Head.</li> <li>• Parts of the site are above Source Protection Zones 1, 2 and 3 and the site is likely to include contaminated land.</li> <li>• Site contains parts of the River Hiz at Wellhead,</li> </ul>	<ul style="list-style-type: none"> <li>• Application of greenspace standards to ensure positive outcome</li> <li>• sustainable transport measures including provision of bus stops</li> <li>• habitat study required to consider how to mitigate impact on the wildlife</li> <li>• development restricted towards AONB. Production of landscape assessments.</li> <li>• archaeological survey</li> <li>• sequential / Exception tests for flood risk areas</li> <li>• noise, air and light pollution mitigation</li> <li>• water efficiency and SuDS;</li> <li>• Construction Management Plan; and</li> <li>• appropriate scale facilities, so not to compete with town centre.</li> </ul>

<p>affordable housing.</p> <ul style="list-style-type: none"> <li>Significant opportunities for sustainable energy, given the size of the development</li> </ul>	<p>classified as functional floodplain.</p> <ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas.</li> <li>A development of this size would inevitably involve increased light, air and noise pollution.</li> <li>Services could compete with town centre.</li> </ul>	
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### Site 222: Land at Hitchin Lane

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The development is likely to support local facilities and the town centre</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>Site is located upon grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> <li>The development is on the edge of the settlement, meaning that access to the open countryside would be further away for existing residents.</li> <li>Greenspace is within 400m and rights of way run through the site</li> <li>Mitigation – apply green space standards to ensure positive benefit for greenspace and recreational amenity. Ensure existing ROW are maintained. Development should ensure that existing residents continue to have access to open space and loss of existing greenspace does not negatively affect provision. Site is within area identified for Green Infrastructure Project ST1: Enhance Blue Links in Hitchin River Corridors and in conjunction with other sites in this area this project could be delivered.</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	0	<ul style="list-style-type: none"> <li>Site within 400m of bus stop</li> <li>Site not within 800m of train station</li> <li>Realistically not all residents are likely to work in Hitchin and so commuting is likely. The site is not proximate to the train station, therefore additional traffic is likely to contribute to existing traffic issues.</li> <li>Mitigation - inclusion of sustainable transport measures</li> </ul>

Environmental protection		
3a. Protect and enhance biodiversity?	X / ?	<ul style="list-style-type: none"> <li>• Site borders Folly Alder Swamp designated wildlife site</li> <li>• Mitigation – A habitat study will be required to consider how to mitigate impact on biodiversity and ensure there is no negative impact or fragmentation as the site will surround the site to the east. Retain existing trees and hedgerows and seek opportunities to benefit biodiversity through the development of green features and sensitive design and inclusion of features such as provision of wildlife corridors and green lungs</li> </ul>
3b. Protect and enhance landscapes?	X / 0	<ul style="list-style-type: none"> <li>• Site located in Arlesey – Great Wymondley Landscape Character Area (LCA 216) which is considered to have low sensitivity. The landscape capacity for large scale urban extensions or new settlements is considered to be low.</li> <li>• The NHDC landscape sensitivity and capacity study identifies this specific site as having moderate capacity and moderate sensitivity</li> <li>• Mitigation – landscape assessment required and use of existing vegetation and landform to mitigate landscape impacts</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>• The development does not include any archaeological areas, conservation areas or listed buildings.</li> <li>• The site does extend close to Gosmore conservation area</li> <li>• Mitigation – consideration of the setting of Gosmore conservation area in design, material...etc.</li> </ul>
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> <li>• Site is not located in a source protection zone although in an area of groundwater vulnerability</li> </ul>
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> <li>• Site contains parts of the Ippolyts Brook and so contains some land classified as functional floodplain.</li> <li>• SuDS likely to be viable according to the SuDS viability Plan.</li> <li>• Mitigation – Sequential and exception tests for flood risk areas</li> </ul>
A just society		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>• The development will aid towards regeneration of deprived areas of Hitchin, supporting local facilities.</li> <li>• It will contribute toward supporting local facilities and services and provide additional affordable housing which will open up opportunities for those not able to afford market housing in this area</li> </ul>

5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>Development would provide dwellings in North Hertfordshire, with a proportion being affordable.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.</li> <li>No evidence of noise constraints</li> </ul>
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> <li>A large new housing development will put increased pressure on the sewerage and water supply infrastructure.</li> <li>Limiting the impact on natural resources will be important. Measures could include SUDs, recycling, sewage infrastructure, sustainable construction and building methods. Environment Agency have not identified any absolute constraints associated with the urban extension, although identify the requirement for additional work in relation to capacity of the Hitchin STW.</li> <li>Mitigation – ensure water efficiency in new development and use of SuDs, continue to work with Water stakeholders</li> </ul>
Town centres		
7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> <li>The site is located on the edge of Hitchin. A local centre is within 800m, however town centre is further.</li> <li>Bus stop within 400m</li> <li>Residents would be in a long way from the train station and over a 1000m from the town centre, therefore improvements to public transport will be important</li> </ul>
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
<p>Development would provide 225 dwellings in North Hertfordshire, of which a proportion would be affordable;</p> <p>Opportunities for sustainable energy, given the size of the development.</p> <p>Site could contribute to deprived areas of Hitchin</p> <p>Site not located in a Source Protection Zone</p>	<p>Greenfield site, agricultural grade 3;</p> <p>Site adjacent to wildlife site</p> <p>Site will mean open countryside is further away for existing residents.</p> <p>Site includes flood risk areas</p>	<p>Application of greenspace standards in conjunction with wildlife corridors and green infrastructure to improve access to greenspace and mitigate loss</p> <p>Sustainable transport measures including provision of bus stops</p> <p>Habitat study required to consider how to mitigate impact on the wildlife and adjacent site</p> <p>Landscape assessments to inform detailed design.</p> <p>Sequential / Exception tests for flood risk areas</p> <p>Water efficiency and SuDS; and</p>

		Working with water companies Contribution to green infrastructure project ST1
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**Site 220 – Land off Mill Road**

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The site is located on the outskirts of the village, close to Hitchin</li> <li>Could contribute to the local economy and support existing services</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>This is a greenfield site</li> <li>The site is located upon Grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>Site is within 400m of green space</li> <li>Site is near to a right of way</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>Site within 400m of bus stop</li> <li>Not within 800m of station</li> <li>As this is a village location people are likely to commute out to work</li> <li>Mitigation – improve public transport</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> <li>Vegetation present in the form of trees, hedgerows and grass areas</li> </ul>

		<ul style="list-style-type: none"> <li>Mitigation – ecological survey and seek to maintain existing trees and hedgerows</li> </ul>
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> <li>Site located in Langley Valley Landscape Character Area (214), which has moderate sensitivity. The landscape capacity of the LCA for incremental small scale development is considered to low to moderate</li> <li>The sensitivity and capacity study identifies this specific site as having moderate sensitivity and moderate capacity</li> <li>Mitigation – landscape assessment</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>Site does not contain listed buildings, archaeological site or conservation area.</li> <li>Site is adjacent to a couple of listed buildings, therefore their settings will need to be considered</li> <li>Mitigation – consideration of adjacent listed buildings in design</li> </ul>
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> <li>Site is not located in a Source Protection Zone, although in a high water vulnerability area</li> <li>Site unlikely to be contaminated</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>Site not in a flood zone</li> <li>SuDS are viable</li> </ul>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>Not a deprived area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.</li> </ul>
<i>Resource use and waste</i>		

6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> <li>Hitchin has identified constraints regarding utilities</li> <li>Energy supplies need reinforcement (gas, electric)</li> <li>Mitigation – improve initial utilities prior to development</li> <li>Mitigation – alternative energy resources</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	X / 0	<ul style="list-style-type: none"> <li>Site within 400m of bus stop</li> <li>Site is outside of large town, although on the outskirts</li> <li>Residents are likely to commute into surrounding towns for work although may walk to town and local centres</li> </ul>

Key positive effects	Key negative effects	Potential mitigation
<p>No designated wildlife sites</p> <p>Site is not located in Source Protection Zone</p> <p>No evidence of land contamination</p> <p>Site does not contain archaeological area, conservation area or listed building</p> <p>Site will provide affordable housing Within 400m of greenspace</p>	<p>This is a greenfield site on agricultural Grade 3</p> <p>The site is located on the edge of a village and will encourage commuting</p> <p>Moderate-low capacity in landscape</p>	<p>Ecological survey and retention of existing vegetation</p> <p>Encourage sustainable transport measures</p> <p>Landscape assessment</p> <p>Improve public transport provision</p> <p>Improvement of utilities in advance of development</p> <p>Alternative energy solutions</p>

### Site 224 - Land east of Hitchin Lane at junction with A602

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		

1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The development is likely to support local facilities and the town centre</li> </ul>
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>Site is located upon grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> <li>The development is on the edge of the settlement, meaning that access to the open countryside would be further away for existing residents.</li> <li>Greenspace is within 400m and rights of way run through the site</li> <li>Mitigation – apply green space standards to ensure positive benefit for greenspace and recreational amenity. Ensure existing ROW are maintained. Development should ensure that existing residents continue to have access to open space and loss of existing greenspace does not negatively affect provision. Site is within area identified for Green Infrastructure Project ST1: Enhance Blue Links in Hitchin River Corridors and in conjunction with other sites in this area this project could be delivered.</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X / ?	<ul style="list-style-type: none"> <li>Site within 400m of bus stop</li> <li>Site not within 800m of train station</li> <li>Realistically not all residents are likely to work in Hitchin and so commuting is likely. The site is not proximate to the train station, therefore additional traffic is likely to contribute to existing traffic issues.</li> <li>Mitigation - inclusion of sustainable transport measures</li> </ul>
Environmental protection		
3a. Protect and enhance biodiversity?	? / √	<ul style="list-style-type: none"> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> <li>Vegetation present in the form of trees, hedgerows</li> <li>Mitigation – ecological survey and seek to maintain existing trees and hedgerows as they screen the site</li> </ul>
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> <li>Site located in Arlesey – Great Wymondley Landscape Character Area (LCA 216) which is considered to have low sensitivity</li> <li>There could be capacity for carefully located and designed small sale developments within the character area, particularly if they were in keeping with the existing character and incorporate into existing settlements.</li> <li>The NHDC landscape sensitivity and capacity study identifies this specific site as having moderate sensitivity and moderate-high capacity</li> <li>Mitigation – landscape assessment and careful design</li> </ul>

3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>The development does not include any archaeological areas, conservation areas or listed buildings.</li> </ul>
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> <li>Site is not located in a source protection zone although in an area of groundwater vulnerability</li> </ul>
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> <li>Site contains parts of the Ippolytts Brook and so contains some land classified as functional floodplain.</li> <li>SuDS likely to be viable according to the SuDS viability Plan.</li> <li>Mitigation – Sequential and exception tests for flood risk areas</li> </ul>
A just society		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>The development will aid towards regeneration of deprived areas of Hitchin, supporting local facilities.</li> <li>It will contribute toward supporting local facilities and services and provide additional affordable housing which will open up opportunities for those not able to afford market housing in this area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>Development would provide dwellings in North Hertfordshire, with a proportion being affordable.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.</li> <li>No evidence of noise constraints</li> </ul>
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> <li>New housing development will put increased pressure on the sewerage and water supply infrastructure.</li> <li>Limiting the impact on natural resources will be important. Measures could include SUDs, recycling, sewage infrastructure, sustainable construction and building methods. Environment Agency have not identified any absolute constraints associated with the urban extension, although identify the requirement for additional work in relation to capacity of the Hitchin STW.</li> <li>Mitigation – ensure water efficiency in new development and use of SuDs, continue to work with Water stakeholders</li> </ul>
Town centres		

7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> <li>The site is located on the edge of Hitchin. Local centre is within 800m, however town centre is further.</li> <li>Bus stop within 400m</li> <li>Residents would be in a long way from the train station and over a 1000m from the town centre, therefore improvements to public transport will be important</li> <li>This site is detached and relies on site 225 being developed in the first instance</li> </ul>
Key positive effects	Key negative effects	Potential mitigation
<p>Development would provide 48 dwellings in North Hertfordshire a proportion of which would be affordable;</p> <p>No historic features within site</p> <p>Aid towards supporting deprived areas</p>	<p>Greenfield site, agricultural grade 3;</p> <p>Site adjacent to wildlife site</p> <p>Site will mean open countryside is further away for existing residents.</p> <p>Site includes flood risk areas</p> <p>Not located in a Source Protection Zone</p>	<p>Application of greenspace standards in conjunction with wildlife corridors and green infrastructure to improve access to greenspace and mitigate loss. Contribute to Green Infrastructure Project ST1</p> <p>Sustainable transport measures including provision of bus stops</p> <p>Habitat study required to consider how to mitigate impact on the wildlife and adjacent site</p> <p>Landscape assessments to inform detailed design.</p> <p>Sequential / Exception tests for flood risk areas</p> <p>Water efficiency and SuDS; and</p> <p>Working with water companies</p>

### Site 225 - Land west of Hitchin Lane at junction with A602

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The development is likely to support local facilities and the town centre</li> </ul>
Land use and development patterns		

2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	0 / X	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>Site is located upon partly non agricultural partly grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> <li>The development is on the edge of the settlement, meaning that access to the open countryside would be further away for existing residents.</li> <li>Greenspace is within 400m</li> <li>Mitigation – apply green space standards to ensure positive benefit for greenspace and recreational amenity. Ensure existing ROW are maintained. Development should ensure that existing residents continue to have access to open space and loss of existing greenspace does not negatively affect provision. Site is within area identified for Green Infrastructure Project ST1: Enhance Blue Links in Hitchin River Corridors and in conjunction with other sites in this area this project could be delivered.</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X / ?	<ul style="list-style-type: none"> <li>Site within 400m of bus stop</li> <li>Site not within 800m of train station</li> <li>Realistically not all residents are likely to work in Hitchin and so commuting is likely. The site is not proximate to the train station, therefore additional traffic is likely to contribute to existing traffic issues.</li> <li>Mitigation - inclusion of sustainable transport measures</li> </ul>
Environmental protection		
3a. Protect and enhance biodiversity?	X	<ul style="list-style-type: none"> <li>Site borders Folly Alder Swamp</li> <li>Mitigation – A habitat study will be required to consider how to mitigate impact on biodiversity and ensure there is no negative impact or fragmentation occurs as this site will surround the site from the east. Retain existing trees and hedgerows and seek opportunities to benefit biodiversity through the development of green features and sensitive design through features such as provision of wildlife corridors and green lungs</li> </ul>
3b. Protect and enhance landscapes?	0 / X	<ul style="list-style-type: none"> <li>Site located in Arlesey – Great Wymondley (LCA 216) is considered to have low sensitivity</li> <li>There could be capacity for carefully located and designed small scale developments within the character area, particularly if they were in keeping with the existing character and incorporate into existing settlements.</li> <li>The NHDC landscape sensitivity and capacity study identifies this specific site as having high sensitivity and moderate capacity</li> <li>Mitigation – landscape assessment and careful design</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>The development does not include any archaeological areas, conservation areas or listed buildings.</li> </ul>
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> <li>Site is not located in a source protection zone although in an area of groundwater vulnerability</li> </ul>

Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> <li>Site contains parts of the Ippolytts Brook and so contains some land classified as functional floodplain.</li> <li>SuDS likely to be viable according to the SuDS viability Plan.</li> <li>Mitigation – Sequential and exception tests for flood risk areas</li> </ul>
A just society		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>The development will aid towards regeneration of deprived areas of Hitchin, supporting local facilities.</li> <li>It will contribute toward supporting local facilities and services and provide additional affordable housing which will open up opportunities for those not able to afford market housing in this area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>Development would provide dwellings in North Hertfordshire, with a proportion being affordable.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.</li> <li>No evidence of noise constraints</li> </ul>
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> <li>New housing development will put increased pressure on the sewerage and water supply infrastructure.</li> <li>Limiting the impact on natural resources will be important. Measures could include SUDs, recycling, sewage infrastructure, sustainable construction and building methods. Environment Agency have not identified any absolute constraints associated with the urban extension, although identify the requirement for additional work in relation to capacity of the Hitchin STW.</li> <li>Mitigation – ensure water efficiency in new development and use of SuDs, continue to work with water stakeholders</li> </ul>
Town centres		
7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> <li>The site is located on the edge of Hitchin. Local centre is within 800m, however town centre is further.</li> <li>Bus stop is within 400m</li> <li>Residents would be a long way from the train station and over a 1000m from the town centre, therefore improvements to public transport will be important</li> </ul>
Key positive effects	Key negative effects	Potential mitigation

<p>Development would provide 46 dwellings in North Hertfordshire; and</p> <p>Opportunities for sustainable energy, given the size of the development. Contribute to deprived areas of Hitchin</p> <p>Site does not include any historic features</p>	<p>Greenfield site located on agricultural grade 3;</p> <p>Site adjacent to wildlife site</p> <p>Site will mean open countryside is further away for existing residents.</p> <p>Not within 800m of train station</p> <p>Site includes areas at risk from flooding</p>	<p>Application of greenspace standards in conjunction with wildlife corridors and green infrastructure to improve access to greenspace and mitigate loss and contributions to Green infrastructure project ST1</p> <p>Sustainable transport measures including provision of bus stops</p> <p>Habitat study required to consider how to mitigate impact on the wildlife and adjacent site</p> <p>Landscape assessments to inform detailed design.</p> <p>Sequential / Exception tests for flood risk areas</p> <p>Water efficiency and SuDS; and</p> <p>Working with water companies</p>
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**Site 219 – Land at London Road**

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The site is located on the outskirts of the village, close to Hitchin</li> <li>Could contribute to the local economy potential and support existing services</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>This is a greenfield site</li> <li>The site is located upon Grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>Site is within 400m of green space</li> <li>Site is near to a right of way</li> </ul>

2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>• Site within 400m of bus stop</li> <li>• Not within 800m of station</li> <li>• As this is a village location although adjoining Hitchin, however people are likely to commute out to work</li> <li>• Mitigation – improve public transport</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> <li>• Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> <li>• Vegetation present in the form of trees, hedgerows and grass areas</li> <li>• Mitigation – ecological survey and seek to maintain existing trees and hedgerows</li> </ul>
3b. Protect and enhance landscapes?	√ / 0	<ul style="list-style-type: none"> <li>• Site located in Langley Valley Landscape Character Area (214), which has moderate sensitivity</li> <li>• The landscape capacity for incremental small scale development is considered low to moderate</li> <li>• The sensitivity and capacity study identifies this specific site as having moderate sensitivity and moderate to high capacity</li> <li>• Mitigation – landscape assessment</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>• Site does not contain listed buildings, archaeological site or conservation area.</li> <li>• Site is adjacent to a couple of listed buildings, therefore their settings will need to be considered</li> <li>• Mitigation – consideration of adjacent listed buildings in design</li> </ul>
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> <li>• Site is not located in a Source Protection Zone, although in a high water vulnerability area</li> <li>• Site unlikely to be contaminated</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>• Site not in a flood zone</li> <li>• SuDS are viable</li> </ul>

<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>Not a deprived area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.</li> </ul>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> <li>Hitchin has identified constraints regarding utilities</li> <li>Energy supplies need reinforcement (gas, electric)</li> <li>Mitigation – improve initial utilities prior to development</li> <li>Mitigation – alternative energy resources</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	X / 0	<ul style="list-style-type: none"> <li>Within 400m of bus stop</li> <li>Site is outside of large town, although on the outskirts</li> <li>Residents are likely to commute into surrounding towns for work and shopping although may walk to town and local centres</li> </ul>
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
<p>No designated wildlife sites</p> <p>Site is not located in Source Protection Zone</p> <p>No evidence of land contamination</p> <p>Not in a flood zone</p> <p>Site does not contain archaeological area, conservation area or listed building</p> <p>Site will provide affordable housing</p>	<p>This is a greenfield site on agricultural Grade 3</p> <p>The site is located on the edge of a village and will encourage commuting</p> <p>Moderate-low capacity in landscape</p>	<p>Ecological survey and retention of existing vegetation</p> <p>Encourage sustainable transport measures</p> <p>Landscape assessment</p> <p>Improve public transport provision</p> <p>Improvement of utilities in advance of development</p>

Within 400m of greenspace		Alternative energy solutions
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## Ickleford

Type of Site and Number: 328				
Site Reference and Location: Land at Ickleford Manor, Turnpike Lane				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>Site will support rural services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site is largely greenfield land, although road does bisect it.</li> <li>Site is grade 3 agricultural land.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>More than 800m to station</li> <li>Located adjacent to village of Ickleford which has a number of services and facilities. Proximate to Hitchin, although some distance from the town centre</li> <li>Potential to increase private car.</li> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Site is largely greenfield and includes some trees and hedgerows.</li> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Mitigation – protect and enhance trees and hedgerows.</li> </ul>
3(b) Protect and enhance landscapes	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site located within Landscape Area 218: Pirton Lowlands</li> <li>Moderate/low sensitivity and low value</li> </ul>

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site is adjacent to a conservation area, listed buildings and area of archaeological significance</li> <li>Mitigation – archaeological survey and sensitive design may be required</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site above secondary aquifer</li> <li>Site does not border a river.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>SuDs are suitable.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> <li>Site unlikely to contribute to deprived areas.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>Not clear whether site will deliver affordable housing based on size</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No issues identified in the village of Ickleford at the moment, which this site relates to. Some issues identified in Hitchin which is proximate.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>Site adjoins Ickleford although close to Hitchin.</li> </ul>
<b>Summary: village site, largely greenfield adjoining existing village.</b>				
<b>Strengths</b>		<b>Weaknesses</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site may provide employment</li> <li>Site within 400m of green space</li> <li>Site does not contain any designated ecological sites</li> <li>Site will deliver affordable housing</li> </ul>		<ul style="list-style-type: none"> <li>Grade 3 agricultural land</li> <li>Site not within 400m of bus stop</li> <li>More than 800m to a station</li> <li>Will encourage private car use</li> </ul>		<ul style="list-style-type: none"> <li>Public transport enhancement</li> <li>Hedgerow / tree enhancement</li> <li></li> </ul>

• Low/moderate landscape sensitivity		
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## Kings Walden

Type of Site and Number: 49 Residential Site Reference and Location: 07/0961/1 Allotments South of Colemans Road, Breachwood Green, King's Walden				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> <li>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</li> <li>The nearest village which is Kings Walden does have a food shop and a post office.</li> <li>Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>The site is located upon agricultural land grade 3</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>green space is within 400m</li> <li>Public rights of way is near this site</li> <li>Site contains allotments</li> <li>Mitigation – ensure alternative site is located for allotments</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The site is isolated and as such is not well served by public transport.</li> <li>People living here are likely to rely on personal cars.</li> <li>Not within 800m of a train station</li> <li>Within 400m of a bus stop</li> <li>Long term – Will encourage use of private transport for commuting to village areas.</li> <li>Mitigation – Pedestrian cycle and walkway route mapping</li> <li>Mitigation – Increase public transport services</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site is not designated as being of ecological importance</li> <li>Trees present on site.</li> <li>The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development.</li> <li>Mitigation – Retain existing trees where possible;</li> </ul>
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>This site lies within the Breachwood Green Ridge landscape area</li> <li>The landscape is common however built development has a moderate impact on the landscape</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site is not located near conservation areas</li> <li>Site is not located within areas of archaeological interest</li> <li>Site contains no listed buildings, however is located opposite some listed buildings</li> <li>Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>The site impacts upon a source protection zone</li> <li>Site does not border a water course</li> <li>There is no evidence of contamination upon the site</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Flood risk is not identified as a problem within this area.</li> <li>The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC.</li> <li>Site is not contaminated</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>There are not a lot of services and facilities within this area.</li> <li>There is no school or surgery</li> <li>However development is likely to bring demand for an increase in services</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>Site and dwelling quantity is large enough to provide affordable housing</li> <li>Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> <li>Evidence of noise constraints identified from the runway at Luton airport</li> <li>Initial construction phase would be disruptive for surrounding local residential areas</li> <li>Development is relatively small; long term impacts unlikely to be significant</li> <li>Good quality housing will bring about good health</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>No information regarding potential supply constraints in this area</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban	x	x	x	<ul style="list-style-type: none"> <li>Site is not within Kings Walden village</li> </ul>

living			<ul style="list-style-type: none"> <li>Residents likely to use private transport to commute into the nearest large town for work and food</li> </ul>
<b>Summary</b>			
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>	<b>Potential mitigation</b>	
<p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p> <p>Site does not impact of conservation areas</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p>	<p>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>Development located on greenfield land</p> <p>Land is agricultural grade 3</p> <p>Site is located within a source protection zone</p> <p>The site does not have adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport</p> <p>Size of development is likely to affect landscape</p> <p>Noise constraints from Luton airport. Developments are located within the flight path</p>	<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>Improve public transport</p> <p>SUDS</p> <p>Improve facilities</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>	

<b>Type of Site and Number: 50 Residential</b>		
<b>Site Reference and Location:07/0365/6 Land North of Lower Road, Breachwood Green, King's Walden</b>		
	<b>What is the predicted effect on each SA</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> <li>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</li> <li>The nearest village which is Kings Walden does have a food shop and a post office.</li> <li>Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>The site is located upon agricultural land grade 3</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>green space is within 400m</li> <li>Public rights of way is near this site</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The site is extremely isolated and as such is not well served by public transport.</li> <li>People living here are likely to rely on personal cars.</li> <li>Not within 800m of a train station</li> <li>Within 400m of a bus stop</li> <li>Long term – Will encourage use of private transport for commuting to village areas.</li> <li>Mitigation – Pedestrian cycle and walkway route mapping</li> <li>Mitigation – Increase public transport services</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site is not designated as being of ecological importance</li> <li>Site borders an established woodland, development could affect the woodland</li> <li>Trees present on site.</li> <li>The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development.</li> <li>Mitigation – Tree Survey; retain existing trees where possible; ecology survey</li> </ul>
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>This site lies within the Breachwood Green Ridge landscape area</li> <li>The landscape is common however built development has a moderate impact on the landscape</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site is not located near conservation areas</li> <li>Site is not located within areas of archaeological interest</li> <li>Site is located opposite some listed buildings</li> <li>Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>The site impacts upon a source protection zone</li> <li>Site does not border a water course</li> <li>There is no evidence of contamination upon the site</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Flood risk is not identified as a problem within this area.</li> <li>The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC.</li> <li>Site is not contaminated</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>The village is not identified as deprived</li> <li>Although there are not a lot of services and facilities within this area.</li> <li>There is no school or surgery</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>Size of development is for 7 dwellings. Which is enough to provide affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> <li>Evidence of noise constraints identified from the runway at Luton airport</li> <li>Initial construction phase would be disruptive for surrounding local residential areas</li> <li>Development is relatively small; long term impacts unlikely to be significant</li> <li>Good quality housing will bring about good health</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>No information regarding potential supply constraints in this area</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Site is not within Kings Walden village</li> <li>Residents likely to use private transport to commute into the nearest large town for work and food</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p> <p>Site does not impact of conservation areas</p>	<p>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</p> <p>Rural village location likely to contribute to commuting</p>		<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p>	

<p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3</p> <p>Site is located within a source protection zone</p> <p>The site does not have adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport</p> <p>Noise from Luton airport. The development is within the flight path</p>	<p>Improve public transport</p> <p>SUDS</p> <p>Improve facilities</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>
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<b>Type of Site and Number: 333</b>				
<b>Site Reference and Location:</b> Land east of Brownings Cottage, Colemans Road, Breachwood Green				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>Site will support rural services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site is greenfield land, surrounded by hedgerows and trees.</li> <li>Site is grade 3 agricultural land.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Site is not within 400m of bus stop</li> <li>• More than 800m to station</li> <li>• Site is located adjacent to the village of Breachwood Green, which has basic services and facilities.</li> <li>• Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>• Site is greenfield and is well bounded by trees and hedgerows.</li> <li>• Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>• Mitigation – protect and enhance trees and hedgerows.</li> </ul>
3(b) Protect and enhance landscapes	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>• Site located within Landscape Area 202: Breachwood Green Ridge Area</li> <li>• Moderate sensitivity and moderate / low value</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>• Site proximate to listed buildings</li> <li>• Mitigation – sensitive design may be required to ensure that the development does not affect the setting of the conservation area or listed buildings.</li> </ul>
3(d) Reduce pollution from any source	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>• Site unlikely to be contaminated</li> <li>• Above SPZ2/3 or major aquifer</li> <li>• Site not near a watercourse</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>• The site is not located in a flood risk area.</li> <li>• SuDs are not suitable according to the SFRA viability Plan.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>• Will support rural services</li> <li>• Unlikely to contribute to deprived areas.</li> <li>• Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• Site will deliver affordable housing based on its size</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> <li>• Site located within Luton airport noise contours</li> <li>• Mitigation – development may require sound proofing</li> </ul>
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No issues identified in the village of Breachwood Green at the moment, which this site relates to.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>Site adjoins Breachwood Green, located away from North Hertfordshire towns.</li> </ul>
<b>Summary: Greenfield village site, adjoining existing village.</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site does not contain any designated ecological sites</li> <li>Low/moderate landscape sensitivity</li> <li>Site within 400m of green space</li> <li>Site will deliver affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Grade 3 agricultural land</li> <li>Site not within 400m of bus stop</li> <li>More than 800m to a station</li> <li>Will encourage private car use</li> <li>Located in Luton Airport noise contour</li> </ul>			<ul style="list-style-type: none"> <li>Public transport enhancement</li> <li>Hedgerow / tree enhancement</li> <li>Sound proofing</li> </ul>

## Knebworth

<b>Type of Site and Number: 334 (SHLAA 102)</b>				
<b>Site Reference and Location: Cnebba's Field, Park Lane, Old Knebworth,.</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located in the village settlement, near the Park Lane and Old Knebworth Lane junction.</li> <li>Old Knebworth is in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site located in grade 3 agricultural land.</li> <li>This is a greenfield site a large area of mature trees to the immediate north.</li> <li>A PROW runs to the immediate east of the site.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (Trees at rear accessed by PROW and 400m of Knebworth House. )</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>No railway station within 800m</li> <li>Not in a town within 400m of a bus stop with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Some mature trees border the site.</li> <li>A wildlife site is 120m away and an SSSI is located 900m from the site.</li> <li>Development of the site does not directly impact any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is not in an AONB.</li> <li>No detail on landscape sensitivity or capacity available.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Site is within the Old Knebworth Conservation Area.</li> <li>In relative proximity a number of listed building at Knebworth, including adjacent to two semi-detached Grade 2 listed farm houses. Setting impacts likely to adjacent listed buildings.</li> <li>No evidence that developing this site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Watercourse along the road frontage boundary</li> <li>No evidence of contamination.</li> <li>In a source 2 protection zone.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>No flood zone 2 or 3 or surface water flooding.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and	x	0	0	<ul style="list-style-type: none"> <li>Nuisance uses over 650m away (A1M)</li> </ul>

services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>In a source 2 protection zone and watercourse along the road frontage boundary.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>In the Old Knebworth Conservation area.</p> <p>Setting impacts likely to adjacent listed buildings.</p> <p>In a source 2 protection zone.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

<b>Type of Site and Number: 54 Residential</b>				
<b>Site Reference and Location 07/0904/7 Odyssey Health Centre, Old Knebworth Lane, Knebworth</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services</li> <li>Provides good access to services and support retail services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> <li>This site is a brownfield site.</li> <li>Grade 3 agricultural land</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>There is green space located nearby</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>Site is not located within walking distance to the town centre</li> <li>Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools</li> <li>Mitigation - Improve schools and social infrastructure</li> <li>Mitigation – Improve public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a brownfield site.</li> <li>No designated wildlife sites fall within this site</li> <li>Trees and hedgerows are present throughout the site.</li> <li>Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site is within the landscape area of Knebworth</li> <li>Landscape designations consist of Landscape conservation Area</li> <li>Landscape is common</li> <li>Impact of built development is low</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>The site is not within a conservation area.</li> <li>Site is not within an area of archaeological interest</li> <li>Site does not include and is not located near to ancient monuments or listed building</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Site is situated within a source protection zone.</li> <li>This site is not contaminated</li> <li>This site does not border a watercourse</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Site is not within a floodplain</li> <li>Suitable for SUDS</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> <li>This town is not identified as a deprived area</li> <li>However there are constraints on schools and social infrastructure</li> <li>Improve social and school infrastructure</li> </ul>

5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>No mention of dwelling size, however site is large enough to provide affordable developments</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> <li>Site is situated next to a convergence between 2 railway tracks</li> <li>Mitigation of noise and vibration should be considered by site design and landscaping</li> <li>Good quality housing is good for health</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> <li>Knebworth has identified constraints regarding utilities</li> <li>Sewage network is unlikely to support demand from development</li> <li>Mitigation – Improve initial utilities prior to development</li> <li>Mitigation – Alternative energy resources</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Site is located within on the periphery of Knebworth and is further than 800m from the town centre</li> <li>Will increase the need for private transport</li> <li>No access to public rights of way</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Within a brownfield site</p> <p>Not in a area of archaeological interest</p> <p>Not in a conservation area</p> <p>Site is not within a flood plain</p> <p>No Landscape designations</p> <p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>No Wildlife designations</p> <p>Suitable for SUDS</p>	<p>Site is in a source protection zone</p> <p>Planned houses will not be 800m from the town centre Site is located next to the Railway tracks</p> <p>Identified constraints on utilities</p> <p>This site is classified as grade 3 agricultural land</p> <p>Issue with primary school education – almost full</p> <p>No public rights of way located nearby</p>		<p>Improve initial utilities prior to development</p> <p>Incorporate as much vegetation as possible</p> <p>Improve access to green space</p> <p>Improve public transport links</p> <p>Implement SUDs</p> <p>Noise and vibrations from railways should be considered by site design and landscaping</p> <p>Consider improvements in education facilities</p> <p>Create public right of way</p>	

Not contaminated		
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### Site 211 – Land north of Oakfield Avenue

Type of Site and Number: XXX Residential Site Reference and Location:		
SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The proposed development has potential to support local services</li> <li>Provides good access to services and support retail services</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>Site located upon Grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>Site is within 400m of greenspace,</li> <li>Rights of way proximate</li> <li>Mitigation – site could contribute to Stevenage Greenway which passes close to the site</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	?/√	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>Site is within 800m of train station</li> <li>Site is Located within walking distance to the village centre</li> <li>Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools</li> <li>Mitigation – Improve schools and social infrastructure</li> <li>Mitigation – Improve public transport</li> </ul>

<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	√	<ul style="list-style-type: none"> <li>• Site does not conflict with any designated areas of ecological interest, although located the other side of a road from a wildlife site.</li> <li>• Development of a greenfield site is unlikely to enhance biodiversity, unless development includes green features within design, however, area intensively farmed, so no real vegetation is currently present onsite.</li> <li>• Mitigation – green design and green features within development</li> </ul>
3b. Protect and enhance landscapes?	0 / X	<ul style="list-style-type: none"> <li>• The site is located within Datchwood Settled Slopes landscape character area (LCA 37), which is reported to have moderate sensitivity</li> <li>• The landscape capacity for small scale urban extension is considered to be moderate</li> <li>• The sensitivity and capacity study identifies the specific area as having high sensitivity and moderate capacity</li> <li>• The site has no boundary to the north</li> <li>• Mitigation – landscape survey, there is little vegetation to use for screening purposes</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	? / √	<ul style="list-style-type: none"> <li>• Site does not contain archaeological areas, conservation areas or listed buildings</li> <li>• Site is adjacent to SAM</li> <li>• Mitigation – archaeological survey</li> </ul>
3d. Reduce pollution from any source?	? / X	<ul style="list-style-type: none"> <li>• Site located in Source Protection Zone 2</li> <li>• Site possibly contaminated, adjacent to railway</li> <li>• Mitigation – contamination survey</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>• Site not located in a Flood risk area</li> <li>• Suitable for SuDS</li> </ul>
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	X / √	<ul style="list-style-type: none"> <li>This village is not identified as a deprived area</li> <li>However there are constraints on schools and social infrastructure</li> <li>Improve social and school infrastructure</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>This site provides access to affordable and decent housing</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.</li> </ul>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> <li>Knebworth has identified constraints regarding utilities</li> <li>Sewage network is unlikely to support demand from development without additional upgrade (Rye Meads)</li> <li>Mitigation – Improve initial utilities prior to development</li> <li>Mitigation – Alternative energy resources</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	? / √	<ul style="list-style-type: none"> <li>Site is located within Knebworth and is within 800m from the town centre and train station</li> <li>Will reduce the need for private transport</li> <li>Access to public rights of way</li> <li>Education constraints is likely to make parents commute to nearest schools in neighbouring towns</li> </ul>
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
<p>Not in a area of archaeological interest</p> <p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>No wildlife designations</p> <p>Planned houses will be 800m from the town centre</p>	<p>Site is in a source protection zone</p> <p>Site is located next to the A1(M)</p> <p>Identified constraints on utilities</p> <p>This site is a greenfield site, classified as grade 3 agricultural land</p>	<p>Improve public transport links</p> <p>Implement SUDs</p> <p>Ensure noise from A1(M) should be considered by site design and landscaping</p> <p>Improve access to green space</p> <p>Create public right of way</p>

<p>Suitable for SUDS</p> <p>Site is not within a flood plain</p>	<p>Issue with primary school education – almost full</p> <p>Lack of public right of way</p>	<p>Landscape assessment</p> <p>Consider improvements to education facilities</p> <p>Improve schools and social infrastructure</p> <p>Archaeological survey</p> <p>CHP technology</p> <p>Contaminated land survey</p> <p>Contribute towards Stevenage Greenway</p>
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## Luton

<b>Type of Site and Number: 340 (SHLAA 129)</b>				
<b>Site Reference and Location: Dancote, Cockernhoe Green, Cockernhoe, Luton</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>• Site is located in the village settlement, near village green, in the greenbelt.</li> <li>• No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Site located in grade 3 agricultural land.</li> <li>• This is a developed housing site with mature vegetation.</li> <li>• A PROW is 130m to the south west of the site.</li> </ul>
2(b) Provide access to green spaces	$\checkmark$	$\checkmark$	$\checkmark$	<ul style="list-style-type: none"> <li>• Green spaces located within 400m (village green)</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• No railway station within 800m</li> <li>• Not within 400m of a bus stop with a regular bus service</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>• Site is used for housing with mature vegetation.</li> <li>• Development of the site does not directly impact any designated areas of ecological interest; however, development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> <li>• Site is no within the AONB.</li> <li>• Site is within settlement. Adjacent land medium - high sensitivity (Landscape Partnership report 2009).</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>• Site is within the Mangrove and Cockernhoe Archaeological area .</li> <li>• In relative proximity a number of listed buildings, closest 120m.</li> <li>• No evidence that developing this site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>• No watercourses.</li> <li>• No evidence of contamination.</li> <li>• Not in a source protection zone.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>• No flood zone 2 or 3.</li> <li>• Surface water flooding onsite (1 in 100, 1 in 1000).</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• The site is not within a deprived area.</li> <li>• Site has potential to support rural local services through additional housing.</li> <li>• No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>• Nuisance uses over 1.8m away (Luton Airport, outside of noise contour zone).</li> <li>• Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>• No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>• Housing within 800m of village centre.</li> <li>• No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	

<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>	<p>Grade 3 agricultural land.</p> <p>Within the Mangrove and Cockernhoe Conservation area.</p> <p>Surface water flooding onsite (1 in 100, 1 in 1000).</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>
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<b>Type of Site and Number: 341</b>				
<b>Site Reference and Location:</b> Land east of Selsey Drive, Luton				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Additional residents would support local services and facilities, although these may be services in Luton.</li> <li>No employment land is planned within the site.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Greenfield site</li> <li>Site located upon Grade 3 agricultural land</li> <li>This area is considered to have generally high value based on its proximity to the AONB, rights of way mean it is accessible from Luton and surrounding villages</li> </ul>
2(b) Provide access to green spaces	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Green spaces not located within 400m.</li> <li>Site adjacent to right of way providing access to open countryside, but conversely meaning countryside will be further away for existing residents.</li> <li>Mitigation – apply green space standards to ensure positive benefit for greenspace and recreational amenity. Ensure existing ROW are maintained. Development should ensure that existing residents continue to have access to open space and loss of existing greenspace does not negatively affect overall provision.</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>• Site not within 400m of bus stop (in North Hertfordshire)</li> <li>• The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment</li> <li>• Local road network to the east is substandard, development in this area will make issue worse</li> <li>• Migration – improve and encourage public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>• This area is a greenfield, agricultural site</li> <li>• Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>• Site is an agricultural field bordered by hedgerow and mature trees. A couple of large trees within the field.</li> <li>• Mitigation – ensure that the development retains and enhances the hedgerows and trees in and around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>• Site located in landscape character area 202: Breachwood Green Ridge, which has moderate sensitivity and moderate / low value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> <li>• Site located within historic park and garden</li> <li>• Mitigation – harm to the garden will be hard to mitigate</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>• Site is unlikely to be contaminated</li> <li>• Site does not border a watercourse</li> <li>• Site is above SPZ2/3 or principal aquifer</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>• Site is not in a flood risk area</li> <li>• Site is not on a north-facing slope</li> <li>• SuDs viable as set out in SFRA</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> <li>• Not within a deprived area, although there are a number of deprived areas in Luton, which this development may help</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• Site would provide a proportion of affordable housing, although largely contributing towards Luton's needs.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>• Initial construction may impact on adjacent residential properties.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>Infrastructure issues for Luton unknown</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>Site adjoins Luton, although is located some distance from the town centre, local centres proximate but site will encourage people to travel by car</li> </ul>
<b>Summary: Greenfield site adjoining Luton, located within a historic park and garden</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site would provide affordable housing</li> <li>Site not in a flood risk area</li> </ul>		<ul style="list-style-type: none"> <li>Within historic park and garden</li> <li>Site located a long distance from Luton town centre</li> </ul>		<ul style="list-style-type: none"> <li>Retain and enhance hedge and tree boundary and trees within the site</li> <li>Encourage public transport</li> <li>Mitigate harm to historic park and garden</li> <li></li> </ul>

## Offley

### Site 213 – The Rookery, Kings Walden Road, Offley

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The site has the potential to support the rural economy and rural facilities</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>Site located on greenfield land, although includes allotments</li> <li>Site classified as grade 3 agricultural land</li> </ul>

2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>Green space within 400m</li> <li>Rights of way nearby providing access to open countryside</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>Housing Background Paper indicates a good regular bus service within the village</li> <li>The site is not located within 400m of a bus stop</li> <li>Village location is likely to lead to the increased use of private cars</li> <li>Mitigation – encourage sustainable transport initiatives</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity</li> <li>Vegetation present in the form of overgrown hedgerows and grass areas</li> <li>Mitigation – ecological survey and seek to maintain existing trees and hedgerows</li> </ul>
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> <li>Site located in Offley – St Paul's Walden Landscape Character area (211) which has moderate to high sensitivity</li> <li>The landscape capacity for incremental small scale developments is considered to be low.</li> <li>Mitigation – Landscape assessment</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> <li>Site includes part of the conservation area and a listed building</li> <li>Mitigation - ensure development is sensitive to local buildings and development incorporates the local character including size, materials, design etc.</li> </ul>
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> <li>Site location in Source Protection Zone 2</li> <li>Site unlikely to be contaminated</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	0	<ul style="list-style-type: none"> <li>Site not in a flood zone</li> <li>Potential issues with SuDS viability</li> </ul>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>The site could contribute in retaining local rural services within the area</li> </ul>

5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.</li> </ul>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> <li>No constraints identified</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	? / X	<ul style="list-style-type: none"> <li>Offley's location makes the residents use of private transport likely to commute into the nearest large town for work and entertainment, few services in the village</li> </ul>
<b>Key positive effects</b>	<b>Key negative effects</b>	<b>Potential mitigation</b>
Site will support local services Site Within 400m of greenspace Does not include designated wildlife site Site will provide affordable housing Not in flood risk area	Greenfield site, grade 3 agricultural land Site not within 400m of bus stop Low capacity in landscape Site contains listed building and conservation area	Ecological survey Landscape assessment Sensitive design relating to historic built environment Improve public transport provision Noise and vibration should be considered in design

<b>Type of Site and Number: 342 (SHLAA 131)</b>		
<b>Site Reference and Location: Baker's Close, Offley</b>		
	<b>What is the predicted effect on each SA objective?</b>	<b>Justification for assessment</b>

SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside of the settlement, in the greenbelt. It is at the rear of existing development.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site partially grade 3 agricultural land.</li> <li>This is a greenfield site within the greenbelt.</li> <li>A PROW runs through the site.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>Within 400m of a bus stop with a regular bus service</li> <li>No railway station within 800m</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Greenfield site with mature vegetation.</li> <li>Site not designated but adjacent to PearTree Acre Woods wildlife site.</li> <li>Development of the site does not directly impact any designated areas of ecological interest; however, development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>370m to the south of the Chiltern AONB.</li> <li>No detail on landscape sensitivity or capacity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Site is adjacent to village conservation area .</li> <li>In relative proximity a number of listed buildings, closest 25m. Assume setting impacts as development is adjacent.</li> <li>No evidence that developing this site will contribute to protecting or enhancing these features.</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>No watercourses.</li> <li>No evidence of contamination.</li> <li>Partially within source protection zone 2.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>No flood zone 2 or 3 or surface water flooding areas.</li> </ul>
<b>A JUST SOCIETY</b>				

5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Nuisance uses over 300m away (A505 Road).</li> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Regular bus service within 400m.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>A PROW runs through the site.</p> <p>Setting impacts likely to adjacent listed building.</p> <p>Partially within source protection zone 2.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

## Pirton

<b>Type of Site and Number: 343 (SHLAA 132)</b>		
<b>Site Reference and Location: Land at Burge End, Pirton</b>		
	<b>What is the predicted effect on each SA</b>	<b>Justification for assessment</b>

SA Objectives	objective?			
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside of the settlement, and outside of greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site partially grade 3 agricultural land.</li> <li>A PROW runs through the site.</li> <li>This is a greenfield site with mature vegetation onsite.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (PROW).</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>Not within 400m of a bus stop with a regular bus service</li> <li>No railway station within 800m</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Greenfield site with mature vegetation.</li> <li>Development of the site does not directly impact any designated areas of ecological interest; however, development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>450m to the NE of the Chiltern AONB.</li> <li>No detail on landscape sensitivity or capacity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Within village conservation area.</li> <li>No evidence that developing this site will contribute to protecting or enhancing historic environment</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>No watercourses.</li> <li>No evidence of contamination.</li> <li>Not in source protection zones</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>No flood zone 2 or 3 or surface water flooding areas.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing.</li> <li>No services proposed.</li> </ul>

5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> <li>Site not large enough to have the potential to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p>			<p>Grade 3 agricultural land.</p> <p>A PROW runs through the site.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Within village conservation area.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

<b>Type of Site and Number: 64N(SHLAA 135)</b>				
<b>Site Reference and Location:</b> Land east of Priors Hill (North), Pirton				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside of the settlement, and outside of greenbelt.</li> </ul>

prosperity and economic growth				<ul style="list-style-type: none"> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site partially grade 3 agricultural land.</li> <li>A PROW runs along the site boundary.</li> <li>This is a greenfield site with mature vegetation onsite.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (PROW).</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>Not within 400m of a bus stop with a regular bus service</li> <li>No railway station within 800m.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Greenfield site bounded by hedgerows.</li> <li>Development of the site does not directly impact any designated areas of ecological interest; however, development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Adjacent to the Chiltern AONB.</li> <li>No detail on landscape sensitivity or capacity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Within archaeological area.</li> <li>Across street from scheduled monumentm listed buildings, and area of archaeological significance.</li> <li>Adjacent to village conservation area.</li> <li>Setting impacts likely to scheduled monument, listed buildings, and other sites.</li> <li>No evidence that developing this site will contribute to protecting or enhancing historic environment</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>No watercourses.</li> <li>No evidence of contamination.</li> <li>Not in source protection zones</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>No flood zone 2 or 3 or surface water flooding areas.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing.</li> <li>No services proposed.</li> </ul>

5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is a suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>A PROW runs along the site boundary.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Within archaeological area. Across street from listed buildings and area of archaeological significance. Adjacent to village conservation area. Setting impacts likely to listed buildings and other sites.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

## Preston

<b>Type of Site and Number: 65 Residential</b>				
<b>Site Reference and Location:07/0961/1 Land West of Back Lane, Preston</b>				
	<b>What is the predicted effect on each SA objective?</b>		<b>Justification for assessment and any mitigation measures</b>	
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				

1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> <li>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</li> <li>Preston does not have a food shop or a post office.</li> <li>Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>The site is located upon agricultural land grade 3</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green space is within 400m</li> <li>Public rights of way nearby</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The site is isolated. The nearest large towns for employment are Hitchin and Stevenage</li> <li>There is a regular bus service</li> <li>The site is within 400m of a bus stop</li> <li>People living here are likely to rely on personal cars.</li> <li>Site is not within 800m of a train station</li> <li>Long term – Will encourage use of private transport for commuting to village areas.</li> <li>Mitigation – Pedestrian cycle and walkway route mapping</li> <li>Mitigation – Increase public transport services</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site is not designated as being of ecological importance</li> <li>Trees are present around the perimeter of the site</li> <li>The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development.</li> <li>Mitigation – retain existing trees where possible</li> </ul>
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>This site lies within the Offley – St Paul's Walden landscape conservation area</li> <li>The landscape is common however built development has a moderate impact on the landscape</li> <li>Ensure development is in-keeping with existing settlement pattern</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Site is located within areas of archaeological interest</li> <li>Site is partially located within a conservation area</li> <li>Site contains no listed buildings</li> <li>Mitigation – undertake archaeological survey</li> <li>Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>

3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> <li>The site is not situated within a source protection zone</li> <li>Site does not border a water course</li> <li>There is no evidence of contamination upon the site</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Flood risk is not identified as a problem within this area.</li> <li>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</li> <li>Site is not contaminated</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>Site and dwelling quantity is large enough to provide affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas</li> <li>Development is relatively small; long term impacts unlikely to be significant</li> <li>No evidence of noise constraints identified.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>No information regarding potential supply constraints in this area</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Site is located a great distance from employment</li> <li>There are no food shops within Preston</li> <li>Residents likely to use private transport to commute into the nearest large town for work and food</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>Site contains no listed buildings</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p>	

<p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site provides access to green space</p>	<p>Rural village location likely to contribute to commuting</p> <p>Site is within an area of archaeological interest</p> <p>Site is partially within a conservation area</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p> <p>Development could impact the landscape</p>	<p>SUDS?</p> <p>Improve facilities</p> <p>Undertake an archaeological survey</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>
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<p><b>Type of Site and Number: 67 Residential</b>  <b>Site Reference and Location:07/0961/1 Land North of Chequers Lane, Preston</b></p>				
	<p><b>What is the predicted effect on each SA objective?</b></p>			<p><b>Justification for assessment and any mitigation measures</b></p>
<p><b>SA Objectives</b></p>	<p><b>Short term</b></p>	<p><b>Med term</b></p>	<p><b>Long term</b></p>	
<p><b>ECONOMIC ACTIVITY</b></p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>x</p>	<p>x</p>	<p>x</p>	<ul style="list-style-type: none"> <li>• This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</li> <li>• The Preston does not have a food shop or a post office.</li> <li>• Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area</li> </ul>
<p><b>LAND USE AND DEVELOPMENT PATTERNS</b></p>				
<p>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</p>	<p>x</p>	<p>x</p>	<p>x</p>	<ul style="list-style-type: none"> <li>• The development is located on a greenfield site</li> <li>• The site is located upon agricultural land grade 3</li> </ul>

2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green space is within 400m</li> <li>Public rights of way run through this site</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The site is isolated. The nearest large towns for employment are Hitchin and Stevenage</li> <li>There is a regular bus service</li> <li>The site is within 400m of a bus stop</li> <li>People living here are likely to rely on personal cars.</li> <li>Site is not within 800m of a train station</li> <li>Long term – Will encourage use of private transport for commuting to village areas.</li> <li>Mitigation – Pedestrian cycle and walkway route mapping</li> <li>Mitigation – Increase public transport services</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site is not designated as being of ecological importance</li> <li>Trees are present around the perimeter of the site</li> <li>The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development.</li> <li>Mitigation – retain existing trees where possible</li> </ul>
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>This site lies within the Offley – St Paul's Walden landscape conservation area</li> <li>The landscape is common however built development has a moderate impact on the landscape</li> <li>Ensure development is in-keeping with existing settlement pattern</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>Site is not located within areas of archaeological interest</li> <li>Site is not located within a conservation area</li> <li>Site contains no listed buildings</li> </ul>
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> <li>The site is not situated within a source protection zone</li> <li>Site does not border a water course</li> <li>There is no evidence of contamination upon the site</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Flood risk is not identified as a problem within this area.</li> <li>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</li> <li>Site is not contaminated</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>Site and dwelling quantity will potentially provide affordable housing</li> </ul>

5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas</li> <li>Development is relatively small; long term impacts unlikely to be significant</li> <li>No evidence of noise constraints identified.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>No information regarding potential supply constraints in this area</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>Site is a long distance from employment areas</li> <li>There are no food shops within Preston</li> <li>Residents likely to use private transport to commute into the nearest large town for work and food</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>Site contains no listed buildings</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site is not within an area of archaeological interest</p> <p>Site provides access to green space</p> <p>Site is not within a conservation area</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p> <p>Development could impact the landscape</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p> <p>Improve facilities</p> <p>Ensure densities are sensitive to landscape</p>	

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X	<ul style="list-style-type: none"> <li>• This site is a rural, isolated village and would be poor in terms of accessing local services and facilities</li> <li>• Preston does not have a food shop or a post office</li> <li>• Increased population may support existing services in neighbouring villages, but is unlikely to encourage new business in the area</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>• The development is located on a greenfield site</li> <li>• The site is located upon agricultural land grade 3</li> </ul>
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> <li>• Green space is within 400m</li> <li>• Public rights of way run through the site, development will reduce existing residents access to open countryside to the west of the village</li> <li>• Mitigation – site should maintain rights of way to ensure no loss of recreational amenity. Site could also contribute to Green Infrastructure Project ST9 New Woodland in Langley Valley and Level 2 green links</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>• The site is isolated. The nearest towns for employment are Hitchin and Stevenage</li> <li>• The site is within 400m of a bus stop</li> <li>• Site is not within 800m of station</li> <li>• Will encourage use of private transport</li> <li>• Mitigation – increase public transport services</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / √	<ul style="list-style-type: none"> <li>• Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> </ul>

		<ul style="list-style-type: none"> <li>Vegetation present in the form of trees, hedgerows and grass areas</li> <li>Mitigation – ecological survey and seek to maintain existing trees and hedgerows to ensure net gain for biodiversity</li> </ul>
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> <li>Site located in Offley – St Paul's Walden Landscape Character area (211) which has moderate to high sensitivity</li> <li>The landscape capacity for incremental small scale developments is considered to be low.</li> <li>Mitigation – Landscape assessment, sensitive design using landscape features to reduce impact. Large site in open countryside</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> <li>Site includes archaeology area</li> <li>Site does not include listed buildings or the conservation area but is located in close proximity</li> <li>Mitigation – Archaeological survey</li> </ul>
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> <li>Site is not located in a source protection although in an area of high groundwater vulnerability</li> <li>Site is unlikely to be contaminated</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	0	<ul style="list-style-type: none"> <li>Site not in a flood zone</li> <li>Potential issues with SuDS viability</li> </ul>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>The site could contribute in retaining local rural services within the area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.</li> </ul>

<i>Resource use and waste</i>			
6. Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> <li>No identified constraints in this village</li> </ul>	
<i>Town centres</i>			
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> <li>Site is a long distance from employment</li> <li>There are no food shops within Preston</li> <li>Residents likely to use private transport to commute into the nearest large town for work and food</li> </ul>	
Key positive effects		Key negative effects	Potential mitigation
<p>No designated wildlife sites</p> <p>Site is not located in Source Protection Zone</p> <p>No evidence of land contamination</p> <p>Site not in a flood risk area</p>		<p>This is a greenfield site on agricultural Grade 3 land</p> <p>The site is a rural isolated site and is poor in terms of access to local services</p> <p>Site contains archaeological area</p> <p>Development could impact on landscape</p>	<p>Ecological survey and retention of existing vegetation</p> <p>Encourage sustainable transport measures</p> <p>Landscape assessment and sensitive design</p> <p>Archaeological survey</p> <p>Improve public transport provision</p> <p>Site should maintain existing rights of way and contribute towards Green infrastructure projects.</p>

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## Reed

<b>Type of Site and Number: 81 Housing (originally appraised as proposed village boundary amendment)</b>			
<b>Site Reference and Location: 07/0458/4 Reed house, Jackson's Lane, Reed</b>			
	<b>What is the predicted effect on each SA objective?</b>		<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>
<b>ECONOMIC ACTIVITY</b>			
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)
			<ul style="list-style-type: none"> <li>The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office</li> <li>Residents would have to commute to work and to go shopping.</li> <li>New housing would support local services and rural economy in the long term once facilities and services have improved within Reed.</li> <li>There is a school in Reed which would be within walking distance.</li> <li>Mitigation – create more facilities and employment opportunities</li> </ul> (depends on whether or not site is developed in the future)
<b>LAND USE AND DEVELOPMENT PATTERNS</b>			
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)
			<ul style="list-style-type: none"> <li>This site is a brownfield site.</li> <li>If included in site boundary would provide potential land for development in the future.</li> </ul> (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)
			<ul style="list-style-type: none"> <li>There is green space located nearby.</li> <li>Site is near to a public rights of way</li> </ul> (depends on whether or not site is developed in the future)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> <li>• There is a school within walking distance</li> <li>• There is a local bus service within 400m</li> <li>• There is not train station within 800m</li> <li>• There are no shops or a post office within the village centre.</li> <li>• New housing would support local services and rural economy in the long term once facilities and services have improved within Reed.</li> <li>• People are likely to rely upon private transport use.</li> <li>• Mitigation: Improve local facilities</li> <li>• Improve public transport</li> </ul> <p>(depends on whether or not site is developed in the future)</p>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> <li>• This site is a brownfield site.</li> <li>• No designated wildlife sites fall within this site.</li> <li>• Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter</li> </ul> <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> <li>• Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas.</li> <li>• However landscape is relatively common within the area</li> </ul> <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> <li>• Site borders village conservation area</li> <li>• Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</li> </ul> <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> <li>• Site is not contaminated (However there is an unknown fill material present</li> <li>• Site does not border a water course</li> <li>• Mitigation: Undertake a land contamination survey and remediation</li> </ul> <p>(depends on whether or not site is developed in the future)</p>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> <li>• Site is not within a flood zone</li> <li>• Suitability for SUDS unclear</li> <li>• Mitigation – Investigate potential for SUDS</li> </ul> <p>(depends on whether or not site is developed in the future)</p>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> <li>• This village is not identified as a deprived area</li> </ul> <p>(depends on whether or not site is developed in the future)</p>

5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> <li>This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> <li>The site is unlikely to provide any harmful impact upon health</li> <li>May create noise impact during construction.</li> </ul> (depends on whether or not site is developed in the future)
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> <li>No constraints identified</li> </ul> (depends on whether or not site is developed in the future)
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> <li>Access to public rights of way,</li> <li>Residents are likely to rely on private transport to access facilities.</li> </ul> (depends on whether or not site is developed in the future)
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Site is a brownfield site</p> <p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site contains no listed buildings</p> <p>Site provides access to green space</p> <p>Site does not fall within a flood zone</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p> <p>Site borders the village conservation area</p> <p>Site is unlikely to be contaminated however there is an unknown fill material on site</p>		<p>If site is developed in the future:</p> <ul style="list-style-type: none"> <li>Improve local facilities</li> <li>Improve public transport</li> <li>Ensure development retains and enhances the tree line and hedgerows around the perimeter</li> <li>Investigate potential for SUDs</li> <li>Land contamination study and potential remediation</li> <li>Ensure the development does not impact on conservation sites</li> <li>Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</li> </ul>	

## St Ippolyts

### Site 221S – Land South of Waterdell Lane

Appraisal below is for site 221:

<b>Type of Site and Number: XXX Residential</b> <b>Site Reference and Location:</b>		
SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> <li>The site is located on the outskirts of the village, close to Hitchin</li> <li>Could contribute to the local economy and support existing services</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>This is a greenfield site</li> <li>The site is located upon Grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> <li>Site is within 400m of green space</li> <li>Site is near to a right of way</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> <li>Site within 400m of bus stop</li> <li>Not within 800m of station</li> <li>As this is a village location people are likely to commute out to work</li> <li>Mitigation – improve public transport</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> <li>Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> </ul>

		<ul style="list-style-type: none"> <li>• Vegetation present in the form of trees, hedgerows and grass areas</li> <li>• Mitigation – ecological survey and seek to maintain existing trees and hedgerows</li> </ul>
3b. Protect and enhance landscapes?	X / 0	<ul style="list-style-type: none"> <li>• Site located in Langley Valley Landscape Character Area (214), which has moderate sensitivity</li> <li>• The landscape capacity for incremental small scale development is considered to low to moderate</li> <li>• LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity</li> <li>• Mitigation – landscape assessment</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> <li>• Site does not contain listed buildings, archaeological site or conservation area.</li> </ul>
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> <li>• Site is not located in a Source Protection Zone, although in a high water vulnerability area</li> <li>• Site unlikely to be contaminated</li> </ul>
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>• Site not in a flood zone</li> <li>• SuDS are viable</li> </ul>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> <li>• Not a deprived area</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>• The estimated number of dwellings will provide a proportion of affordable housing.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>• Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.</li> </ul>

<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> <li>• Hitchin has identified constraints regarding utilities</li> <li>• Energy supplies need reinforcement (gas, electric)</li> <li>• Mitigation – improve initial utilities prior to development</li> <li>• Mitigation – alternative energy resources</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> <li>• Within 400m of bus stop</li> <li>• Outskirts of village although in relative close proximity to large town</li> <li>• Residents are likely to commute into surrounding towns for work and shopping unlikely to walk</li> </ul>

Key positive effects	Key negative effects	Potential mitigation
<p>No designated wildlife sites</p> <p>Site is not located in Source Protection Zone</p> <p>No evidence of land contamination</p> <p>Site does not contain archaeological area, conservation area or listed building</p> <p>Site will provide affordable housing</p> <p>Within 400m of greenspace</p> <p>Site not in a flood zone</p>	<p>This is a greenfield site on agricultural Grade 3</p> <p>The site is located on the edge of a village and will encourage commuting</p> <p>Moderate-low capacity in landscape</p>	<p>Ecological survey and retention of existing vegetation</p> <p>Encourage sustainable transport measures</p> <p>Landscape assessment</p> <p>Improve public transport provision</p> <p>Improvement of utilities in advance of development</p> <p>Alternative energy solutions</p>

<b>Type of Site and Number: 347</b>		
<b>Site Reference and Location:</b> Land east of London Road, St Ippolyts		
	<b>What is the predicted effect on each SA objective?</b>	<b>Justification for assessment and any mitigation measures</b>

SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The site has potential to support the rural economy.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Greenfield site</li> <li>Site is located upon Grade 3 agricultural land</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>More than 800m to station</li> <li>Proximate to St Ippolyts and Gosmore, which have some services, although also close to Hitchin but some distance from the town centre</li> <li>Likely to increase private car use.</li> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site is greenfield and includes some trees and hedgerows Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design</li> <li>Mitigation – protect and enhance trees and hedgerows.</li> </ul>
3(b) Protect and enhance landscapes	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site located within landscape area 214: Langley Valley</li> <li>Moderate/ high sensitivity and moderate/low value</li> <li>Mitigation – sensitive design</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>Site does not contain any historic designation</li> </ul>
3(d) Reduce pollution from any source	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site close to a river</li> <li>Site above SPZ2/3 or principal aquifer</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the	√	√	√	<ul style="list-style-type: none"> <li>Site located entirely in Flood Zone 1</li> <li>Site not on a northern facing slope</li> </ul>

District's ability to adapt to climate change				<ul style="list-style-type: none"> <li>SuDs viable as set out in SFRA</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site could support rural services.</li> <li>Not within a deprived area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the site means it is likely to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> <li>Isolated location of the site means that it is unlikely to be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No issues identified in the village of St Ippolyts at the moment, which this site relates to. Some issues identified in Hitchin (which this site is also close to).
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>Some services in St Ippolyts and Gosmore, but residents likely to be reliant on private car for commuting.</li> </ul>
<b>Summary: Isolated greenfield site located between town and village</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Site will support rural economy</li> <li>Site within 400m of green space</li> <li>Site does not contain any designated ecological sites</li> <li>Within 400m of bus stop</li> <li>Site will deliver affordable housing</li> <li>Not in a flood risk area.</li> </ul>		<ul style="list-style-type: none"> <li>More than 800m to a station</li> <li>Greenfield site, grade 3 agricultural land</li> <li>Moderate/ high landscape sensitivity</li> </ul>		<ul style="list-style-type: none"> <li>Sustainable transport measures</li> <li>Maintain and enhance trees and hedgerows</li> </ul>

## St Pauls Walden

<b>Type of Site and Number:</b> Residential (Greenfield) WH/r02				
<b>Site Reference and Location:</b> Land south of High Street, Whitwell (St Pauls Walden Parish)				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The size of the proposed development could contribute to the improvement of the local economy and support of the existing services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> <li>Greenfield site</li> <li>The land is classified as Agricultural of Grade 3 quality (a or b?)</li> </ul>
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> <li>The site is located within close proximity to areas of Green space</li> <li>Several existing public rights of way uses the site for access to Green spaces</li> <li>The existing use of the site is gardens and tennis area</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>Within 400m of a bus stop</li> <li>The village has a regular bus service in operation</li> <li>Village location suggests people will commute out to work contributing to commuting</li> <li>Mitigation – Improve public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> <li>The site is not on a site of ecological sensitivity, however, building on a greenfield site is unlikely to improve biodiversity</li> <li>There are numerous dense hedgerows present; need to survey potential habitats within</li> <li>Mitigation – Ecological surveys of site and surrounding</li> </ul>
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> <li>Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> <li>The site is adjacent to a conservation area</li> <li>There are numerous listed buildings near to the site</li> <li>Mitigation – ensure development does not impact upon the setting of the conservation area</li> </ul>
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> <li>No information on Groundwater Source Protection Zone in this village</li> <li>Not contaminated</li> </ul>
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>• Not at risk from flooding</li> <li>• The site appears to be suitable for SUDS scheme from the SUDS Viability Map</li> <li>• The site has potential to support a CHP scheme</li> <li>• Mitigation – SUDS and CHP</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• The village of Whitwell is identified as having good services</li> <li>• The large size of the development is likely to support existing services; potential to encourage new ones to the area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• The size of the development and the number of proposed dwellings supports affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> <li>• The initial construction phase of the development could provide numerous impacts on the village</li> <li>• The adjacent development proposal combined would be likely to generate large amounts of construction noise</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>• No identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> <li>• N.a</li> </ul>
<b>Summary</b>				
The propose development suggests the likely support for the existing rural services and potential improvement within the Whitwell village area. There are numerous conflicts regarding the development such as Greenfield construction and development of agricultural land.				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<ul style="list-style-type: none"> <li>• Site would contribute to existing local services and support the local rural economy</li> <li>• Bus stop within 400m of the site</li> <li>• Site viable for SUDS scheme</li> <li>• CHP</li> <li>• Provides access to affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>• Residents are likely to commute to work by car, despite the existence of a bus service</li> <li>• Large scale housing plot could pressure local road networks from generated car usage</li> <li>• Two large scale housing plots likely to contribute to existing and future noise and congestion; social</li> </ul>		<ul style="list-style-type: none"> <li>• Improve public transport</li> <li>• Ecological surveys of site and surrounding</li> <li>• Ensure development does not impact upon the setting of the conservation area</li> <li>• SUDS</li> <li>• CHP</li> </ul>	

	<ul style="list-style-type: none"> <li>impacts for local residents</li> <li>• Loss of informal and formal recreation areas</li> <li>• The site is adjacent to a conservation area</li> <li>• Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village</li> </ul>	
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Type of Site and Number: 116 Residential				
Site Reference and Location: The Estate Yard, Hoo Park, St Paul's Walden				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> <li>The site is situated in a rural area</li> <li>There are not many facilities or services nearby</li> <li>The nearest village with any sort of facilities is Whitwell, which is 400m away</li> <li>Whitwell has food shops, a school and doctor's surgery.</li> <li>In the long term the site has the potential to support the rural economy</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>The development is located on a greenfield site</li> <li>The site is located upon agricultural land grade 3</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green space is within 400m</li> <li>Public rights of way are near this site</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>The nearest village with any sort of services is Whitwell, which has food shops</li> <li>There is a regular bus service</li> <li>There is no train station within 800m</li> <li>The site location is likely to lead to the increased use of private cars</li> <li>Mitigation – Encourage sustainable transport initiatives</li> <li>Mitigation – Improve public transport services</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>Site does not fall within or near a designated wildlife site</li> <li>Trees are present around the perimeter of the site</li> <li>Mitigation – retain existing trees where possible</li> </ul>
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>This village is located within the Whitwell Valley landscape area.</li> <li>This is a Landscape Conservation Area, and within the Hoo park designation</li> <li>However the landscape is common</li> <li>The impact of development is moderate</li> <li>Ensure the densities of the development are in keeping with the local area</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> <li>The site is surrounded by historic parks and garden</li> <li>Site is located near listed buildings</li> <li>The site does not contain an area of archaeological interest</li> <li>Site does not border a conservation area</li> <li>Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>The site is within a source protection zone</li> <li>Site does not border a water course</li> <li>There is evidence of potential contamination upon the site (unspecified).</li> <li>Mitigation – consider site contamination survey and remediation</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> <li>The site borders flood risk zone 2</li> <li>The site is viable for SUDs</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	x	?/√	?/√	<ul style="list-style-type: none"> <li>This area is not identified as deprived</li> <li>Local services need improving</li> <li>In the long term development will increase the demand for more services</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>Site and dwelling quantity is large enough to provide affordable housing</li> </ul>
5(c) Improve conditions and services that engender good	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas</li> </ul>

health and reduce health inequalities				<ul style="list-style-type: none"> <li>• Development is relatively small; long term impacts unlikely to be significant</li> <li>• No evidence of noise constraints identified.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>• No information on constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> <li>• The sites location increases the use of private transport</li> <li>• Residents are likely to commute into the nearest large towns Hitchin and Stevenage for work, and other trips</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site provides access to green space</p> <p>Site does not contain a wildlife site</p> <p>The site has the potential to support the rural economy;</p> <p>SUDs are viable</p> <p>Site is not within an area of archaeological interest</p> <p>Site does not border a conservation area</p>	<p>This is a greenfield site</p> <p>agricultural land grade 3</p> <p>St Paul's Walden is in a rural location. The nearest village is Whitwell 400 m away</p> <p>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p> <p>No information on resource constraints</p> <p>Site borders a flood risk zone</p> <p>Evidence of land contamination</p> <p>Site is opposite an Ancient Monument</p> <p>Site is located near to Listed Buildings</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Improve facilities and services</p> <p>Encourage and improve alternative transport</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure the densities of the development are in keeping with the local area</p> <p>Undertake land contamination survey</p> <p>Consider flood prevention</p>

	Site is surrounded by Historic Parks and gardens	
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<b>Type of Site and Number: 349 (SHLAA 157)</b>				
<b>Site Reference and Location: Rose Farm, St Paul's Walden</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside of the settlement, and in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site partially grade 3 agricultural land.</li> <li>A PROW adjacent to the site.</li> <li>This is a greenfield site with mature vegetation onsite.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (PROW).</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>Not within 400m of a bus stop with a regular bus service</li> <li>No railway station within 800m</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Greenfield site bounded by hedgerows.</li> <li>Adjacent to wildlife site.</li> <li>Development of the site does not directly impact any designated areas of ecological interest; however, there may be indirect impacts given proximity of wildlife site and watercourses. Many of these impacts, such as those arising during construction, can be mitigated.</li> <li>Development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>Site is not in AONB.</li> <li>No detail on landscape sensitivity or capacity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> <li>175m from village conservation area. Other sites farther away.</li> <li>No evidence that developing this site will contribute to protecting or enhancing historic environment</li> </ul>

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Watercourse along boundary (River Mimram)</li> <li>Sewage treatment works 100m to north east, across River.</li> <li>No evidence of contamination.</li> <li>Not in source protection zones.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>Adjacent to Flood Zone 2 and 3.</li> <li>Part of site along river within Surface Water Flood Areas ( 1 in 30, 1 in 100 and 1 in 1000).</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of village centre.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Watercourse along boundary (River Mimram). Sewage treatment works 100m to north east, across River.</p> <p>Part of site along river within Surface Water Flood Areas ( 1 in 30, 1 in 100 and 1 in 1000).</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

<b>Type of Site and Number:</b> Residential (Greenfield) WH/r02				
<b>Site Reference and Location:</b> Land south of High Street, Whitwell (St Pauls Walden Parish)				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>The size of the proposed development could contribute to the improvement of the local economy and support of the existing services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> <li>Greenfield site</li> <li>The land is classified as Agricultural of Grade 3 quality (a or b?)</li> </ul>
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> <li>The site is located within close proximity to areas of Green space</li> <li>Several existing public rights of way uses the site for access to Green spaces</li> <li>The existing use of the site is gardens and tennis area</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>Within 400m of a bus stop</li> <li>The village has a regular bus service in operation</li> <li>Village location suggests people will commute out to work contributing to commuting</li> <li>Mitigation – Improve public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> <li>The site is not on a site of ecological sensitivity, however, building on a greenfield site is unlikely to improve biodiversity</li> <li>There are numerous dense hedgerows present; need to survey potential habitats within</li> <li>Mitigation – Ecological surveys of site and surrounding</li> </ul>
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> <li>Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> <li>The site is adjacent to a conservation area</li> <li>There are numerous listed buildings near to the site</li> <li>Mitigation – ensure development does not impact upon the setting of the conservation area</li> </ul>

3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> <li>No information on Groundwater Source Protection Zone in this village</li> <li>Not contaminated</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>Not at risk from flooding</li> <li>The site appears to be suitable for SUDS scheme from the SUDS Viability Map</li> <li>The site has potential to support a CHP scheme</li> <li>Mitigation – SUDS and CHP</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The village of Whitwell is identified as having good services</li> <li>The large size of the development is likely to support existing services; potential to encourage new ones to the area</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the development and the number of proposed dwellings supports affordable housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> <li>The initial construction phase of the development could provide numerous impacts on the village</li> <li>The adjacent development proposal combined would be likely to generate large amounts of construction noise</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>No identified constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> <li>N.a</li> </ul>
<b>Summary</b>				
The propose development suggests the likely support for the existing rural services and potential improvement within the Whitwell village area. There are numerous conflicts regarding the development such as Greenfield construction and development of agricultural land.				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<ul style="list-style-type: none"> <li>Site would contribute to existing local services and support the local rural economy</li> <li>Bus stop within 400m of the site</li> <li>Site viable for SUDS scheme</li> <li>CHP</li> </ul>	<ul style="list-style-type: none"> <li>Residents are likely to commute to work by car, despite the existence of a bus service</li> <li>Large scale housing plot could pressure local road networks from generated car usage</li> <li>Two large scale housing</li> </ul>		<ul style="list-style-type: none"> <li>Improve public transport</li> <li>Ecological surveys of site and surrounding</li> <li>Ensure development does not impact upon the setting of the conservation area</li> <li>SUDS</li> <li>CHP</li> </ul>	

<ul style="list-style-type: none"><li>• Provides access to affordable housing</li></ul>	<p>plots likely to contribute to existing and future noise and congestion; social impacts for local residents</p> <ul style="list-style-type: none"><li>• Loss of informal and formal recreation areas</li><li>• The site is adjacent to a conservation area</li><li>• Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village</li></ul>	
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## Stevenage

### Site 227 – Land at Manor Farm

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	<ul style="list-style-type: none"> <li>Site could support existing businesses in Stevenage, but may not be large enough to provide additional employment land and businesses onsite</li> </ul>
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> <li>The site is located on Greenfield land</li> <li>Site is located on Grade 3 agricultural land</li> </ul>
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> <li>Development of this area will mean existing residents of Great Ashby will be further away from accessible open countryside.</li> <li>The scale of the development will mean open space is provided onsite, however the details of this are not yet known</li> <li>Mitigation – Improvement of open space access for existing development to the south. Improvement to and expansion of existing Rights of Way. Use of greenspace standards. Site is adjacent to green infrastructure project SN5 Enhanced green links to Stevenage Green Lungs. This site could help deliver</li> </ul>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X X	<ul style="list-style-type: none"> <li>Southern part of site is within 400m of bus stop</li> <li>Site is not within 800m of train station</li> <li>The site is poorly related to the existing settlement and the town centre of Stevenage. Could lead to increased traffic through Weston / Graveley.</li> <li>A site of this size is likely to be able to provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.</li> </ul>

		<ul style="list-style-type: none"> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	X	<ul style="list-style-type: none"> <li>Site surrounds Harbourclose Wood Wildlife site. Site is adjacent to a number of other designated sites.</li> <li>Site is greenfield and includes hedgerows, trees and some grass areas.</li> <li>Mitigation – detailed consideration of Wildlife site within any plan to ensure that sites do not become fragmented.</li> <li>Mitigation - Undertake habitat study to consider how to mitigate impact on the wildlife sites, retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development.</li> </ul>
3b. Protect and enhance landscapes?	X / 0	<ul style="list-style-type: none"> <li>A site of this size and in this location is likely to have a significant effect on landscape character. The site is located in Landscape Character Area 220 Weston Plateau Parklands, which is considered to be of moderate sensitivity, based on the enclosed quiet nature of the character. The evaluation of this LCA describes developments of greater than 5ha as not appropriate and capacity for this type of development is described as low.</li> <li>The NHDC landscape sensitivity and capacity study identifies this area as having high, low and moderate sensitivity and high, low and moderate capacity</li> <li>Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features.</li> </ul>
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> <li>Site contains part of Chesfield Archaeological Area.</li> <li>Site is located adjacent to a Listed Building</li> <li>Mitigation – Archaeological surveys.</li> <li>Mitigation – development will need to be sensitive to the setting of the listed building</li> </ul>
3d. Reduce pollution from any source?	?	<ul style="list-style-type: none"> <li>Site located above Source protection zone 3 and above area of groundwater vulnerability</li> <li>Site unlikely to be contaminated</li> <li>Rye Meads Water Cycle Study addresses impacts of the growth of Stevenage on the Rye Meads Sewage Treatment Works (and therefore on groundwater quality). This identified possible solutions up to 2021, however additional work was required past this date as the Water Framework Directive is likely to place more stringent controls on the water quality. In addition, measure such as water efficiency and SUDs will be important.</li> </ul>

<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> <li>Flood risk is not identified as a problem within this area. However, there will be an increased pressure on water supply. The need for appropriate drainage through SUDs will be important in minimising the impacts.</li> <li>opportunities for sustainable energy, given the size of the development.</li> </ul>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	X	<ul style="list-style-type: none"> <li>Site is poorly related to North Herts needs, could meet requirements of Stevenage.</li> </ul>
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> <li>Site will provide 425 houses in North Hertfordshire, although an extension to Stevenage. A proportion will be affordable houses.</li> </ul>
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.</li> </ul>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> <li>Housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.</li> <li>Mitigation – ensure water efficiency in new development and waste water infrastructure is in place before development occurs</li> </ul>
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> <li>The site is poorly related to North Hertfordshire. The location of the development also means that it is also poorly related to Stevenage. It is further north than Great Ashby, where residents are already separated from the Town's centre. Services in this area could compete with services in the town without appropriate controls. Travel by car is likely to be increased by this development.</li> </ul>

		<ul style="list-style-type: none"> <li>• Sustainable transport measures would need to be a priority in this location.</li> <li>• The site may provide facilities within the development, although is not so large as to deliver huge amounts of infrastructure to provide a sustainable urban extension.</li> </ul>
Key positive effects	Key negative effects	Potential mitigation
<p>A site of this size is likely to be able to provide some facilities within the development;</p> <p>The development would provide 425 dwellings in North Hertfordshire; and</p> <p>There will be opportunities for sustainable energy, given the size of the development.</p> <p>Not in a flood risk area</p>	<p>This is a greenfield site, agricultural land grade 3;</p> <p>Impact on existing access to greenspace</p> <p>The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area;</p> <p>Designated wildlife sites are surrounded by the development area;</p> <p>Designated archaeological sites within the proposed site</p> <p>There are significant constraints on sewerage infrastructure in Stevenage.</p>	<p>Apply greenspace standards to ensure net benefit for greenspace Site could deliver Green Infrastructure Project SN5</p> <p>Additional bus stops will be required to support sustainable transport, particularly into Stevenage</p> <p>A landscape study and mitigation measures will be needed;</p> <p>Undertake habitat study to consider how to mitigate impact on the wildlife site, retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development;</p> <p>Archaeological survey of site and surrounding area;</p> <p>Improvements to Rye Meads STW as outlined in Water Cycle Study; and</p>

		High levels of water efficiency in new homes and SuDS.
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<b>Type of Site and Number: 319</b>				
<b>Site Reference and Location: Land at Chesfield Park (north)</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to provide additional employment land</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site located upon Grade 3 agricultural land.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>In combination with other sites this site may provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.</li> <li>Site is detached.</li> <li>No station within 800m</li> <li>Within 400m of bus stop</li> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows within and border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> <li>Site is located in landscape Character Area 219: Baldock Gap, which has Moderate to high sensitivity and moderate value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>No historical designation within site although proximate to archaeological site.</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site above SPZ 2/3 or principal aquifer</li> <li>Site does not border a river.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site adjoins Stevenage, some areas are deprived</li> <li>May contribute toward surrounding rural businesses</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the site means it is likely to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> <li>There are significant constraints on sewerage infrastructure in Stevenage.</li> <li>Additional development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions</li> <li>Mitigation – water efficiency measures</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Site on the edge of Stevenage but unlikely to compete with services in the town.</li> </ul>
<b>Summary: Urban edge, greenfield site located some distance from town centre</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>

<ul style="list-style-type: none"> <li>Green spaces within 400m</li> <li>Site will deliver affordable housing</li> <li>No historical designation within the site</li> </ul>	<ul style="list-style-type: none"> <li>Greenfield site</li> <li>Constraints of sewerage infrastructure</li> <li>Site located some distance from the town centre</li> <li>Moderate-high landscape sensitivity</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of sustainable transport measures</li> <li>retain and enhances the tree line and hedgerows around the perimeter</li> <li>Investigate potential for SuDS</li> <li>Water efficiency measures</li> </ul>
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<b>Type of Site and Number: 320</b>				
<b>Site Reference and Location: Land at Chesfield Park (west)</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to provide additional employment land</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site located upon Grade 3 agricultural land.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>In combination with other sites this site may provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.</li> <li>No station within 800m</li> <li>Within 400m of bus stop</li> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest although proximate to wildlife site; nevertheless, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows within and border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	<b>X</b>	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Site is located in landscape Character Area 219: Baldock Gap, which has Moderate to high sensitivity and moderate value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>No historical designation within site..</li> </ul>
3(d) Reduce pollution from any source	<b>0</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Site unlikely to be contaminated</li> <li>Site above SPZ 2/3 or principal aquifer</li> <li>Site does not border a river.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site adjoins Stevenage, some areas are deprived</li> <li>May contribute toward surrounding rural businesses</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the site means it is likely to deliver affordable housing.</li> </ul>
5(c) Improve conditions and	<b>X</b>	<b>0</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas.</li> </ul>

services that engender good health and reduce health inequalities				There would need to be controls to minimise disruption.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> <li>There are significant constraints on sewerage infrastructure in Stevenage.</li> <li>Additional development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions</li> <li>Mitigation – water efficiency measures</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Site on the edge of Stevenage but unlikely to compete with services in the town.</li> </ul>
<b>Summary: Urban edge, greenfield site located some distance from town centre</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Green spaces within 400m</li> <li>Site will deliver affordable housing</li> <li>No historical designation within the site</li> </ul>		<ul style="list-style-type: none"> <li>Greenfield site</li> <li>Constraints of sewerage infrastructure</li> <li>Site located some distance from the town centre</li> <li>Moderate-high landscape sensitivity</li> </ul>		<ul style="list-style-type: none"> <li>Inclusion of sustainable transport measures</li> <li>retain and enhances the tree line and hedgerows around the perimeter</li> <li>Investigate potential for SuDS</li> <li>Water efficiency measures</li> </ul>

<b>Type of Site and Number: 321</b>				
<b>Site Reference and Location: Land at Chesfield Park (south)</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Unlikely to provide additional employment land</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site located upon Grade 3 agricultural land.</li> </ul>

2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> <li>In combination with other sites this site may provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development.</li> <li>No station within 800m</li> <li>Bus stop within 400m</li> <li>Mitigation - inclusion of sustainable transport measures.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site does not conflict with any designated areas of ecological interest; however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design.</li> <li>Established trees and hedgerows within and border the site.</li> <li>Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</li> </ul>
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> <li>Site is located in landscape Character Area 219: Baldock Gap, which has Moderate to high sensitivity and moderate value.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>No historical designation within site although proximate to archaeological site.</li> </ul>
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> <li>Site possibly contaminated</li> <li>Site above SPZ2/3 or principal aquifer</li> <li>Quarry in part of the site</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area.</li> <li>Suitability for SuDs unclear from SFRA.</li> <li>Mitigation – investigate potential for SuDS.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√/0	√/0	√/0	<ul style="list-style-type: none"> <li>Site adjoins Stevenage, some areas are deprived</li> <li>May contribute toward surrounding rural businesses</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The size of the site means it is likely to deliver affordable housing.</li> </ul>

5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> <li>There are significant constraints on sewerage infrastructure in Stevenage.</li> <li>Additional development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions</li> <li>Mitigation – water efficiency measures</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Site on the edge of Stevenage but unlikely to compete with services in the town.</li> </ul>
<b>Summary: Urban edge, greenfield site located some distance from town centre</b>				
<b>Significant positive effects</b>		<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Green spaces within 400m</li> <li>Site will deliver affordable housing</li> <li>No historical designation within the site</li> <li>Bus stop within 400m</li> </ul>		<ul style="list-style-type: none"> <li>Greenfield site</li> <li>Constraints of sewerage infrastructure</li> <li>Site located some distance from the town centre</li> <li>Moderate-high landscape sensitivity</li> </ul>		<ul style="list-style-type: none"> <li>Inclusion of sustainable transport measures</li> <li>retain and enhances the tree line and hedgerows around the perimeter</li> <li>Investigate potential for SuDS</li> <li>Water efficiency measures</li> </ul>

<b>Type of Site and Number: 322 (SHLAA 171)</b>				
<b>Site Reference and Location: NW of Chesfield</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside of the settlement, in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>• Site partially grade 3 agricultural land.</li> <li>• A PROW adjacent to the site.</li> <li>• This is a greenfield site with mature vegetation onsite.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>• Green spaces located within 400m (PROW).</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>• Not within 400m of a bus stop with a regular bus service</li> <li>• No railway station within 800m</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>• Greenfield site bounded by hedgerows.</li> <li>• Adjacent to wildlife site.</li> <li>• Development of the site does not directly impact any designated areas of ecological interest.</li> <li>• Development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>• Not in the AONB.</li> <li>• No detail on landscape sensitivity or capacity.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>• Adjacent to scheduled ancient monument (Chesfield Church) and 120m from cluster of historic sites at Manor Farm.</li> <li>• Setting impacts to adjacent scheduled monument likely.</li> <li>• No evidence that developing this site will contribute to protecting or enhancing historic environment</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>• No watercourses.</li> <li>• No evidence of contamination.</li> <li>• Not in source protection zones</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> <li>• No flood zones or surface water flooding areas.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> <li>• The site is not within a deprived area.</li> <li>• Limited local services as not in or adjacent to a village.</li> <li>• No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>• The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good	x	0	0	<ul style="list-style-type: none"> <li>• Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>

health and reduce health inequalities				
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of outskirts of Stevenage.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Adjacent to scheduled ancient monument (Chesfield Church) and 120m from cluster of historic sites at Manor Farm. Setting impacts to adjacent scheduled monument likely.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

## Therfield

<b>Type of Site and Number: 119W (SHLAA 174)</b>				
<b>Site Reference and Location: Police Row (West) Therfield</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> <li>Site is located outside of the settlement, not in the greenbelt.</li> <li>No commercial uses proposed.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>Site partially grade 3 agricultural land.</li> <li>Two PROW run through site.</li> <li>This is a greenfield site with mature vegetation onsite.</li> </ul>

2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>Green spaces located within 400m (PROW).</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> <li>Not within 400m of a bus stop with a regular bus service.</li> <li>No railway station within 800m.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> <li>Greenfield site bounded by hedgerows.</li> <li>Near Hay Garden wildlife site.</li> <li>Development of the site does not directly impact any designated areas of ecological interest.</li> <li>Development of site is unlikely to enhance biodiversity unless development includes green features within design.</li> </ul>
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> <li>No detail on landscape sensitivity or capacity.</li> <li>Not in AONB.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> <li>Adjacent to village conservation area and two listed buildings.</li> <li>Setting impacts to listed buildings likely.</li> <li>No evidence that developing this site will contribute to protecting or enhancing historic environment</li> </ul>
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>No watercourses.</li> <li>No evidence of contamination.</li> <li>Not in source protection zones</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> <li>No flood zones</li> <li>Small areas of 1 in 10000 surface water flooding areas.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>The site is not within a deprived area.</li> <li>Site has potential to support rural local services through additional housing.</li> <li>No services proposed.</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>The site is suitable size to deliver affordable housing.</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>Initial construction phase could be disruptive for surrounding local residential areas.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources	0	0	0	<ul style="list-style-type: none"> <li>No specific constraints identified.</li> </ul>

efficiently; reuse, use recycled where possible				
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Housing within 800m of outskirts of Stevenage.</li> <li>No services proposed.</li> </ul>
<b>Summary:</b>				
<b>Significant positive effects</b>			<b>Significant negative effects &amp; uncertainties</b>	
<p>Could support local services by attracting people to the village area and supporting its local economy.</p> <p>Within 400m of greenspace.</p> <p>Suitable size to deliver affordable housing.</p>			<p>Grade 3 agricultural land.</p> <p>Two PROW run through site.</p> <p>Further than 800m to railway station and no regular bus service within 400m.</p> <p>Adjacent to village conservation area and two listed buildings. Setting impacts likely.</p> <p>Small areas of 1 in 10000 surface water flooding areas.</p> <p>Initial construction phase could be disruptive for surrounding local residential areas.</p>	

## Wymondley

<b>Type of Site and Number: Site 121 Residential</b> <b>Site Reference and Location: Land North of Stevenage Road, Little Wymondley, Wymondley</b>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> <li>Wymondley does not have adequate facilities, however this site is on the edge of Hitchin.</li> <li>The proposed development has potential to support services in Hitchin and in the long run demand for services within Wymondley will increase facilities within this area</li> <li>Provides good access to services and support retail services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>Grade 3 agricultural land</li> <li>Mitigation: Encourage planting to be incorporated once development it built.</li> <li>Site is bordered by public rights of way</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>There is green space located nearby</li> <li>Site is bordered by a public right of way</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>There are regular bus services</li> <li>Site is within Little Wymondley where there is a school but no food shops</li> <li>This location encourages private transport use.</li> <li>Mitigation – Improve public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site</li> <li>Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> <li>Landscape character falls within Arlesley – Great Wymondley LCA (improve and conserve)</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site borders an area of archaeological interest</li> <li>The site does not contain a conservation area.</li> <li>Site does not include and is not located near to ancient monuments or listed building</li> <li>Mitigation – Archaeological surveys</li> <li>Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> <li>Site is not situated within a source protection zone.</li> <li>This site is not contaminated</li> <li>This site does not border a watercourse</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> <li>Site borders flood zone 2</li> <li>Suitability for SUDS is uncertain</li> <li>Mitigation: undertake flood prevention measures</li> <li>Consider SuDS</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This town is not identified as a deprived area</li> <li>However there are not a lot of services and facilities within this area.</li> <li>There is a school within walking distance but no shops</li> <li>However development is likely to bring demand for an increase in services</li> </ul>

5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>This site provides access to affordable and decent housing</li> <li>Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area</li> <li>identifies increasing affordable development as a reason for allowing a site within this area</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> <li>The site is unlikely to provide any harmful impact upon health</li> <li>May create noise impact during construction.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> <li>Hitchin has identified constraints regarding utilities</li> <li>Water supply deemed insufficient to support development; need for pressure boosters</li> <li>Energy supplies need reinforcement (gas, electric)</li> <li>Mitigation – Improve initial utilities prior to development</li> <li>Mitigation – Alternative energy resources</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site is located on the outskirts of Hitchin however is further than 800m from the town centre</li> <li>Site would increase commuting via private transport due to the lack of local facilities and services</li> <li>Access to public rights of way</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>		<b>Potential mitigation</b>	
<p>Not in a conservation area</p> <p>Does not contain listed buildings</p> <p>Site is not contaminated</p> <p>Provides access to affordable housing</p> <p>Site is not in a source protection zone</p> <p>Site would support the local economy</p> <p>No Wildlife designations</p> <p>Site is within 400m of a bus stop</p>	<p>This site is a greenfield site, classified as grade 3 agricultural land</p> <p>Does not minimise development on greenfield land</p> <p>Wymondley does not have adequate facilities</p> <p>Site borders an area of archaeological interest</p> <p>Distinctively unusual Landscape, impact of development is moderate</p> <p>Identified constraints on utilities</p> <p>Viability for SUDS is uncertain</p>		<p>Improve public transport links</p> <p>Improve the level of facilities</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Undertake an ecological assessment. Incorporate as much vegetation as possible</p> <p>Undertake flood prevention measures</p> <p>Consider the use of SuDS</p>	

Access to green space	<p>Site borders part of a flood zone 2</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting</p>	
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Site 122 Land South of Stevenage Road, Little Wymondley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> <li>Wymondley does not have adequate facilities, however this site is on the edge of Hitchin.</li> <li>The proposed development has potential to support services in Hitchin and in the long run demand for services within Wymondley will increase facilities within this area</li> <li>Provides good access to services and support retail services</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>Grade 3 agricultural land</li> <li>Mitigation: Encourage planting to be incorporated once development it built.</li> <li>Site is bordered by public rights of way</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>There is green space located nearby</li> <li>Site is bordered by a public right of way</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site is within 400m of bus stop</li> <li>There are regular bus services</li> <li>Site is within Little Wymondley where there is a school but no food shops</li> <li>This location encourages private transport use.</li> <li>Mitigation – Improve public transport</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site</li> <li>Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> <li>Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>Site borders an area of archaeological interest</li> <li>Site borders listed buildings</li> <li>The site does not contain a conservation area.</li> <li>Mitigation – Archaeological surveys</li> <li>Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> <li>Site is situated on the border of a source protection zone.</li> <li>This site is potentially contaminated with landfill on the South of the site</li> <li>This site does not border a watercourse</li> <li>There is a landfill adjacent to the West of the site</li> <li>Mitigation: undertake a land contamination survey and consider remediation</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/X	?/X	?/X	<ul style="list-style-type: none"> <li>Site borders flood zone 2</li> <li>Suitability for SUDS is uncertain</li> <li>Mitigation: undertake flood prevention measures</li> <li>Consider SUDs</li> <li>Site is large enough to consider CHP?</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This town is not identified as a deprived area</li> <li>However there are not a lot of services and facilities within this area.</li> <li>There is a school within walking distance but no shops</li> <li>However development is likely to bring demand for an increase in services</li> </ul>
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> <li>This site provides access to affordable and decent housing</li> <li>Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area identifies increasing affordable development as a reason for allowing a site within this area</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> <li>Site is borders the A602</li> <li>Noise is an issue, landscaping design should be incorporated as mitigation</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources	x	x	x	<ul style="list-style-type: none"> <li>Hitchin has identified constraints regarding utilities</li> </ul>

efficiently; reuse, use recycled where possible				<ul style="list-style-type: none"> <li>• Water supply deemed insufficient to support development; need for pressure boosters</li> <li>• Energy supplies need reinforcement (gas, electric)</li> <li>• Mitigation – Improve initial utilities prior to development</li> <li>• Mitigation – Alternative energy resources</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>• Site is located on the outskirts of Hitchin however is further than 800m from the town centre</li> <li>• Site would increase commuting via private transport due to the lack of local facilities and services</li> <li>• Access to public rights of way</li> </ul>
<b>Summary</b>				
<b>Significant positive effects</b>	<b>Significant negative effects &amp; uncertainties</b>			<b>Potential mitigation</b>
<p>Not in a conservation area</p> <p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>No wildlife designations</p> <p>Access to green space</p> <p>Site is within 400m of a bus stop</p>	<p>This site is a greenfield site, classified as grade 3 agricultural land Does not minimise development on greenfield land</p> <p>Wymondley does not have adequate facilities</p> <p>Site borders listed buildings</p> <p>Site borders an area of archaeological interest</p> <p>Site is on the border of a source protection zone Distinctively unusual Landscape, impact of development is moderate</p> <p>Identified constraints on utilities</p> <p>Viability for SUDS is uncertain</p> <p>Site borders part of a flood zone 2</p> <p>Land is potentially contaminated</p> <p>Planned houses will not be 800m from the town centre</p>			<p>Improve public transport links</p> <p>Improve the level of facilities</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Undertake flood prevention measures</p> <p>Consider the use of SUDs</p> <p>Undertake land contamination and remediation</p> <p>Noise is an issue due to the A602, landscaping design should be incorporated as mitigation</p>

	<p>Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting</p> <p>Site is borders A602, creating noise issues</p>	
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## Commercial sites

<b>Type of Site:</b> <i>Employment</i>				
<b>Site Reference and Location:</b> <i>H/e01, Cadwell Lane, Hitchin</i>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> <li>This proposed development could supply jobs in the local area.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> <li>Site is located in Hitchin, which is identified as one of the main centres in need of improving employment opportunities.</li> <li>Site is on the outskirts of town. May be better being more central to the town.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> <li>Brownfield site with little or no amenity value</li> <li>This site is possibly contaminated and so provides an opportunity to reclaim contaminated land through gas works and underground fuel tanks</li> <li>Mitigation – contaminated land survey and necessary remediation.</li> </ul>
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> <li>This development will not impact upon access to green spaces</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>• The site is within 400m of a bus stop (restricted route)</li> <li>• The site is over 800m from the train station</li> <li>• Site is located on the outskirts of the town but is still accessible.</li> <li>• Improving employment opportunities in the area will help to combat commuting out of the area for work.</li> <li>• Mitigation – improve and encourage the use of public transport.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> <li>• The site includes some trees</li> <li>• The site is not designated as being of ecological importance, although a designated wildlife site lies to the west, so this must be taken into consideration.</li> <li>• Mitigation – tree survey; consider views from designated wildlife site</li> </ul>
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> <li>• N.a</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>• The site is not in a conservation area or an area of historical interest.</li> </ul>
3(d) Reduce pollution from any source	√X	√X	√X	<ul style="list-style-type: none"> <li>• The site is not located in a Groundwater Source Protection Zone</li> <li>• Site does not border a watercourse. However the River Hiz is nearby</li> <li>• Site is contaminated from gas works and underground fuel tanks</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>• The site is not in a flood risk area</li> <li>• The site is not on a north facing slope</li> <li>• This site may be suitable for SUDS according to the SUDS Viability Map</li> <li>• Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP</li> <li>• Mitigation – Investigate potential for SUDS</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> <li>• By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area.</li> <li>• Parts of Hitchin are identified as being deprived.</li> </ul>

5(b) Increase access to decent and affordable housing	○	○	○	○ n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> <li>• Bordered by other employment and industrial properties</li> <li>• Existing land use is employment</li> <li>• Site is next to train tracks</li> <li>• Mitigation – site requires line side protection for noise and vibration</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> <li>• May be constraints regarding sewerage and energy</li> <li>• Mitigation – site specific assessment of constraints</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> <li>• Edge of town development (over 800m from centre). Will not encourage a wider range of shops and services in town centre.</li> <li>• Existing site use similar</li> <li>• Employment study suggests employment developments would be better if based in the centre</li> </ul>
<b>Summary</b>				
Employment site meeting several of the sustainability criteria, especially 5a. However, the site is on the edge of the town, but is served by buses (restricted route).				
<b>Strengths</b>		<b>Weaknesses</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>▪ Brownfield site</li> <li>▪ Bus stop within 400m (restricted route)</li> <li>▪ Would provide more local employment in an area of identified need</li> <li>▪ Opportunity to reclaim contaminated land</li> <li>▪ The site is not located in a Groundwater Source Protection Zone</li> <li>▪ SUDS may be feasible</li> <li>▪ Not at risk of flooding</li> <li>▪ Not in a conservation area</li> <li>▪ Not in an area of archaeological interest</li> </ul>		<ul style="list-style-type: none"> <li>▪ On the outskirts of town – over 800m</li> <li>▪ Next to the railway line – noise for future workers</li> <li>▪ The site is over 800m from the train station</li> <li>▪ Contaminated land – gas works and underground fuel tanks</li> <li>▪ May be constraints regarding sewerage and energy</li> <li>▪ Close to a designated wildlife site</li> </ul>		<ul style="list-style-type: none"> <li>▪ Tree survey</li> <li>▪ Consider views from designated wildlife site</li> <li>▪ Encourage and improve alternative transport</li> <li>▪ Look at incorporating CHP</li> <li>▪ Noise survey</li> <li>▪ Line side protection for noise and vibration</li> <li>▪ Contaminated land survey and remediation</li> <li>▪ Investigate potential fro SUDS</li> <li>▪ Site specific assessment of constraints</li> </ul>

**Type of Site and Number:** *Employment H.e02*

Site Reference and Location: <i>Wilbury Way, Hitchin</i>				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	O	X√	X√	<ul style="list-style-type: none"> <li>▪ This site is located on the edge of an existing industrial area on the outskirts of Hitchin.</li> <li>▪ The Employment Land Study does identify the demand for office space in Hitchin.</li> <li>▪ The development could bring more employment to the district (positive) in the medium/long term</li> <li>▪ There may be negative impacts due to its remote location to services and facilities for staff/customers.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>▪ The site is mainly a greenfield site of Grade 2 and 3 agricultural land, but some of this land is a brownfield site.</li> <li>▪ Former site use as sewage works indicates this site is likely to be contaminated, so there may be potential to reclaim some contaminated land.</li> <li>▪ Mitigation – limit development to the Northwestern part of the site where it is mainly contaminated brownfield.</li> </ul>
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> <li>▪ A public right of way runs alongside the boundary of this site. Developing on the greenfield land would impact upon the local amenity.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> <li>▪ There are currently large amounts of people that commute out of the area for work. Providing more employment in the area should help to deliver more sustainable location patterns.</li> <li>▪ This site is on the edge of the town and is within 400m of a bus stop</li> <li>▪ This bus service is a restricted service, but there may be potential to improve the service if this area is further developed.</li> <li>▪ Mitigation – encourage and improve public transport and alternative transportation.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> <li>▪ Site will not impact upon any site designated for ecological value</li> <li>▪ As this is a greenfield site, it is unlikely that developing this site will lead to an improvement of the ecology on site.</li> <li>▪ Mitigation – tree survey</li> </ul>

3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> <li>Site is identified as having moderate to high capacity and sensitivity for potential development</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> <li>This site is not in an area of conservation or archaeological interest.</li> </ul>
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> <li>Site is not located in a Groundwater Source Protection Zone and does not border a watercourse.</li> <li>Site was previously used as an old sewage works, which means the site is likely to be contaminated.</li> <li>Mitigation – contaminated land survey and remediation if necessary.</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	X	<ul style="list-style-type: none"> <li>Not identified as a flood risk area</li> <li>The site is of a large enough size to make CHP viable.</li> <li>Mitigation – look into CHP</li> <li>This site may be suitable for Sustainable Urban Drainage (SUDS)</li> <li>Mitigation – Using SUDS</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	X	X	<ul style="list-style-type: none"> <li>This site would contribute to the regeneration of Hitchin in the short term by creating new jobs.</li> <li>However, by being in an out of town location, it would compete with other local services in the town centre and take away customers and users. So could have a negative impact on those existing services in the medium/long term.</li> </ul>
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> <li>n.a</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> <li>The site is away from residential areas and so is unlikely to cause problems of noise or nuisance.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> <li>Sewage capacity should be assessed on a site specific basis</li> <li>There is potential for a requirement for significant reinforcement of the electricity and gas supply depending on the site use</li> </ul>
<b>TOWN CENTRES</b>				

7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> <li>This is an out of centre site that is likely to compete with shops and services in town centre.</li> </ul>
<p><b>Summary</b></p> <p>Providing additional employment in Hitchin is desirable, however this site is a greenfield site with agricultural value and is in an out of centre location.</p> <p>Cumulatively, if this site was to go ahead as well as site H.e01, then there would be quite a dramatic change in this area on the edge of Hitchin which could have far more significant impacts and stress on utilities and the transport network which is currently restricted in this area.</p>				
<b>Strengths</b>		<b>Weaknesses</b>		<b>Potential mitigation</b>
<ul style="list-style-type: none"> <li>Within 400 m of bus stop</li> <li>Reduce out commuting</li> <li>Some of this land is a brownfield site</li> <li>There may be potential to reclaim some contaminated land.</li> <li>Provides local jobs</li> <li>Not a designated ecological site</li> <li>Not an area of archaeological interest or a conservation area</li> <li>Site is not located in a Groundwater Source Protection Zone and does not border a watercourse.</li> <li>Away from residential area</li> <li>Site is identified as having moderate to high capacity and sensitivity for potential development</li> </ul>		<ul style="list-style-type: none"> <li>Potentially there are limitations on the utilities in the area</li> <li>The site is currently mainly a greenfield site of Grade 2 and 3 agricultural land.</li> <li>Borders a public right of way</li> <li>Out of centre location may have a negative impact upon the town centre</li> <li>Site is likely to be contaminated</li> </ul>		<ul style="list-style-type: none"> <li>Tree survey</li> <li>Encourage and improve public transport and alternative transportation.</li> <li>Contaminated land survey and remediation if necessary</li> <li>Ensure that the public right of way is maintained</li> <li>Limit development to the North-western part of the site where it is mainly contaminated brownfield.</li> <li>SUDS</li> <li>CHP</li> </ul>

<b>Type of Site and Number:</b> Residential, previously assessed as other/Mixed Use				
<b>Site Reference and Location:</b> LG11, formerly L/s1, Garden Square Shopping Centre, Leys Avenue, Letchworth				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and any mitigation measures</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> <li>Site is very well located in terms of access and other facilities. The station is located very close to this site.</li> <li>Accessible retail/mixed development in town centre</li> <li>Letchworth has a good quantity of stores. However, it competes with nearby centres for higher order comparison shopping. Therefore, development in the town centre will support the development of economic activities.</li> </ul>

				<ul style="list-style-type: none"> <li>Benefits of regeneration should start in the short term and last for the long term.</li> </ul>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> <li>Regeneration of a Brownfield site</li> <li>The benefits of developing on brownfield land and avoiding greenfield land are long lasting.</li> <li>Public right of way through the site must be maintained.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>The site is within location of Green space (within 400m)</li> <li>The development would have no impact on access to green spaces, though it does border designated historic park and garden, Broadway Gardens.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> <li>The site is central to the town.</li> <li>Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car.</li> <li>Site is within 800m of the train station</li> <li>The site has access to bus stops within 400m</li> <li>Public transport into and out of the area is considered to be good in the Town Centre and Retail Study but it is not used much.</li> <li>The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed.</li> <li>Mitigation – find ways of encouraging alternative ways to access the town centre.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> <li>This is a brown field site with a similar existing use.</li> <li>It has no ecological designations; however, there are trees and hedges on the site.</li> <li>Mitigation – ecological survey, tree survey; retain trees where possible.</li> </ul>
3(b) Protect and enhance landscapes	○	○	○	N/A
3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> <li>Site is in a conservation area</li> <li>However, the site is already used as a car park and for retail and commercial purposes.</li> <li>Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed.</li> <li>Mitigation – ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.</li> </ul>
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> <li>The site is not located in a ground water source protection zone</li> <li>The site does not border a watercourse, but is close to the river.</li> <li>There is no evidence of land contamination</li> </ul>
<b>CLIMATE CHANGE</b>				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>The site is not in a high flood risk area, though it is not far from one as it is close to the river.</li> <li>The suitability for SUDS is unclear</li> <li>Site is not on a north-facing slope.</li> <li>Mitigation - look at the possibility of including CHP in developments</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> <li>This development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town.</li> <li>Positive impacts should be long lasting.</li> </ul>
5(b) Increase access to decent and affordable housing	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	○	○	<ul style="list-style-type: none"> <li>Close to residential properties to the south of the site.</li> <li>Impacts on local residents worse in short term due to construction activities. Long term effects neutral as proposed use very similar to existing use.</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> <li>Existing site use similar, so additional stress limited though may place some extra pressure on water supply if development is more intensive.</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> <li>Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers.</li> <li>Site is within 800m of the town centre</li> <li>Positive impacts should start in the short term and be long lasting.</li> </ul>
<b>Summary</b>				
The site is proposed upon a Brownfield site. The site meets nearly all of the sustainability criteria apart from potential to impact upon a conservation area and area of archaeological importance.				
<b>Strengths</b>				
<b>Weaknesses</b>		<b>Potential mitigation</b>		
<ul style="list-style-type: none"> <li>Brownfield site</li> <li>Similar existing use</li> <li>Town centre regeneration promoting sustainable urban living</li> <li>Good public transport</li> </ul>	<ul style="list-style-type: none"> <li>Over 60% currently access town centre by car.</li> <li>Site is in a conservation area</li> <li>Near to residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Encourage use of alternative transport</li> <li>Look at making development more sustainable by incorporating CHP</li> <li>Retain public right of way through site</li> <li>Ecological Survey</li> <li>Tree survey</li> <li>Try to retain existing trees</li> </ul>		

<p>links</p> <ul style="list-style-type: none"> <li>• Benefits to local economy</li> <li>• The site is within location of Green space (within 400m)</li> <li>• Site is within 800m of the train station</li> <li>• The site has access to bus stops within 400m</li> <li>• The site is not located in a ground water source protection zone</li> <li>• The site does not border a watercourse, but is close to the river.</li> <li>• There is no evidence of land contamination</li> <li>• Site is within 800m of the town centre</li> </ul>		<ul style="list-style-type: none"> <li>• Ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.</li> </ul>
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<p><b>Type of Site and Number:</b> <i>Other/Mixed Use</i></p>				
<p><b>Site Reference and Location:</b> <i>R/m3, Shopping Parade, Angel Pavement, Royston.</i></p>				
	<p><b>What is the predicted effect on each SA objective?</b></p>			<p><b>Justification for assessment and any mitigation measures</b></p>
<p><b>SA Objectives</b></p>	<p><b>Short term</b></p>	<p><b>Med term</b></p>	<p><b>Long term</b></p>	
<p><b>ECONOMIC ACTIVITY</b></p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>√√</p>	<p>√√</p>	<p>√√</p>	<ul style="list-style-type: none"> <li>• Site is central and well located in terms of access and other facilities.</li> <li>• Refurbishment or redevelopment of retail properties in Royston is very important as this will help to attract other businesses to the area and improve the environment of the town.</li> <li>• Occupiers in Royston are currently unsatisfied with the range and quality of facilities and the environment of the town. Therefore, this proposed refurbishment/redevelopment meets the sustainability criteria well.</li> <li>• Benefits of regeneration should start in the short term and last for the long term.</li> </ul>
<p><b>LAND USE AND DEVELOPMENT PATTERNS</b></p>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> <li>• Refurbishment or redevelopment of a run down shopping parade</li> <li>• The site is Brownfield</li> <li>• There is no evidence of land contamination</li> <li>• The benefits of redeveloping on brownfield land and avoiding greenfield land are long lasting.</li> </ul>
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> <li>• The site is within 400m of Priory Gardens</li> <li>• The site has no accessible public rights of way</li> <li>• The development would have no impact on access to green spaces</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√ X	√ X	√ X	<ul style="list-style-type: none"> <li>• The site is central to the town. Improving the facilities in Royston will help to keep and attract shoppers to the town centre, helping the town to compete with out of town retailers thus improving sustainable location patterns.</li> <li>• The site is easily accessible within 400m to bus service and stops</li> <li>• The site is located further than 800m to the train station</li> <li>• Less than 50% of shoppers surveyed had driven into Royston. Most walk.</li> <li>• The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed.</li> <li>• Mitigation – find ways of encouraging alternative ways to access the town centre.</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> <li>• This is a brown field site with a similar existing use.</li> <li>• It has no ecological designations</li> </ul>
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> <li>• N.a</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	√ X	√ X	√ X	<ul style="list-style-type: none"> <li>• Site is in a conservation area and in an area of archaeological interest</li> <li>• It is surrounded by listed buildings.</li> <li>• However, the site has been identified as being run down and needing improvement.</li> <li>• Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. Refurbishing the shopping parade will improve the environment of the shopping centre</li> <li>• Mitigation – ensure that development does not impact upon listed buildings and is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.</li> <li>• Archaeological survey</li> <li>• Mitigation – try to adopt a joint management plan for the shopping parade to ensure that it does not become run down in the future.</li> </ul>
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> <li>• The site is located in Ground Water Source Protection Zone 3</li> <li>• Site does not border a watercourse</li> <li>• There is no evidence of land contamination</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the	√	√	√	<ul style="list-style-type: none"> <li>• The site is not in a high flood risk area</li> <li>• The site is on a slight north facing slope</li> </ul>

District's ability to adapt to climate change				<ul style="list-style-type: none"> <li>The site is suitable for SUDS according to the SUDS viability plan</li> <li>Look at the possibility of installing CHP as part of the refurbishment/redevelopment</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> <li>This development will contribute to the regeneration of Royston and will improve the environment of the town, which may tempt more people to do their shopping in the town.</li> <li>Site is not within a deprived area according to the Deprivation study</li> <li>Positive impacts should be long lasting.</li> </ul>
5(b) Increase access to decent and affordable housing	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> <li>Surrounded by retail and commercial properties; Unlikely to have significant changes</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○ X	○ X	○ X	<ul style="list-style-type: none"> <li>Proposed development is refurbishment or redevelopment of existing shopping parade, so do not anticipate additional stress.</li> <li>Identified sewage constraints from the Transport and Utilities study; large development could increase pressure upon these services</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> <li>Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers.</li> <li>Site is located within the town centre (easily within 800m)</li> <li>Positive impacts should start in the short term and be long lasting.</li> </ul>
<p><b>Summary</b></p> <p>The site is proposed upon a designated Brownfield site and is proposed to redevelop the existing retail centre. The constraints facing the site development are 2b,2c,3c &amp; 6a. These constraints do not support the proposed sustainable criteria.</p> <p>The positives aspects towards the sustainability of the site are reflected within 1, 2a, 3a, 3c, 4a, 5a &amp; 7</p>				
<b>Strengths</b>	<b>Weaknesses</b>		<b>Potential mitigation</b>	
<ul style="list-style-type: none"> <li>Brownfield site</li> <li>Refurbishment or redevelopment of run down shopping parade thus improving environment of town</li> <li>Encourage other</li> </ul>	<ul style="list-style-type: none"> <li>Site is in a conservation area</li> <li>In area of archaeological interest</li> <li>Surrounded by listed buildings</li> <li>The site is located further</li> </ul>		<ul style="list-style-type: none"> <li>Encourage use of alternative transport</li> <li>Look at making development more sustainable by incorporating CHP</li> <li>Ensure that development does not impact upon listed buildings and is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.</li> <li>Archaeological survey</li> <li>SUDS</li> </ul>	

<ul style="list-style-type: none"> <li>businesses into town</li> <li>No evidence of land contamination</li> <li>Encourage more shoppers to the town</li> <li>The site is easily accessible within 400m to bus service and stops</li> <li>Benefits to local economy</li> <li>Suitable for SUDS</li> <li>Site is located within the town centre (easily within 800m)</li> <li>The site is within 400m of Priory Gardens</li> </ul>	<ul style="list-style-type: none"> <li>than 800m to the train station</li> <li>Site is on a slight north facing slope</li> <li>Identified sewage constraints from the Transport and Utilities study</li> </ul>	
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Type of Site and Number: 60 Employment				
Site Reference and Location: 06/0381 Land East of Blackhorse Road, Letchworth				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> <li>This proposed development would supply jobs in the local area.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul> <p>Site is located in Letchworth, which is identified as one of the main centres in need of improving employment opportunities.</p>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>Grade 3 agricultural land</li> <li>Mitigation: Encourage planting to be incorporated once development it built.</li> </ul>
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> <li>There is green space located nearby which is easily accessed by residents living near by via a public right of way.</li> <li>The land is agricultural land with tracks around the perimeter</li> <li>Public rights of way do not link to this site</li> </ul>

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The town has good public transport. This site is within 400m of a bus stop and 800m of the train station. Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>No designated wildlife sites fall within this site</li> <li>Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.</li> </ul>
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> <li>Landscape character falls within Arlesey – Great Wymondley – A landscape conservation area 2</li> <li>Landscape is not rare</li> <li>Impact of built development would have a moderate affect</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> <li>Site contains an area of archaeological interest</li> <li>The site does not fall within a conservation area</li> <li>Site does not contain listed buildings</li> <li>Mitigation – Undertake Archaeological assessments</li> <li>Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</li> </ul>
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> <li>Site is not situated within a source protection zone.</li> <li>This site is not contaminated</li> <li>This site does not border a watercourse</li> <li>There is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> <li>The site is not situated within a flood zone</li> <li>Viable for SUDs</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> <li>By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area.</li> <li>Letchworth includes areas that have been identified as being deprived</li> </ul>
5(b) Increase access to decent and affordable housing	x	x	x	Valuable development land used for employment instead of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	Bordered by other employment properties Site is next to train tracks Mitigation – site requires line side protection for noise and vibration
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled	X	0	0	<ul style="list-style-type: none"> <li>Limited sewage capacity</li> <li>Mitigation – Sites should be phased for after 2012</li> </ul>

where possible				
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> <li>This proposed development could supply jobs in the local area and encourage more people to live in the town centre.</li> <li>Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.</li> </ul> Site is within 800m of town centre
<b>Summary</b>				
<b>Strengths</b>		<b>Weaknesses</b>		<b>Potential mitigation</b>
Improve job supply within the area Help support existing services Site is not contaminated Site is not within a conservation area contains no listed buildings Site would support the local economy Site does not border flood zone No Wildlife designations Site is not within a source protection zone Site is within 400m of a bus stop Viable for SUDs Access to green space This site is not likely to be accessed by the residents through the waste site or via any Public rights of way		This site is a greenfield site This site classified as grade 3 agricultural land Site is within an area of archaeological interest Access to green space is reduced, there are tracks and paths through the field which are likely to be accessed via the public Limited sewage capacity		Improve public transport links Improve access to green space via public rights of way Ensure that the tree line and hedgerows are retained and enhanced. Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc SUDs Sites should be phased for after 2012 (Due to limited sewage capacity)



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 8: Mitigation table - strategic sites

September 2016

# North Hertfordshire District Council Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

A report by **CAG Consultants**

September 2016

## Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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## CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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# 1 Introduction

The tables below set out the significant negative effects and uncertainties associated with each of the strategic sites, the policies which will serve to mitigate these effects, any additional mitigation measures which will be needed and any residual significant effects which will remain following the mitigation.

## 2 Mitigation tables

### Site BA1: North of Baldock

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Large greenfield site grade 2/3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
The site contains Baldock Road Verge Wildlife site and Blackhorse Farm Meadow and Ivel Springs wildlife sites are located adjacent to the west. This area is one of the most important for the remaining Corn Bunting population in Hertfordshire	SP12: Green infrastructure, biodiversity and landscape SP14: Site BA1 NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy SP14 requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity on site. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a 3rchaeolo of mitigation responses. There will be a permanent & irreversible loss of greenfield land.	Policy NE6 requires an ecological survey prior to development to ensure appropriate mitigation, compensation and enhancement measures. The Ecology Report for Ivel Springs suggests that a detailed assessment is needed and that this should inform an outline Habitat Management Plan submitted with the planning application. The Corn Bunting report produced for the site also recommends post-development surveying to monitor the impact of the development on the Corn Bunting population. However, the report suggests that all Corn Bunting habitat on the site is likely to be lost and that off-site compensation should be required instead. The report asserts that with appropriate compensation, no net loss of Corn Bunting should occur. The report provides detailed guidance on the approach to compensation.	Permanent & irreversible loss of greenfield land

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Site will reduce access to countryside for north Baldock residents.	SP14: Site BA1 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP14 requires the preparation of a masterplan prior to the development of the site and sensitive integration of existing bridleways. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. However, the loss of accessible open countryside provided by the site itself cannot be fully mitigated.	N/A	Some loss of accessible open countryside for Baldock residents
A development of this size is likely to have significant landscape impact. The 2013 Landscape Sensitivity Report identifies the areas to the north of Bygrave Road as having moderate to high sensitivity and areas adjacent to the railway line as having moderate to low sensitivity.	SP12: Green infrastructure, biodiversity and landscape SP14: Site BA1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP14 also includes provisions for landscape impacts, including a requirement that built development be contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road. Nevertheless there will still be an impact on landscape given the sensitivity of this location.	Require a site-specific landscape assessment as part of the masterplanning process.	There will be residual landscape impacts

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Includes 4 designated areas of archaeological significance	SP13: Historic environment SP14: Site BA1	Policy SP13 seeks to protect the historic environment. Policy SP14 requires the development to take account of the archaeological areas in determining the site layout. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	The Heritage Assessment produced for the site suggests that the archaeological areas should be retained as open space to minimise disturbance	None
Impact on the setting of the adjacent Ivel Springs Ancient Monument.	SP13: Historic environment SP14: Site BA1 HE1: Designated heritage assets	Policy SP113 seeks to protect the historic environment. Nevertheless, there will still be an impact on the ancient monument. Policy SP14 requires the preparation of a masterplan prior to the development of the site and sets some requirements on the layout of the site to minimise heritage impacts.	None necessary. The Heritage Assessment produced for the site provides some initial guidance as to how this might be achieved but further, more detailed consideration will be necessary as part of the masterplanning process.	None
Development on this greenfield site will have significant effects on the amenity of the properties in Bygrave Road, and reduce tranquillity for residents in Ashwell Road and Bygrave.	D3: Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Some of site is adjacent to the railway line, with potential noise and vibration issues.	D3: Protecting Living Conditions SP14: Site BA1	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. SP14 requires a masterplan for the site, which would allow layout considerations to be taken into account.	None necessary	None
Railway line creates barrier with the rest of the town for pedestrian and cycle access.	SP6: Sustainable transport T2: Assessment of transport matters SP14: Site BA1	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. SP14 requires a secondary rail crossing in the vicinity of Ashville Way.	None necessary. We understand that options for the secondary rail crossing are being considered.	None
Potential surface water flooding issues on site	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Potential contamination from multiple industrial uses.	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
In an area with significant constraints on water resources	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources

## Site LG1: Letchworth North

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
The development is located on a greenfield site, which is grade 2 agricultural land.	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
Site includes part of the greenway. It is in a location on the edge of Letchworth that provides access to the countryside for existing residents.	SP15: Site LG1 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP15 requires diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. However, the loss of accessible open countryside provided by the site itself cannot be fully mitigated.	Masterplan for the site to include consideration of the greenway and other routes through the site	Some loss of accessible open countryside for Baldock residents
Site is over 1km from Letchworth station and is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services.	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
The 2013 Landscape Sensitivity Study assesses the capacity for development as a combination of moderate and moderate to high. It notes that the site is exposed, and development could impact on existing expansive views	SP12: Green infrastructure, biodiversity and landscape SP15: Site LG1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP15 requires structural landscaping and planting to create a long-term, defensible Green Belt boundary, particularly to the north-west and east.	Require a site-specific landscape assessment	There will be residual landscape impact

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
		Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.		
A corner of the site includes an Archaeological Area – West of Norton Bury.	SP13: Historic environment SP15: Site LG1	Policy SP13 seeks to protect the historic environment. Policy SP15 states that the masterplan for the site must include any measures required to address nearby heritage assets. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
Development on this greenfield site will reduce tranquillity for those properties adjacent to the site. In the short term, the construction phase would be disruptive for adjacent local residents, but this will depend on whether site access is through the Grange.	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
This large new housing development will increase pressure on water supply infrastructure.	SP9: Design & sustainability	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources
Impact on sustainable urban living is unclear; it depends on whether access is through the Grange which would ensure that the development relates to Letchworth. An additional access (onto Stotfold Road) would	SP15: Site LG1	Policy SP15 recognises the tension between landscape and highway impacts and the need to integrate the development with the existing Garden City .	Master planning for the site needs to consider the issue of where the access to the site will be and therefore how the site relates to the town. Policy SP14 should clearly state	Development may compete with shops and services in Letchworth town centre

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
reduce traffic congestion in the Grange, but would mean the development faces away from the existing town, and could result in negative effects on this objective.			the need to integrate the development with the existing Garden City	

### Sites EL1, EL2 and EL3: East of Luton

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Large greenfield site grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
The area is well used and valued by local residents, and development would mean that access to the countryside would be further away for existing residents.	SP19: Sites EL1, EL2 and EL3 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP19 requires integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside. Policy D1 Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. However, the loss of accessible open countryside provided by the site itself cannot be fully mitigated.	N/A	Some loss of accessible open countryside

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
<p>The site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. The local road network into North Hertfordshire is sub-standard, and development could reduce accessibility for existing residents.</p>	<p>SP6: Sustainable transport T2: Assessment of transport matters</p>	<p>None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.</p>	<p>None necessary</p>	<p>None</p>
<p>The site is adjacent to Stubbocks Wood Wildlife site. The development would include Brickkiln Wood (not designated). Habitat creation proposed as part of the plan, but there is likely to be an initial negative impact in the short term.</p>	<p>SP12: Green infrastructure, biodiversity and landscape SP19: Sites EL1, EL2 and EL3 NE3: Biodiversity</p>	<p>Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy SP14 requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity on site. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. There will also be a permanent &amp; irreversible loss of greenfield land</p>	<p>None necessary</p>	<p>None</p>

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
<p>A site of this size and scale in this location is likely to have a significant visual impact on landscape, as well as on local villages. Cockernhoe would be particularly affected as, in combination with the EL3 development, it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area.</p>	<p>SP12: Green infrastructure, biodiversity and landscape / SP19: Sites EL1, EL2 and EL3</p>	<p>Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP19 requires built development to be contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley or AONB. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent &amp; irreversible loss of greenfield land.</p>	<p>Require a site-specific landscape assessment to inform masterplan.</p>	<p>Likely to be significant residual landscape impact</p>
<p>Site includes part of Mangrove Green and Cockernhoe archaeological area.</p>	<p>SP13: Historic environment / SP19: Sites EL1, EL2 and EL3</p>	<p>Policy SP13 seeks to protect the historic environment. Policy SP19 requires sensitive integration of existing settlements and heritage assets, suggesting that the archaeological areas form part of an approach to green infrastructure. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment</p>	<p>None necessary</p>	<p>None</p>
<p>Site also close to Putteridge Bury.</p>	<p>SP13: Historic environment / SP19: Sites EL1, EL2 and EL3 HE1: Designated heritage assets</p>	<p>Policy SP13 seeks to protect the historic environment. Policy SP19 requires sensitive integration of existing settlements and heritage assets, including retaining an appropriate setting to Putteridge Bury. Policy HE1 requires</p>	<p>None necessary</p>	<p>None</p>

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage assessment		
Development on this greenfield site will have significant effects on the amenity of the residents in Cockernhoe, Mangrove Green, Tea Green and Wandon End.	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
The site is very close to the Luton noise corridor.	D? Protecting Living Conditions / SP19: Sites EL1, EL2 and EL3	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. Policy SP19 requires appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces	None necessary	None
This large new housing development will increase pressure on water supply infrastructure.	SP9: Design & sustainability	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	Recommendations outlined in Luton Watercycle study, including site-specific Watercycle study.	Given the scale of development, the site will still lead to significant new demand for water resources

## Site NS1: Stevenage North

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Large greenfield site grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
Within 400m of existing greenspace, however, it would result in the loss of open countryside which is used for amenity purposes by residents to the south of Graveley. The site will incorporate some open space so the overall effect is therefore uncertain.	SP16: Site NS1 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP16 requires integration of existing public rights of way to provide routes through the site to the wider countryside. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	N/A	Some loss of accessible open countryside
Stevenage station is over 3km from the site. However, it is still likely that a significant proportion of new residents would work outside Stevenage and travel by car	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
A development of this size is likely to have significant landscape impact. Development would be close to Graveley village, and is likely to have a significant impact on views from the village and its distinctiveness as a settlement without appropriate mitigation measures.	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment	Likely to be some residual landscape impact

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Site is adjacent to Graveley Village area of archaeological interest.	SP13: Historic environment / SP16: Site NS1	Policy SP13 seeks to protect the historic environment and policy SP16 requires sensitive consideration of heritage assets. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
May impact on the setting of the Graveley Conservation Area	SP13: Historic environment / SP16: Site NS1 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment and policy SP16 requires sensitive consideration of heritage assets. Nevertheless, there will still be an impact on the conservation area.	None necessary. Refer to the heritage assessment once revised.	None
Manor Farm (grade II listed) and the Church of St Etheldreda (grade II* listed and a scheduled monument) are located to the north east of the north Stevenage area.	SP13: Historic environment / SP16: Site NS1 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment and policy SP16 requires sensitive consideration of heritage assets. Policy HE1 requires proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage assessment	None necessary	None
Initial construction phase could be disruptive for surrounding local residential areas in the short term. Development on this large greenfield site will result in a loss of tranquillity for the area closest to Graveley and have an impact on the amenity of the properties in Church Lane.	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage	None necessary. The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	None, providing that solutions to current STW constraints are secured. Given the scale of development, the site will still lead to significant new demand for water resources

## Site WS1: Stevenage West

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Large greenfield site grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
The site is separated from Stevenage by the A1 (M) and even if connected via a tunnel or bridge, would be over 1km from the station at the closest point. It is still likely that a significant proportion of new residents would work outside	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Stevenage and travel by car.				
Site includes Lucas Wood Wildlife site and Upper Kitching Spring Wildlife Site and High Broomin Wood is adjacent to the southern edge. Knebworth Woods SSSI is located to the south.	SP12: Green infrastructure, biodiversity and landscape NE3: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. There will be a permanent & irreversible loss of greenfield land	Natural England suggest that an assessment should be carried out to ensure that the allocation can be delivered without having a significant impact on the interest features for which this is designated. The potential effects of increased visitor pressure will be a key consideration and suitable mitigation measures may need to be identified to ensure adverse effects are minimised.	None
The capacity for large urban extensions or new settlements in the Almshoe Plateau is considered to be moderate. However, overall Almshoe Plateau is considered to be of low landscape value.	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
Site contains a designated archaeological site	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
Potential impact on the setting of a Grade 1 Listed building at Almshoe Bury to the North West.	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Site adjacent to A1	D3 Protecting Living Conditions	assessment Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
Part of the site is situated within source protection zone 2.	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None
There is potential contamination from a former landfill on the site, but it is not known if this is within the SPZ2 area.	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage	None necessary. The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	None, providing that solutions to current STW constraints are secured. Given the scale of development, the site will still lead to significant new demand for water resources

### Site GA2: Land north east of Great Ashby

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
No regular bus service within 400m, nor railway station within 800m	SP6: Sustainable transportT2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
Greenfield site, classed as grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Constraints on sewerage infrastructure	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage	None necessary	None, providing that solutions to current constraints are secured
Moderate-high landscape sensitivity and low capacity	SP12: Green infrastructure, biodiversity and landscape SP18: Site GA2	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP18 requires structural planting along the alignment of footpath Weston 044 to reinforce the revised Green Belt boundary and mitigate landscape impacts. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment	Likely to be some residual landscape impact

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Site subject to surface water flooding	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk SP18: Site GA2	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy SP18 requires development on this site address existing surface water flood risk issues, particularly running south-east from Dell Spring to Newberry Grove, through SUDs or other appropriate solution.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
Development will restrict access to green space for existing residents	SP18: Site GA2 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP18 requires the integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	N/A	Some loss of accessible open countryside

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Site adjacent to wildlife sites	SP12: Green infrastructure, biodiversity and landscape NE3: Biodiversity SP18: Site GA2	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy SP18 requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	None necessary	Permanent & irreversible loss of greenfield land
Adjacent to listed building	SP13: Historic environment / SP18: Site GA2 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy SP18 requires lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings. Policy HE1 requires proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage assessment	None necessary	None
Site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None

<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
Site possibly contaminated	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
The site is a major development and adjoins a residential area	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
In an area with significant constraints on water resources	SP9: Design & sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 9: Mitigation table - other sites

September 2016

# North Hertfordshire District Council Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

A report by **CAG Consultants**

September 2016

## Revision history

Version	Date	Version summary	Approvals
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R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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## CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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# 1 Introduction

The tables below set out the significant negative effects and uncertainties associated with each of the non-strategic sites, the policies which will serve to mitigate these effects, any additional mitigation measures which will be needed and any residual significant effects which will remain following the mitigation.

The non-strategic sites are as follows:

Site/location/ type
<b>Ashwell</b>
AS1- Land west of Claybush Road, Ashwell
<b>Baldock</b>
BA1 - Land north of Baldock
BA2 - Land off Clothall Road Baldock
BA3 - South of Clothall Common Baldock
BA4 - Land east Clothall Common Baldock
BA5 - Land off Yeomanry Drive, Baldock
BA6 - Icknield Way, Baldock
BA7 - r/o Clare Crescent, Baldock
BA8 / BA9 - Works, Station Road / Adj Raban Court, Royston Road, Baldock.
BA10 - Land off Royston Road, Baldock
BA11 - Dean's Yard, South Road
<b>Barkway</b>
BK1 - Land off Cambridge Road, Barkway
BK2 - Land off Windmill close, Barkway
BK3 - Land between Cambridge Road & Royston Road, Barkway.
<b>Codicote</b>
CD1 - Land South of Cowards Lane, Codicote
CD2 - Codicote Garden Centre
CD3 - Land NE of The Close, Codicote
CD4 - Land at Pulmore Water, St Albans Road, Codicote
CD5 - Land south of Heath Road
<b>Graveley</b>
GR1 - Land at Milksey Lane
<b>Hitchin</b>
HT1 - Highover Farm, Stotfold Road, Hitchin
HT2 - Land north of Pound Farm, London Road, St Ippolyts
HT3 - Land south of Oughton Lane, Hitchin
HT5 - Land at junction of Grays Lane and Lucas Lane, Hitchin
HT6 - Land at junction of Grays lane Crow Furlong, Hitchin
HT8 - Industrial area, Cooks Way, Hitchin
HT10 - Former B&Q
HT11 - Churchgate, Hitchin
HT12 - Paynes Park, Hitchin
<b>Ickleford</b>
IC1 - Land off Duncots Close, Ickleford
IC2 - Burford Grange Bedford Road, Ickleford
IC3 - Land at Bedford Road
<b>Kimpton</b>
KM3 - Land north of High Street, Kimpton
<b>Kings Walden</b>
KW1 - Allotments South West of The Heath, King's Walden

Site/location/ type
<b>Knebworth</b>
KB1 - Land at Deards End, Knebworth
KB2 - Land at Gypsy Lane, Knebworth
KB3 - Chas Lowe, London Road
KB4 - Land east of Knebworth, Knebworth
<b>Letchworth Garden City</b>
LG1 - North of Letchworth
LG3 - Land east of Talbot Way, Letchworth
LG4 - Land north of former Norton School, Letchworth
LG5 - Land at Birds Hill, Letchworth
LG6 - Land off Radburn Way, Letchworth
LG8 - Pixmore Centre, Letchworth
LG9 - Lannock School, Whiteway, Letchworth
LG10 - Land off Croft Lane, Letchworth
LG12 - Former Power Station, Works Road, Letchworth
LG13 - Glebe Road industrial estate, Letchworth.
LG14 - Nursery, Ickniel Way, Letchworth.
LG15 - Garages, Ickniel Way, Letchworth.
LG16 - Foundation House, Letchworth.
LG17 - Hamonte, Letchworth.
LG18 - Former Depot, Ickniel Way
LG19 - The Wynd
LG20 - Gernon Road
LG21 - Arena Parade
<b>Lower Stondon (adjoining)</b>
LS1 - Land at Ramerick
<b>Luton (adjoining)</b>
EL1, EL2 and EL3 – East of Luton
<b>Preston</b>
PR1 - Land east of Butchers Lane
<b>Reed</b>
RD1 - Land at Blacksmiths Lane, Reed
<b>Royston</b>
RY1 - Land west of Ivy Farm,
RY2 - Land North of Newmarket Road, Royston
RY4 - Land north of Lindsay Close, Royston
RY5 - Agricultural supplier, Garden Walk, Royston
RY7 - Anglian Business Park, Orchard Rd
RY8 - Industrial estate, Lumen Road, Royston
RY9 - Land north of York Way, Royston
RY10 - Land south of Newmarket Road
RY11 - Land at Barkway Road, Royston
RY12 - Town Hall Site, Royston (previously known as Civic Centre)
<b>St Ippollytts</b>
SI1 - Land south of Waterdell Lane
SI2 - Land south of Stevenage Road, St Ippollytts
<b>St Paul's Walden</b>
SP2 - Land between Horn Hill and Bendish Lane, Whitwell
<b>Stevenage (adjoining)</b>
GA1 - formerly NES3, Land at Roundwood
GA2 - Land off Mendip Way
NS1 - North of Stevenage
WS1 - Stevenage West
<b>Therfield</b>
TH1 - Land West of Police Row, Therfield
<b>Weston</b>
WE1 - Land North of the Snipe

Site/location/ type
Wymondley
WY1- Land south of Little Wymondley

## 2 Mitigation tables

### 2.1 Ashwell

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
AS1	1 – Site poorly located with respect to services, facilities and accessibility of labour or customers – this site is located within walking distance to local services. However, it is a sloping site with poor pedestrian/cycling access	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy T2 requires satisfactory Transport Statements, Transport Assessments and / or Travel Plans to be provided	None necessary	None
AS1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
AS1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
AS1	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment	N/A	Likely to be some residual impact on the setting of the ancient monument

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
AS1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.2 Baldock

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BA2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
BA2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BA2	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
BA2	3(d) - Pollution risk - site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
BA2	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BA2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BA3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BA3	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
BA3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
BA3	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BA3	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
BA3	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BA4	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BA4	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
			passenger transport links and routes.		
BA4	3(a) - Biological Records Centre indicates that this site is of potential ecological interest	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Nevertheless there will still be biodiversity impacts given the sensitivity of this site.	Require an ecological survey prior to development to ensure appropriate mitigation measures. Require biodiversity offsetting for any residual effects.	None
BA4	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
BA4	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BA4	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BA5	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
BA5	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
BA5	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA6	1 - Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
BA6	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
BA6	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
BA6	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			sites should aim to mimic the drainage of an undeveloped greenfield site		
BA6	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
BA6	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BA7	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			accordance with the Council's open space standards.		
BA7	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
BA7	3(d) - Pollution risk - site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None
BA7	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
			mimic the drainage of an undeveloped greenfield site		
BA7	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BA8 / BA9	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
BA8 / BA9	3(d) - Pollution risk - no information available on land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BA8 / BA9	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA10	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
BA10	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BA10	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
BA10	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BA11	1 - Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
BA11	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			requirement to produce an archaeological assessment		
BA11	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
BA11	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA11	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.3 Barkway

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BK1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
BK1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
BK1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BK1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BK2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
BK2	2(a) - Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
BK2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
BK2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
BK2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
BK2	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BK2	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BK2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
BK3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BK3	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
BK3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BK3	3(c) - Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
BK3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.4 Codicote

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
CD1	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a 23ierarchy of mitigation responses.	None necessary	None
CD1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
CD1	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
CD1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			and that sites should aim to mimic the drainage of an undeveloped greenfield site		
CD1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
CD2	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
CD2	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
CD2	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
CD2	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
CD2	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
CD2	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
CD3	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD3	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
CD3	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
CD3	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Water Framework Directive		
CD3	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
CD3	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
CD4	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD4	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian,	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			cycle and passenger transport links and routes.		
CD4	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
CD4	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
CD5	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD5	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD5	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	None necessary	None
CD5	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
CD5	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number	None necessary	None
CD5	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a number	None necessary	None
CD5	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
CD5	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.5 Great Ashby

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
GA1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
GA1	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
GA1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
GA1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
GA1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
GA1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
GA1	6 - In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026		

## 2.6 Graveley

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
GR1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
GR1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
GR1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
GR1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None

GR1	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
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## 2.7 Hitchin

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT1	Greenfield site, classified as grade 2 agricultural land.	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT1	The site is a major development and adjoins a residential area	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT1	Development here would be more than 800m from the station and a little more than 400m from a bus stop with a frequent service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
<b>HT1</b>	Proximity to rail lines could affect future residents in terms of noise/vibration: may require lineside protection.	D? Protecting Living Conditions SP17: Site HT1	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. Policy SP17 requires appropriate separation distances from the adjoining railway embankment to safeguard residential amenity	None necessary	None
<b>HT1</b>	There are no landscape designations but the site is in an area of moderate sensitivity	SP12: Green infrastructure, biodiversity and landscape SP17: Site HT1 NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 sets out a range of landscape criteria that proposals must meet. Policy SP17 specifies the need for lower density development and / or green infrastructure provision at the north of the site to maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City. Nevertheless there will still be an impact on landscape given the sensitivity of this location.	Require a site-specific landscape assessment	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT1	Small pockets of the site are susceptible to surface water flooding	SP11: Natural resources and sustainability / SP17: Site HT1 / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy SP17 specifies the need for lower density development and / or green infrastructure provision at the north of the site to address surface water flood risk.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT1	In an area with significant constraints on water resources	SP9: Design & sustainability	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources
HT2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			space in new development in accordance with the Council's open space standards.		
HT2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
HT2	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	None necessary	None
HT2	3(d) - Pollution risk - site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive		
HT2	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT3	2(a) - Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
HT3	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
HT3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
HT3	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
HT3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT5	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT5	2(a) - Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
HT5	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
HT5	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
HT5	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT6	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT6	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
HT6	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
HT6	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. There will be a permanent & irreversible loss of greenfield land.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
HT6	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
HT6	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT8	1 - Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			lost and how it is being replaced.		
HT8	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
HT8	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT8	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted		
HT8	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT10	2(b) - Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.
HT10	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
HT10	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT10	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
HT11	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
HT11	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
HT11	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
HT11	3(d) - Pollution risk - site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
HT11	4(a) - Site in flood zone 3	SP11: Natural & historic environment / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT11	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT11	5(c) - Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
HT12	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
HT12	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets,	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			including listed buildings, and includes a num		
HT12	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
HT12	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
HT12	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT12	5(c) - Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

## 2.8 Icklefield

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
IC1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
IC1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
IC1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
IC1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
IC1	3(d) - Pollution risk - site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
IC1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
IC2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
					land
IC2	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	None necessary	None
IC2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
IC2	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
IC2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
IC3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
IC3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
IC3	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
IC3	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			an undeveloped greenfield site		
IC3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.9 Knebworth

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KB1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KB1	2(b) – Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
KB1	2(b) – Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
KB1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an 53nsure53logical assessment	None necessary	None
KB1	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
KB1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
KB1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
KB1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
KB2	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KB2	2(b) – Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.
KB2	2(b) – Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			accordance with the Council's open space standards.		
KB2	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
KB2	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number	None necessary	None
KB2	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
KB2	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			drainage of an undeveloped greenfield site		
KB2	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
KB2	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
KB3	3(d) – Pollution risk – site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the	Site specific assessment to ensure compliance with policy NE10	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Water Framework Directive		
KB3	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
KB3	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
KB3	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KB4	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KB4	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
KB4	3(d) – Pollution risk – site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None
KB4	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.10 Kimpton

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
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Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KM3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KM3	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
KM3	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
KM3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.11 Kings Walden

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
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Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KW1	1 – Site poorly located with respect to services, facilities and accessibility of labour or customers	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy T2 requires satisfactory Transport Statements, Transport Assessments and / or Travel Plans to be provided	None necessary	None
KW1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KW1	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
KW1	2(b) – Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
KW1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KW1	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
KW1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
KW1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.12 Letchworth Garden City

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
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Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG3	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
LG3	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
LG3	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
LG3	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
LG3	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG3	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			mimic the drainage of an undeveloped greenfield site		
LG3	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG4	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
LG4	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG4	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			greenfield site		
LG4	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG5	3(d) – Pollution risk – site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
LG5	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			requirement for a contaminated land study		
LG5	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
LG5	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG6	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
LG6	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG8	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
LG8	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG8	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
LG8	3(d) – Pollution risk – site with known or potential land contamination	SP11: Natural resources and sustainability / NE11: Contaminated	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	issues	Land	assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study		
LG8	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG8	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG9	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
LG9	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
LG9	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
LG9	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG9	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
LG10	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
LG10	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG10	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG10	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG12	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			requirement for a contaminated land study		
LG13	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG13	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG14	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG14	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG14	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG14	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG15	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
LG15	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site		
LG15	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG16	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG16	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
LG16	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG16	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG17	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
LG17	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG18	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
LG18	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG18	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
			If the mitigation proposals would not address the identified harm the development will not be permitted		
LG18	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
LG19	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG19	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
LG19	3(c) – Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			related requirements, including production of a heritage assessment		
LG19	4(a) – Site in flood zone 3	SP11: Natural & historic environment / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG19	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG19	5(c) – Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			If the mitigation proposals would not address the identified harm the development will not be permitted		
LG20	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG20	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
LG20	3(c) – Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
LG20	5(c) – Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
			proposals would not address the identified harm the development will not be permitted		
LG21	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
LG21	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
LG21	3(c) – Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG21	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG21	5(c) – Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

## 2.13 Lower Stondon

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LS1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
LS1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
LS1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
LS1	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a number	None necessary	None
LS1	3(d) – Pollution risk – site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LS1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.14 Pirton

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
PR1	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
PR1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
PR1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact

			proposals must meet.		
PR1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
PR1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
PR1	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
PR1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

PR1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
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## 2.15 Reed

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RD1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RD1	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
RD1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
RD1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
RD1	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			heritage assets, including Conservation Areas, and includes a num		
RD1	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
RD1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.16 Royston

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY1	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a 85ensitivity of mitigation responses.	None necessary	None
RY1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
RY1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an 85ensitivity85al assessment	None necessary	None
RY1	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment	N/A	Likely to be some residual impact on the setting of the ancient monument

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY1	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
RY1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
RY1	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY2	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY2	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			new or improved pedestrian, cycle and passenger transport links and routes.		
RY2	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY2	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
RY2	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY2	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY4	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY4	3(a) – Biological Records Centre indicate that this site has potential ecological interest	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Nevertheless there will still be biodiversity impacts given the sensitivity of this site.	Require an ecological survey prior to development to ensure appropriate mitigation measures. Require biodiversity offsetting for any residual effects.	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY4	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
RY4	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY4	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY4	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY5	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY5	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
RY5	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY5	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026		
RY7	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
RY7	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY7	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY7	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
RY7	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026		
RY8	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quantum's of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
RY8	2(b) – Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.
RY8	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			heritage assets, including listed buildings, and includes a num		
RY8	3(d) – Pollution risk – site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to 96ensit compliance with policy NE10	None
RY8	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
RY8	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY8	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
RY8	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY9	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY9	3(a) – Biological Records Centre indicate that this site has potential biological interest	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Nevertheless there will still be biodiversity impacts given the sensitivity of this site.	Require an ecological survey prior to development to ensure appropriate mitigation measures. Require biodiversity offsetting for any residual effects.	None
RY9	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
RY9	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026		
RY9	7 – Out of town development of shops or services which is likely to compete with shops and services in town centres	ETC4: New retail, leisure and other main town centre development	Policy ETC4 requires the application of the sequential test and for proposals to demonstrate that there is no unacceptable harm to the vitality or viability of a designated centre	None necessary	None
RY10	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY10	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
RY10	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY10	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
RY10	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY11	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY11	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts
RY11	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY12	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY12	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
RY12	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an 102ensitivity102al assessment	None necessary	None
RY12	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
RY12	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
RY12	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY12	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY12	5(c) – Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses,	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	employment areas and airport noise contours)		council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted		

## 2.17 St Ippolyts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
SI1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
SI1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
SI1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
SI1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site		impacts
SI2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
SI2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
SI2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
SI2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
SI2	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
SI2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.18 St Paul's Walden

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
SP2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
SP2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
SP2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
SP2	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a num	None necessary	None
SP2	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None
SP2	3(d) - Pollution risk - site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
SP2	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
SP2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.19 Therfield

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
TH1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
TH1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
TH1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
TH1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
TH1	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number	None necessary	None
TH1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.20 Weston

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WE1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
WE1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
WE1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
WE1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
WE1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts

## 2.21 Wymondley

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WY1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
WY1	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved public open space and biodiversity	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
WY1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
WY1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
WY1	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a num	None necessary	None

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
WY1	3(d) - Pollution risk - site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None
WY1	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
WY1	4(a) - Site in flood zone 3	SP11: Natural & historic environment / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

<b>Site</b>	<b>Significant negative effects and uncertainties</b>	<b>Policies which mitigate these effects</b>	<b>Remaining significant effects</b>	<b>Additional mitigation measures</b>	<b>Residual significant effects</b>
WY1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
WY1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. However, there could still be noise/amenity impacts on existing residents	Require construction management plan. Consideration of development layout and landscaping to minimise impact on neighbouring residents.	Likely to be some residual amenity impacts



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 10: Strategic policies - appraisal matrices

September 2016

# North Hertfordshire District Council Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan Appendix 10: Strategic policies - appraisal matrices

A report by **CAG Consultants**

September 2016

## Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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## CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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QUALITY GUILD  
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## Policy SP1: Sustainable development

*This plan supports the principles of sustainable development within North Hertfordshire. We will:*

- a. *Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development;*
- b. *Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;*
- c. *Grant planning permission for proposals that, individually or cumulatively:*
  - i. *Deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this plan;*
  - ii. *Create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;*
  - iii. *Provide the necessary infrastructure required to support an increasing population;*
  - iv. *Protect key elements of North Hertfordshire's environment including important landscapes, heritage assets and green infrastructure; and*
  - v. *Include any necessary mitigation measures that reduce the impact of development on climate change; and*

*Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.*

SA objective <sup>1</sup>	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect
	encourage new business to start-up and thrive in the District?	✓	✓	✓	Support for proposals which help deliver jobs and facilities
	support and encourage the rural economy and diversification?	✓	✓	✓	Support for the long term vitality of villages
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	✓	✓	✓	Support for proposals which help deliver jobs and facilities
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	0	✓	✓	Support for delivery of new homes which, in the medium-long term may ease house price pressures
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect, although there may be some indirect effect from the policy focus on existing settlements
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect, although there may be some indirect effect from the policy focus on existing settlements

	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect, although there may be some indirect effect from the policy focus on existing settlements
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	0	0	0	No significant effect
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	0	0	0	No significant effect
	maintain/improve the public right of way network?	0	0	0	No significant effect
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	✓	✓	✓	Development is to be focused on the existing key settlements
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	Development is to be focused on the existing key settlements
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	0	0	0	No significant effect
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	✓	✓	✓	Policy expresses support for key elements of the environment, including green infrastructure
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	✓	✓	✓	Policy expresses support for key elements of the environment, including important landscapes
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	✓	✓	✓	Policy expresses support for key elements of the environment, including heritage assets
	protect sites of archaeological and historic importance, whether designated or not?	✓	✓	✓	Policy expresses support for key elements of the environment, including heritage assets
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect

	achieve good air quality?	0	0	0	No significant effect
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
4(a) <u>Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	✓	✓	✓	Policy expresses support for any necessary mitigation measures that reduce the effect of development on climate change
	increase proportion of energy generated by renewable sources?	✓	✓	✓	Policy expresses support for any necessary mitigation measures that reduce the effect of development on climate change
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
4(b) <u>Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	No significant effect
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	Support for proposals which help deliver jobs and facilities
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	Development is to be focused on existing key settlements and the policy also supports the sustaining of key facilities in villages
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	Policy supports the sustaining of key facilities in villages
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community	support development of voluntary sector?	0	0	0	No significant effect

cohesion	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	?	?	?	The policy's reference to key facilities could include community meeting places
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	✓	✓	✓	Supports the development of new homes, a proportion of which will be required to be affordable
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	Policy specifically promotes high quality developments that provide opportunities for healthy lifestyle choices, although the supporting text could elaborate further on what this means
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	✓	✓	✓	Policy expresses need to provide the necessary infrastructure to support an increasing population, which would include educational provision
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	✓	✓	✓	Support for delivery of new facilities, healthy lifestyles, green infrastructure etc
<b>RESOURCE USE AND WASTE</b>					
6(a) <u>Use natural resources</u>	minimise the demand for raw materials?	?	?	?	May be an indirect effect from the requirement for climate

<u>efficiently; reuse, use recycled where possible</u>					change mitigation measures
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	?	?	?	May be an indirect effect from the requirement for climate change mitigation measures
	limit water consumption to levels supportable by natural process and storage systems?	?	?	?	May be an indirect effect from the requirement for climate change mitigation measures
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	0	0	0	No significant effect
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	?	?	?	May be an indirect effect from the requirement for climate change mitigation measures
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	✓	✓	✓	Development is to be focused on the existing key settlements, which is likely to benefit town centres
	encourage more people to live in town centres?	✓	✓	✓	Development is to be focused on the existing key settlements, which may lead to more town centre developments
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect, although the focus on existing settlements may bring benefits
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect
<b>Conclusions</b>					
<p>The policy provides an overarching expression of what sustainable development would look like in North Hertfordshire. It is necessarily strategic in nature and covers sustainable development priorities in broad terms only. The effect of the policy will depend on how the policy is interpreted in practice and upon the nature of planning applications which come forward.</p>					
<b>Recommendations/mitigation</b>					
<p>No significant negative effects have been identified. However, there may be opportunities to strengthen the policy in key areas including:</p> <ul style="list-style-type: none"> <li>• Alongside promoting jobs, emphasising the importance of the nature of jobs and employment, including the importance of diversifying the economy to increase resilience.</li> <li>• Whilst the policy expresses support for protecting the environment and for focusing development on existing settlements, there is no explicit emphasis on maximising the use of brownfield land.</li> <li>• There is a clear focus on maintaining vitality of villages but the SA framework also highlights the importance of improving service provision in deprived areas.</li> </ul>					

- The reference to promoting healthy lifestyle choices aligns well with the SA framework but this could be strengthened if the supporting text for the policy elaborated on what this means in practice.
- The SA framework highlights the importance of protecting N Herts water environment and this could be referenced in the policy alongside other key elements of N Herts environment.

**NHDC response**

**Criterion a amended “...and new development making use of previously developed land where possible”.**

**Criterion c iv. amended “...and green infrastructure (including the water environment)...”**

## Policy SP2: Settlement hierarchy

*The majority of the district’s development will be located within or adjoining the following towns:*

- Baldock;
- Hitchin;
- Letchworth Garden City;
- Royston;
- Stevenage (including Great Ashby)<sup>1</sup>; and
- Luton<sup>1</sup>.

*General development will also be allowed within the defined settlement boundaries of the Category A villages of:*

- |                     |                                |                |
|---------------------|--------------------------------|----------------|
| • Ashwell;          | • Ickleford;                   | • Preston;     |
| • Barkway;          | • Kimpton;                     | • Reed;        |
| • Barley;           | • Knebworth;                   | • Sandon;      |
| • Breachwood Green; | • Little Wymondley;            | • St Ippolyts; |
| • Cockernhoe;       | • Lower Stondon <sup>1</sup> ; | • Therfield;   |
| • Codicote;         | • Oaklands <sup>1</sup> ;      | • Weston; and  |
| • Graveley;         | • Offley;                      | • Whitwell.    |
| • Hexton;           | • Pirton;                      |                |

*Infilling development which does not extend the built core of the village will be allowed in the Category B villages of:*

- |                    |             |                   |
|--------------------|-------------|-------------------|
| • Blackmore End;   | • Kelshall; | • Old Knebworth;  |
| • Great Wymondley; | • Lilley;   | • Rushden;        |
| • Hinxworth;       | • Newnham;  | • Wallington; and |
| • Holwell;         |             | • Willian.        |

*Only limited affordable housing and facilities for local community needs will be allowed in the Category C settlements of:*

- |              |                 |                     |
|--------------|-----------------|---------------------|
| • Bygrave;   | • Clothall;     | • Peters Green; and |
| • Caldecote; | • Langley;      | • Radwell           |
|              | • Nuthampstead; |                     |

SA objective	SA Sub Objective: will the policy or proposal help to...	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels	maintain a diversified	0	0	0	No significant effect

<sup>1</sup> These settlements are (substantively) located outside of North Hertfordshire’s administrative area, but the urban areas adjoin, or already lie partially within, the District.

of prosperity and economic growth	economy, with increased resilience to external shocks?				
	encourage new business to start-up and thrive in the District?	0	0	0	No significant effect
	support and encourage the rural economy and diversification?	✓	✓	✓	Policy permits development in villages, including general development in the larger villages. This should provide a larger customer base for rural businesses
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	✓	✓	✓	Policy promotes new development, which should help to improve the affordability of housing
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	X	X	X	The policy allows for new development within or adjoining the main towns and within the settlement boundaries. This will involve a significant level of greenfield land, including some with environmental and/or amenity value
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	X	X	X	The policy allows for new development within or adjoining the main towns and within the settlement boundaries. This will involve a significant level of greenfield land, including some with agricultural value
	reduce quantity of unremediated contaminated	0	0	0	No significant effect

	land?				
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	X	X	X	Development adjoining existing residential areas may increase distance to green space or open countryside
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	X	X	X	As above
	maintain/improve the public right of way network?	0	0	0	No significant effect
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	✓	✓	✓	Primary focus on main settlements should help to reduce the need to travel
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	As above
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	?	?	?	New development would inevitably lead to traffic growth. Precise effects uncertain
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	X	X	X	The policy allows for new development within or adjoining the main towns and within the settlement boundaries. This will involve a significant level of greenfield land, including some with biodiversity value. Precise impact will be dependent on layout of new developments in relation to the sensitive areas of the sites
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and</u>	protect and	X	X	X	The policy allows for

<u>enhance landscapes</u>	enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?				new development within or adjoining the main towns and within the settlement boundaries. This will involve a significant level of greenfield land, including some with landscape value. Precise impact will be dependent on layout of new developments in relation to the more sensitive areas of the sites
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	?	?	?	Impact dependent on precise location of development. Other policies seek to protect historic environment
	protect sites of archaeological and historic importance, whether designated or not?	?	?	?	Impact dependent on precise location of development. Other policies seek to protect historic environment
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	X	X	X	New development will lead to increased light, air and noise pollution from traffic although the growth of traffic should be limited due to the location of the new housing in and around existing settlements. Pollution of groundwater is also an issue as the District is on a major chalk aquifer with high groundwater vulnerability.
	achieve good air quality?	X	X	X	
	reduce ambient noise, especially from traffic?	X	X	X	
	reduce light pollution in the District?	X	X	X	
	protect soil quality?	0	0	0	
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	0	0	0	No significant effect
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
<u>4(b) Improve the District's ability to</u>	reduce vulnerability to	0	0	0	No significant effect

<u>adapt to climate change</u>	climate change, exploit any benefits?				
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	✓	✓	✓	The primary focus on existing towns may help to drive development in areas in need of regeneration
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	0	0	0	No significant effect
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	The policy requires most development to be within or adjoining existing settlements, which should keep services and facilities as accessible as possible by non-car means
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	Promoting development within the larger villages supports this sub-objective
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by	✓	✓	✓	The policy specifically highlights the potential need for local community facilities in

	providing community meeting places?				category C settlements
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	✓	✓	✓	The policy allows for housing development in settlements across N Herts, which should improve housing affordability
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	X	X	X	Focusing development within or adjoining existing settlements will have noise impacts on neighbouring residential areas
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	✓	✓	✓	Will lead to an increase in the population of all major settlements, which could help to support and enhance culture, leisure and recreational facilities
<b>RESOURCE USE AND WASTE</b>					

<u>6(a) Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	0	0	0	No significant effect
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	0	0	0	No significant effect
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	✓	✓	✓	Will lead to an increase in the population of the main towns, which could help to support shops and services in the town centres
	encourage more people to live in town centres?	✓	✓	✓	Policy requires a focus on existing towns, which could lead to some development in town centres
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	✓	✓	✓	Promoting development in existing towns could help to support and enhance public transport
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	✓	✓	✓	Will lead to an increase in the population of the main towns, which could help to support shops and services in the town centres

	protect or improve the quality of the public realm in towns?	✓	✓	✓	Public realm improvements could be secured as part of developments within the towns
<b>Conclusion</b>					
The policy seeks to focus new development within or adjoining existing settlements, which will have a range of positive effects. Potential negative effects mainly stem from:					
<ul style="list-style-type: none"> <li>The interaction with existing residential areas, e.g. noise impacts and increasing distance to green space.</li> <li>The fact that much development adjoining existing settlements will be on greenfield sites which may have agricultural, ecological or amenity value.</li> </ul>					
It will be possible to mitigate many of these impacts, particularly through design and layout considerations. No specific recommendations are made for changes to this policy as the issues will be best addressed through other plan policies.					

## Policy SP3: Employment

<i>The Council will proactively encourage sustainable economic growth, support new and existing businesses and seek to build on the district's strengths, location and offer. We will</i>					
<ol style="list-style-type: none"> <li>Bring forward an adequate supply and range of employment land in Hitchin, Letchworth Garden City, Baldock and Royston to meet the requirements of the local economy over the plan period to 2031;</li> <li>Designate existing employment areas within the district's main settlements to enhance and safeguard employment potential;</li> <li>Support additional employment provision through new designations at: <ol style="list-style-type: none"> <li>the former Power Station, Letchworth Garden City (1.5ha);</li> <li>east of Baldock (20.4ha); and</li> <li>west of Royston (10.9ha);</li> </ol> </li> <li>Work with landowners, developers and, for sites on the edge of the district, adjoining authorities to identify an appropriate amount of employment land to be included through the master planning process in major new developments;</li> <li>Permit an appropriate range of B-class employment uses within these areas;</li> <li>Promote and support the expansion of the knowledge based economy in the district. Proposals for the redevelopment of existing employment sites and the development of new allocated employment sites which increase the level of knowledge-intensive employment will be supported in principle.</li> <li>Support B-class uses in appropriate locations outside of designated employment areas, including offices in main town centres and concentrations of B-class uses in certain Category A villages; and</li> <li>Recognise the contribution of non-B-class sectors, including tourism, to the provision of jobs in the District.</li> </ol>					
SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
ECONOMIC ACTIVITY					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	✓	✓	The policy specifically promotes the knowledge based economy, and the provision of a range of B-class employment uses.
	encourage new business to start-up and thrive in the District?	✓	✓	✓	The provision of a range of B-class employment uses should support new businesses
	support and encourage the rural economy and diversification?	✓	✓	✓	The policy supports concentrations of B-class uses in certain category A villages

	support and promote sustainable tourism in towns and rural areas?	?	?	?	The policy explicitly recognises the contribution of non B-Class uses, including tourism. However, it is not clear what this would mean in practice.
	improve the quality of local jobs available to people in the District?	✓	✓	✓	The emphasis on supporting the knowledge-based economy should be beneficial
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	0	0	0	No significant effect
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	X	X	X	The policy designates three new employment areas, only one of which (the smallest) is a brownfield site
	maximise reuse of vacant buildings and derelict land?	X	X	X	The policy designates three new employment areas, only one of which (the smallest) involves the reuse of derelict land
	minimise the loss of the best and most versatile agricultural land?	X	X	X	Both of the greenfield employment designations are grade 3 agricultural land
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	X	X	X	The development of the site west of Royston in particular may impact on local residents access to green space
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	0	0	0	No significant effect
	maintain/improve the public right of way network?	?	?	?	Right of way through site the site west of Royston may be impacted by the development of this site but it could be retained
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	✓	✓	✓	The new employment designations are reasonably well located in relation to existing settlements and the policy also seeks to secure new employment land through the masterplanning process for major developments. If this were further supported by sustainable travel measures (address in transport policies) there could be a positive effect in terms of the pattern of commuting for work.

	reduce car reliance, encourage walking, cycle, bus, and train use?	0	0	0	No significant effect
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	✓	✓	✓	As above
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	?	?	?	The site appraisal for the site west of Royston identified potential ecological interest on this site
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	0	0	0	No significant effect
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	0	0	0	No significant effect
	protect sites of archaeological and historic importance, whether designated or not?	X	X	X	The site to the west of Baldock includes a designated area of archaeological interest
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect
	achieve good air quality?	0	0	0	No significant effect
	reduce ambient noise, especially from traffic?	X	X	X	The site to the west of Baldock is close to a residential area which could be impacted by traffic and other noise arising from development on this site
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in	?	?	?	Development will invariably mean increases in CO <sup>2</sup> emissions. However, if this policy can help

	buildings?				mitigate the projected increases in net out-commuting, it could have a positive impact overall.
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
<u>4(b) Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	No significant effect
	avoid development in areas at risk from flooding?	X	X	X	All three designated new sites are impacted by surface water flood risk to some degree
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	Not directly addressed by the policy
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	?	?	?	The policy could play a role in regeneration but this would depend on the location of employment sites developed
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	Policy seeks to support economic growth and job creation
	encourage entrepreneurial activity in deprived areas?	?	?	?	Through providing employment uses, the policy could support entrepreneurial activity but whether this would benefit deprived areas would depend on site locations
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	The new employment designations are reasonably well located in relation to existing settlements and the policy also seeks to secure new employment land through the masterplanning process for major developments. If this were further supported by sustainable travel measures (addressed in transport policies) they could be accessible by no-car means.
	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	Not directly addressed by the policy
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	Not directly addressed by the policy

5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	Not directly addressed by the policy
	encourage development of community run business?	✓	✓	✓	Providing new employment uses could help to support this sub-objective
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	Not directly addressed by the policy
	recognise and value cultural and ethnic diversity?	0	0	0	Not directly addressed by the policy
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	Not directly addressed by the policy
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	Not directly addressed by the policy
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	Not directly addressed by the policy
	help reduce the fear of crime?	0	0	0	Not directly addressed by the policy
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	0	0	0	Not directly addressed by the policy
	improve access to health services by means other than private cars?	0	0	0	Not directly addressed by the policy
	reduce ambient noise near residential and amenity areas?	X	X	X	The site to the west of Baldock is close to a residential area which could be impacted by traffic and other noise arising from development on this site
	reduce road accidents?	0	0	0	Not directly addressed by the policy
	reduce accidents and damage from fires?	0	0	0	Not directly addressed by the policy
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	Not directly addressed by the policy
	improve access to skills learning by adults?	0	0	0	Not directly addressed by the policy
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	Not directly addressed by the policy
<b>RESOURCE USE AND WASTE</b>					

<u>6(a) Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	0	0	0	Not directly addressed by the policy
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	Not directly addressed by the policy
	limit water consumption to levels supportable by natural process and storage systems?	X	X	X	All development, including that supported by this policy, will increase the pressure on the water supply infrastructure
	protect groundwater resources?	?	?	?	The new designation in Royston includes an area of Source Protection Zone 2. Other employment sites brought forward may also have potential impacts on groundwater
	promote sustainable drainage systems?	0	0	0	Not directly addressed by the policy
	reduce minerals extracted and imported?	0	0	0	Not directly addressed by the policy
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	Not directly addressed by the policy
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	?	?	?	Depends on locations of sites brought forward
	encourage more people to live in town centres?	0	0	0	Not directly addressed by the policy
	encourage mixed use developments in town centres?	0	0	0	Not directly addressed by the policy
	improve transport connections in, and to, town centres?	0	0	0	Not directly addressed by the policy
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	Not directly addressed by the policy
	protect or improve the quality of the public realm in towns?	0	0	0	Not directly addressed by the policy
<p><b>Conclusion</b>  The policy provides strong support for employment growth and diversification in North Hertfordshire. The contribution of non B-Class uses is recognised but the wording of this aspect of the policy could be clarified so that is clear what this would mean in practice. The potential negative effects identified can be addressed in other policies in the Plan.</p> <p><b>NHDC response</b>  <b>Criterion h amended “Ensure relevant policies of this plan recognise the contribution...”</b></p>					

## Policy SP4: Town and local centres

*We will make provision for an appropriate range of retail facilities across the District and are committed to protecting the vitality and viability of all centres. We will:*

- a. *Promote, protect and enhance the retail and service functions of the following centres in our retail hierarchy:*
  - i. *The town centres of Hitchin, Letchworth Garden City, Baldock and Royston;*
  - ii. *13 existing local centres consisting of:*
    - *Village centres at Ashwell, Codicote and Knebworth;*
    - *Seven centres in Hitchin*
    - *Two centres in Letchworth; and*
    - *The centre at Great Ashby; and*
  - iii. *2 new local centres north of Baldock and East of Luton within the strategic housing sites identified in this plan;*
- b. *Support proposals in town and local centres where they are appropriate to the size, scale, function, catchment area, historic and architectural character of the centre;*
- c. *Identify Primary Shopping Frontages within town centres where A1 retail uses will be expected to concentrate*
- d. *Make provision for 31,700m<sup>2</sup> of additional A-class floorspace over the plan period, consisting of:*
  - i. *19,100m<sup>2</sup> comparison goods (e.g. clothes, shoes, furniture, carpets);*
  - ii. *6,700m<sup>2</sup> convenience (e.g. food, drink, toiletries); and*
  - iii. *5,900m<sup>2</sup> other town centre uses*
- e. *Maintain up-to-date town centre strategies to support this approach and / or adapt to change; and*
- f. *Support the retention and provision of shops outside of identified centres where they serve a local need*

SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect
	encourage new business to start-up and thrive in the District?	✓	✓	✓	The policy directly supports inward investment and protection of the local economy through a sequential approach and has a strong focus on urban areas that can sustain growth.
	support and encourage the rural economy and diversification?	✓	✓	✓	The functions of key local centres in rural areas are promoted and protected by this policy.
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	✓	✓	✓	A growth in shops and services as a result of investment should lead to increased local employment opportunities.
	increase the skills base?	0	0	0	No significant effect

	make the cost of housing more affordable to those employed in the District?	0	0	0	No significant effect
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	✓	✓	✓	Indirect support for this objective through promoting the growth of existing settlements
	maximise reuse of vacant buildings and derelict land?	✓	✓	✓	Indirect support for this objective through promoting the growth of existing settlements
	minimise the loss of the best and most versatile agricultural land?	✓	✓	✓	Indirect support for this objective through promoting the growth of existing settlements
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	0	0	0	No significant effect
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	0	0	0	No significant effect
	maintain/improve the public right of way network?	0	0	0	No significant effect
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	✓	✓	✓	Policy supports this objective through promoting the protection and enhancement of existing town and local centres
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	Policy supports this objective through promoting the protection and enhancement of existing town and local centres
	reduce road freight movements?	X	X	X	Growth in retail and other town centre uses could lead to increased road freight movements
	avoid exacerbating local traffic congestion?	?	?	?	Growth in retail and other town centre uses could lead to increased traffic congestion, although this could be mitigated by other policies in the Plan
	provide affordable, accessible public transport in towns and in rural areas?	?	?	?	Growth in retail and other town centre uses could lead to increased traffic congestion, although this could be mitigated by other policies in the Plan
<b>ENVIRONMENTAL PROTECTION</b>					

<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	0	0	0	No significant effect
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	✓	✓	✓	Policy offers protection through requiring all proposals in town centres to appropriate to the size, scale, function, historic and architectural character of the centre
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	✓	✓	✓	Policy offers protection through requiring all proposals in town centres to appropriate to the size, scale, function, historic and architectural character of the centre
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect
	achieve good air quality?	?	?	?	Growth in town and local centres could negatively effect air quality in these areas but the effect will be dependent on the interaction with other policies, particularly transport
	reduce ambient noise, especially from traffic?	?	?	?	Growth in town and local centres could lead to increased ambient noise in these areas but the effect will be dependent on the interaction with other policies, particularly transport
	reduce light pollution in the District?	?	?	?	Growth in town and local centres could lead to increased light pollution in these areas but the effect will be dependent on the interaction with other policies
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	X	X	X	Growth in town and local centres is likely to lead to increased energy consumption by transport and in buildings, although this effect could be mitigated by other policies in the plan

	increase proportion of energy generated by renewable sources?	0	0	0	There may be opportunities for building-integrated renewables as part of new retail development but this is not promoted by this policy per se
	encourage use of local suppliers and the consumption of local produce?	✓	✓	✓	The policy supports the retention and provision of local service and retail functions
<u>4(b) Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	No significant effect
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	✓	✓	✓	The policy supports growth in retail and service jobs which could help to reduce disparities in income levels
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	The policy supports growth in retail and service jobs
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	The policy supports retail and service growth in existing town and local centres which are the most accessible by non-car means
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	The policy offers protection to the larger village centres and to all Primary Shopping Frontages
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic	0	0	0	No significant effect

	diversity?				
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	The policy supports retail and service growth in existing town and local centres which are the most accessible by non-car means. This could help to promote walking and cycling
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	✓	✓	✓	Focusing retail and other A-class uses in town centres should help to reduce the amenity impacts of such uses on predominantly residential areas
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	✓	✓	✓	The policy promotes the development of facilities within accessible town and local centres
<b>RESOURCE USE AND WASTE</b>					
6(a) <u>Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	X	X	X	The policy promotes growth in A-class uses, which will lead to increased demand for raw materials
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect

	limit water consumption to levels supportable by natural process and storage systems?	X	X	X	The policy promotes growth in A-class uses, which will lead to increased demand water
	protect groundwater resources?	?	?	?	Effect will depend on precise location of new A-class uses
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	X	X	X	The policy promotes growth in A-class uses, which will lead to increased demand for minerals
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	No significant effect

### TOWN CENTRES

7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	✓	✓	✓	The policy promotes the vitality and viability of town centres
	encourage more people to live in town centres?	X	X	X	The policy only promotes retail and service functions in town centres
	encourage mixed use developments in town centres?	X	X	X	The policy only promotes retail and service functions in town centres
	improve transport connections in, and to, town centres?	0	?	?	No significant effect, although growth in town and local centres may enhance the business case for such improvements in the medium-long term
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	✓	✓	✓	The policy promotes the vitality and viability of town centres
	protect or improve the quality of the public realm in towns?	✓	✓	✓	The policy requires new development to respect the historical and architectural character of the area. New development may also generate new investment in the public realm

### Conclusion

The policy provides clear support for existing town and local centres and makes provision for growth in A-class uses in the district. This should have direct economic benefits and contribute to the achievement of sustainable patterns of land use. There may be potential to enhance this further through reference to the potential for mixed use developments in town centres, in order to promote sustainable urban living.

The policy includes protection against inappropriate development in existing centres. All growth has some negative environmental effects. Some of these can be mitigated but this will be best achieved through other policies in the plan rather than through expanding the scope of this policy.

### NHDC response

**Criterion b amended “Support proposals for main town centre uses in these locations in town and local centres where they are appropriate...”**

## Policy SP5: Countryside and Green Belt

*We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green*

<i>Belt and Rural Areas Beyond the Green Belt are shown on the Proposals Map. We:</i>					
<p>a. Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to:</p> <ul style="list-style-type: none"> <li>i. Enable strategic development at the locations referred to in Policies <b>SP8 [Housing]</b> and <b>SP3 [employment]</b>;</li> <li>ii. Enable local development around a number of the District's towns and villages;</li> <li>iii. Define boundaries for villages referred to in <b>Policy SP2 [Settlement Hierarchy]</b> which fall within the Green Belt but were previously 'washed over' by this designation;</li> </ul> <p>b. Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north;</p> <p>c. Will only permit development proposals in the Green Belt where they would not result in inappropriate development; and</p> <p>d. Will operate a general policy of restraint in Rural Areas beyond the Green Belt.</p>					
SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	✓	✓	✓	The policy indirectly supports this objective through releasing land for housing and economic development
	encourage new business to start-up and thrive in the District?	✓	✓	✓	The policy indirectly supports this objective through releasing land for employment uses
	support and encourage the rural economy and diversification?	✓	✓	✓	The policy indirectly supports this objective through enabling local development around a number of the District's towns and villages. Increased population in the villages should help to support the rural economy
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	✓	✓	✓	The policy indirectly supports this objective through releasing land for employment uses, which could in turn lead to increased employment
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	✓	✓	✓	The policy indirectly supports this objective through releasing land for housing. Housing growth should ease house price pressures.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
2(a) <u>Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	X	X	X	Releasing green belt sites for development may undermine efforts to promote the use of brownfield sites. However, it should be noted that the Strategic Housing Land Availability Assessment found that housing targets could only be achieved by releasing sites in the green belt.

	maximise reuse of vacant buildings and derelict land?	X	X	X	Releasing green belt sites for development may undermine efforts to promote the reuse of vacant buildings and derelict land. However, it should be noted that the Strategic Housing Land Availability Assessment found that housing targets could only be achieved by releasing sites in the green belt.
	minimise the loss of the best and most versatile agricultural land?	X	X	X	Releasing green belt sites for housing development will result in the loss of some agricultural land
	reduce quantity of unremediated contaminated land?	X	X	X	Releasing green belt sites for development may undermine efforts to promote the use of contaminated sites. However, it should be noted that the Strategic Housing Land Availability Assessment found that housing targets could only be achieved by releasing sites in the green belt.
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	X	X	X	Allowing development around towns and villages in the District may limit local accessibility to open countryside
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	X	X	X	Allowing development around towns and villages in the District may limit local accessibility to open countryside
	maintain/improve the public right of way network?	?	?	?	There are rights of way through some of the allocated sites but these could be retained as part of the development
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	?	?	?	Locating a significant level of new development on the edges of the District's towns and villages may be a sustainable approach but this will depend on the connections which are made between the new developments and the existing settlements
	reduce car reliance, encourage walking, cycle, bus, and train use?	?	?	?	Locating a significant level of new development on the edges of the District's towns and villages may be a sustainable approach but this will depend on the connections which are made between the new developments and the existing settlements
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	?	?	?	See above. The level of housing growth will inevitably lead to increased traffic movements but the precise impact of this will be determined by associated transport provision

	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have biodiversity value. Impacts could be mitigated in some cases.
	support and maintain extent of wetland habitat and river habitats?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have watercourses through or adjoining them. These could be impacted by development although the impacts could be mitigated in most cases.
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have landscape value. Impacts could be mitigated to some extent.
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	X	X	X	The policy will lead to development which will impact, in some cases, on the setting of heritage assets. Impacts could be mitigated to some extent.
	protect sites of archaeological and historic importance, whether designated or not?	X	X	X	The policy will lead to development which will impact, in some cases, on sites of archaeological importance. Impacts could be mitigated to some extent.
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	X	X	X	New development will lead to increased light, air and noise pollution. Noise pollution may be a particular issue for residents adjoining new development sites. Pollution of rivers and groundwater are also risks which need to be addressed.
	achieve good air quality?	X	X	X	
	reduce ambient noise, especially from traffic?	X	X	X	
	reduce light pollution in the District?	X	X	X	
	protect soil quality?	X	X	X	
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	X	X	X	The policy facilitates strategic housing and employment development, which will lead to increases in energy consumption. Impacts from transport could be limited by focusing on creating and enhancing links between new development and existing services and facilities.

	increase proportion of energy generated by renewable sources?	0	0	0	There may be opportunities for building-integrated and stand-alone renewables as part of new strategic development but this is not promoted by this policy per se
	encourage use of local suppliers and the consumption of local produce?	✓	✓	✓	Enabling local development around some of the villages in the District should help to support local retail and service functions in these areas
4(b) <u>Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	Some of the sites released through this policy face surface water flood risk, but it should be possible to mitigate this risk to some extent
	avoid development in areas at risk from flooding?	✓	✓	✓	Sites in flood zones 2 and 3 have been avoided
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	The policy facilitates strategic employment developments, which should generate new employment opportunities
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	0	0	0	No significant effect
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	Enabling local development around some of the villages should help to retain rural services
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by	0	0	0	No significant effect

	providing community meeting places?				
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	✓	✓	✓	The policy facilitates a number of strategic housing developments, which will incorporate significant numbers of affordable homes
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	X	X	X	Much of the development facilitated by this policy adjoins existing residential areas. There will be noise and amenity impacts on these areas
	reduce road accidents?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	reduce accidents and damage from fires?	0	0	0	No significant effect
	improve access to skills learning by young people?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	improve access to skills learning by adults?	0	0	0	No significant effect
	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
<b>RESOURCE USE AND WASTE</b>					
6(a) <u>Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	X	X	X	The policy facilitates significant housing and employment growth which will increase demand for raw materials
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect

	limit water consumption to levels supportable by natural process and storage systems?	X	X	X	The policy facilitates significant housing and employment growth which will increase demand for water
	protect groundwater resources?	X	X	X	The policy facilitates significant housing and employment growth which presents risk to groundwater
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	X	X	X	The policy facilitates significant housing and employment growth which will increase demand for minerals
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	?	?	?	This will depend on the extent to which linkages can be created and enhanced between new development and existing centres
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect
<b>Conclusion</b>					
<p>Releasing green belt sites for housing and economic development should help to support economic growth in the District and will play an important role in providing the necessary level of new housing, including affordable housing.</p> <p>Locating new development on the edges of existing settlements may constitute a sustainable approach but it highlights the particular importance of creating and enhancing links between the new developments and the existing settlements in order to promote sustainable travel patterns. This is best addressed through other policy in the Plan and in the masterplanning process for the strategic sites.</p> <p>Releasing green belt sites for new development obviously has a wide range of negative environmental effects, mitigation of which needs to be addressed in other policies in the Plan. However, the Strategic Housing Land Availability Assessment made it clear that housing targets cannot be achieved without the use of such sites.</p> <p><b>NHDC response</b>  <b>Other policies in the plan will seek to reduce and mitigate the environmental impacts associated with the loss of Green Belt land through development.</b></p>					

## Policy SP6: Sustainable Transport

*We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will:*

- a. *Comply with the provisions of the Local Transport Plan and other supporting documents as considered necessary;*
- b. *Encourage development in locations which enable sustainable journeys to be made to key services and facilities;*
- c. *Work with Hertfordshire County Council, Highways England and service providers to ensure that a range of alternative transport options are available to occupants or users. This may involve new or improved pedestrian, cycle and passenger transport links and routes;*
- d. *Seek the early implementation of sustainable travel infrastructure on Strategic Housing Sites in order to influence the behaviour of occupiers or users and in order that sustainable travel patterns become embedded at an early stage;*
- e. *Assess development proposals against the parking standards set out in this plan and relevant supplementary advice;*
- f. *Require applicants to provide assessments and plans to demonstrate the safety and sustainability of their proposals; and*
- g. *Protect existing rights of way, cycling and equestrian routes and, should diversion be unavoidable, provide replacement routes to the satisfaction of the Council.*

SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect
	encourage new business to start-up and thrive in the District?	0	0	0	No significant effect
	support and encourage the rural economy and diversification?	0	0	0	No significant effect
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	0	0	0	No significant effect
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect

	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	✓	✓	✓	Policy includes protection of existing rights of way, cycling and equestrian routes
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	✓	✓	✓	
	maintain/improve the public right of way network?	✓	✓	✓	
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	✓	✓	✓	Policy includes encouragement of development in locations which enable sustainable journeys to be made
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	Policy also includes requirements for provision of sustainable travel infrastructure and protection of rights of way
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	✓	✓	✓	Requirements for sustainable patterns of development and sustainable travel infrastructure should help to mitigate traffic growth
	provide affordable, accessible public transport in towns and in rural areas?	✓	✓	✓	Policy includes requirements for provision of sustainable travel infrastructure
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	0	0	0	No significant effect
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	0	0	0	No significant effect
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	0	0	0	No significant effect
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect

<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect
	achieve good air quality?	✓	✓	✓	Requirements for sustainable patterns of development and sustainable travel infrastructure should help to mitigate traffic growth and its impacts on air quality
	reduce ambient noise, especially from traffic?	✓	✓	✓	Requirements for sustainable patterns of development and sustainable travel infrastructure should help to mitigate traffic growth and associated noise pollution
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	✓	✓	✓	Requirements for sustainable patterns of development and sustainable travel infrastructure should help to mitigate traffic growth and associated energy consumption
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
<u>4(b) Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	No significant effect
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	✓	✓	✓	Policy may help to ensure that the employment opportunities generated by new development are accessible to all
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	Policy includes encouragement of development in locations which enable sustainable journeys to be made and requires provision of sustainable travel

					infrastructure
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	The requirement to provide sustainable travel infrastructure should help to support rural services, including bus services
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	X	X	X	No reference, for example, of the need to make provision for those with mobility impairments
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	Protection and provision of walking and cycling routes should support this sub-objective
	improve access to health services by means other than private cars?	✓	✓	✓	Requirement for provision of sustainable travel infrastructure should improve access to health services
	reduce ambient noise near residential and amenity areas?	✓	✓	✓	Requirements for sustainable patterns of development and sustainable travel infrastructure should help to mitigate traffic growth and associated noise pollution
	reduce road accidents?	✓	✓	✓	Policy requires applicants to provide assessments and plans to demonstrate the safety of their proposals

	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	✓	✓	✓	Requirement for provision of sustainable travel infrastructure should improve access to culture, leisure and recreational activities
<b>RESOURCE USE AND WASTE</b>					
6(a) Use natural resources efficiently: reuse, use recycled where possible	minimise the demand for raw materials?	✓	✓	✓	Requirement for sustainable patterns of development and provision of sustainable travel infrastructure should help to minimise fuel use
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	0	0	0	No significant effect
6(b) Reduce waste	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	✓	✓	✓	Requirement for provision of sustainable travel infrastructure should support this sub-objective
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect

**Conclusion**

The policy provides strong and clear support for sustainable patterns of development, supported by the early provision of sustainable travel infrastructure. This directly supports a number of sustainability appraisal objectives. The appraisal above highlights two aspects which may further strengthen the policy:

1. Should the policy include any clauses which can contribute to the SA sub-objective of reducing road freight movements?
2. Should the policy specifically recognise the need to make provision for those with mobility impairments?

**NHDC response**

**Criterion c amended “...transport options are available to all potential occupants or users...”. Detailed policies and / or Transport Assessments (or equivalent) at planning application stage will ensure these issues are considered.**

**Paragraph SP6.4 amended to include reference to reducing road freight movements and making provision for those with mobility impairments.**

## Policy SP7: Infrastructure requirements and developer contributions

*The Council will require development proposals to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. We will:*

- a. *Require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development, including:*
  - i. *On-site and/or off-site improvements and infrastructure necessary as a result of the development in order to:*
    - *ensure appropriate provision of facilities and infrastructure for new residents;*
    - *help address cumulative impacts that might arise across multiple developments;*
    - *avoid placing unreasonable additional burdens on the existing community or existing infrastructure;*
    - *mitigate any adverse impacts; and/or*
    - *enhance critical assets or make good their loss or damage; and*
  - ii. *Maintenance and/or operating costs of any such new provision;*
- b. *Ensure new infrastructure to support new development is operational no later than the completion of development or phase in which it is needed, unless otherwise agreed with relevant providers;*
- c. *Refuse planning permission where appropriate agreements or processes ensuring criteria (a) and (b) can be met are not in place;*
- d. *Have regard to any guidance or requirements in relation to planning obligations and any Community Infrastructure Levy which may be introduced;*
- e. *Work with landowners, developers and other agencies in facilitating the delivery of sites identified in the Local Plan and seek to overcome known blockages; and*
- f. *Seek to take a reasonable approach where viability issues impact the delivery of key infrastructure and/or mitigation measures.*

SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	?	?	?	The requirement for financial contributions towards infrastructure needs may deter some developer interest but this is considered in clause f of the policy. The Council's evidence base also demonstrates that the requirements should not prove a serious risk to its implementation.
	encourage new business to start-up and thrive in the District?	?	?	?	
	support and	?	?	?	

	encourage the rural economy and diversification?				Clause e also commits the council to work with landowners, developers and others to facilitate the delivery of sites and overcome known blockages, which may benefit economic growth.
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	?	?	?	As above
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	?	?	?	The requirement for financial contributions towards infrastructure needs may deter some developer interest but this is considered in clause f of the policy. The Council's evidence base also demonstrates that the requirements should not prove a serious risk to its implementation. Clause e also commits the council to work with landowners, developers and others to facilitate the delivery of sites and overcome known blockages, which may benefit housing development.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	✓	✓	✓	Contributions could be required towards sports facilities and play provision
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	✓	✓	✓	Contributions could be required towards green infrastructure
	maintain/improve the public right of way network?	✓	✓	✓	Contributions could be required towards green infrastructure and public realm

<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	0	0	0	No significant effect
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	Contributions could be required towards transport provision
	reduce road freight movements?	✓	✓	✓	Contributions could be required towards transport provision
	avoid exacerbating local traffic congestion?	✓	✓	✓	Contributions could be required towards transport provision
	provide affordable, accessible public transport in towns and in rural areas?	✓	✓	✓	Contributions could be required towards transport provision
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	✓	✓	✓	Contributions could be required towards mitigating any adverse impacts on biodiversity, enhancing critical assets or making good their loss or damage
	support and maintain extent of wetland habitat and river habitats?	✓	✓	✓	Contributions could be required towards mitigating any adverse impacts on wetland or river habitats, enhancing critical assets or making good their loss or damage
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	✓	✓	✓	Contributions could be required towards mitigating any adverse impacts on landscapes, enhancing critical assets or making good their loss or damage
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	✓	✓	✓	Contributions could be required towards mitigating any adverse impacts on heritage assets, enhancing critical assets or making good their loss or damage
	protect sites of archaeological and historic importance, whether designated or not?	✓	✓	✓	Contributions could be required towards mitigating any adverse impacts on sites of archaeological and historic importance, enhancing critical assets or making good their loss or damage
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	✓	✓	✓	Contributions could be required towards sewage infrastructure
	achieve good air quality?	✓	✓	✓	Contributions could be required towards transport infrastructure, which could benefit air quality
	reduce ambient noise, especially from traffic?	✓	✓	✓	Contributions could be required towards transport infrastructure, which could help to limit increases in traffic noise

	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
4(a) Reduce greenhouse gas emissions	minimise energy consumption by transport and in buildings?	✓	✓	✓	Contributions could be required towards sustainable transport, which could help to limit increases in energy consumption associated with new development
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
4(b) Improve the District's ability to adapt to climate change	reduce vulnerability to climate change, exploit any benefits?	✓	✓	✓	Contributions could be required towards green infrastructure or flood management measures
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	✓	✓	✓	Contributions could be required towards a range of facilities which could contribute towards wider regeneration including schools, extended services, public realm improvements etc
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	Contributions could be required towards employment initiatives
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	Contributions could be required towards sustainable transport measures
	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	No significant effect
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	✓	✓	✓	Contributions could be required towards schools, extended services, youth provision and play provision
5(c) Promote community	support development of voluntary sector?	0	0	0	No significant effect

cohesion	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	✓	✓	✓	Contributions could be required towards community centres and halls
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	Affordable housing will be secured through Planning Obligations.
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	✓	✓	✓	Contributions could be required towards policing needs
	help reduce the fear of crime?	✓	✓	✓	Contributions could be required towards policing needs
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	Contributions could be required towards walking and cycling infrastructure
	improve access to health services by means other than private cars?	✓	✓	✓	Contributions could be required towards new health facilities and walking and cycling infrastructure
	reduce ambient noise near residential and amenity areas?	✓	✓	✓	Contributions could be required towards transport infrastructure, which could help to limit increases in traffic noise
	reduce road accidents?	✓	✓	✓	Contributions could be required towards road/junction improvements, pedestrian crossings
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	✓	✓	✓	Contributions could be required towards schools or extended services
	improve access to skills learning by adults?	✓	✓	✓	Contributions could be required towards adult care
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	✓	✓	✓	Contributions could be required towards community centres and halls, sports facilities, libraries etc
<b>RESOURCE USE AND WASTE</b>					
6(a) <u>Use natural resources</u>	minimise the demand for raw materials?	0	0	0	No significant effect

<u>efficiently; reuse, use recycled where possible</u>	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect, although the policy could help to secure contributions towards necessary water infrastructure
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	0	0	0	No significant effect
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	✓	✓	✓	Contributions could be required towards waste infrastructure
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	✓	✓	✓	Contributions could be required towards transport infrastructure
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	✓	✓	✓	Contributions could be required towards public health improvements
<p><b>Conclusion</b></p> <p>This policy is critical in ensuring that the Plan delivers against a significant number of the sub-objectives in the sustainability appraisal framework, not only through ensuring the delivery of needed infrastructure but also through making provision for the mitigation of the adverse impacts of new development. The implementation and impacts of the policy will, however, need to be carefully monitored to ensure that it does not place an undue burden on developers and, thereby hinder the achievement of the necessary housing and economic growth.</p> <p><b>NHDC response</b></p> <p><b>Implementation and monitoring of the plan is covered as a separate section in the Plan.</b></p>					

## Policy SP8: Housing

Over the period 2011-2031, housing growth will be supported across the district. We will:

- a. Release sufficient land to deliver at least 14,600 new homes for North Hertfordshire's own needs. Of these:
  - i. Around 14,400 will be provided within that part of the District falling within the Stevenage Housing Market Area (HMA); while
  - ii. Around 200 will be provided within that part of the District falling within the Luton HMA;
- b. Provide additional land within the Luton HMA for a further 1,950 homes as a contribution towards the unmet needs for housing arising from Luton;
- c. Deliver these homes through the sites and allowances identified in this plan that will support approximately<sup>2</sup>:
  - i. 4,300 homes from completions and permissions achieved since 2011 and other allowances;
  - ii. 7,700 homes from six Strategic Housing Sites:
    - BA1 - North of Baldock for 2,800 homes (2,500 to be delivered by 2031);
    - LG1 - North of Letchworth for 900 homes;
    - NS1 - North of Stevenage in Graveley parish for 900 homes;
    - HT1 - East of Hitchin for 700 homes;
    - GA2 - North-east of Great Ashby in Weston parish for 600 homes; and
    - EL1 / EL2 / EL3 - East of Luton for 2,100 homes;
  - iii. 4,930 homes through local housing allocations that will provide homes on:
    - newly identified sites and land within pre-existing settlement limits;
    - sites released from the Green Belt as part of a comprehensive, District-wide review; and
    - land identified following a review of other relevant boundaries or designations.
  - iv. 6 new, permanent Gypsy and Traveller pitches
- d. Maintain a five-year housing land supply and target the completion of 20% of new homes over the plan period on previously developed land;
- e. Seek to provide long-term certainty by
  - i. Working with the Government and other relevant agencies to identify new settlement options within North Hertfordshire that can provide additional housing supply in the period after 2026; and
  - ii. Safeguarding land to the west of the A1(M) near Stevenage, as shown on the proposals map, for up to 3,100 dwellings in the period beyond 2026 subject to a future review of this plan;
- f. Support a range of housing tenures, types and sizes measured against targets to provide:
  - i. 33% of all homes over the plan period as Affordable Housing for local needs with a requirement to deliver up to 40% Affordable Housing where viable;
  - ii. A broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties; and
  - iii. 100 plots for self-build development over the plan period; and
  - iv. Provide up to 350 bed spaces in suitable, supported accommodation to meet the needs of those who cannot live in their own home.

SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	✓	✓	✓	The policy's support for significant housing growth should increase local demand and spend and create jobs in construction and other development-related industry. The commitment to maintain a five-year housing supply and work to identify additional housing supply beyond 2026 should help to provide
	encourage new business to start-up and thrive in the District?	✓	✓	✓	
	support and encourage the rural	✓	✓	✓	

<sup>2</sup> These requirements include a buffer of approximately 5% over and above the targets identified in criteria (a) and (b) to ensure sufficient flexibility. See **Monitoring and Delivery** chapter for further information.

	economy and diversification?				longer term stability.
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	✓	✓	✓	Significant housing growth should ease house price pressures. The policy also includes a requirement for 33% of all homes over the Plan period to be Affordable Housing.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	✓	✓	✓	The policy targets the completion of 20% of new homes over the plan period on previously developed land.
	maximise reuse of vacant buildings and derelict land?	✓	✓	✓	The policy targets the completion of 20% of new homes over the plan period on previously developed land.
	minimise the loss of the best and most versatile agricultural land?	X	X	X	Releasing green belt and other greenfield sites for housing development will result in the loss of some agricultural land
	reduce quantity of unremediated contaminated land?	✓	✓	✓	The policy targets the completion of 20% of new homes over the plan period on previously developed land, some of which will be contaminated.
<u>2(b) Provide access to green spaces</u>	<u>provide/improve access for all residents of the District to green spaces?</u>	X	X	X	Allowing development around towns and villages in the District may limit local accessibility to open countryside
	<u>provide opportunities for people to come into contact with and appreciate wildlife and wild places?</u>	X	X	X	Allowing development around towns and villages in the District may limit local accessibility to open countryside
	<u>maintain/improve the public right of way network?</u>	?	?	?	There are rights of way through some of the allocated sites but these could be retained as part of the development
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	<u>locate development so as to reduce the need to travel?</u>	?	?	?	Locating a significant level of new development on the edges of the District's towns and villages may be a sustainable approach but this will depend on the connections which are made between the new developments and the existing settlements
	<u>reduce car reliance, encourage walking,</u>	?	?	?	Locating a significant level of new development on the edges of the

	<u>cycle, bus, and train use?</u>				District's towns and villages may be a sustainable approach but this will depend on the connections which are made between the new developments and the existing settlements
	<u>reduce road freight movements?</u>	0	0	0	No significant effect
	<u>avoid exacerbating local traffic congestion?</u>	?	?	?	See above. The level of housing growth will inevitably lead to increased traffic movements but the precise impact of this will be determined by associated transport provision
	<u>provide affordable, accessible public transport in towns and in rural areas?</u>	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have biodiversity value. Impacts could be mitigated in some cases.
	support and maintain extent of wetland habitat and river habitats?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have watercourses through or adjoining them. These could be impacted by development although the impacts could be mitigated in most cases.
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have landscape value. Impacts could be mitigated to some extent.
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's towns and villages?	X	X	X	The policy will lead to development which will impact, in some cases, on the setting of heritage assets. Impacts could be mitigated to some extent.
	protect sites of archaeological and historic importance, whether designated or not?	X	X	X	The policy will lead to development which will impact, in some cases, on sites of archaeological importance. Impacts could be mitigated to some extent.
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	X	X	X	New development will lead to increased light, air and noise pollution. Noise pollution may be a particular issue for residents adjoining new development sites. Pollution of rivers and groundwater are also risks which
	achieve good air quality?	X	X	X	
	reduce ambient noise, especially from traffic?	X	X	X	

	reduce light pollution in the District?	X	X	X	need to be addressed.
	protect soil quality?	X	X	X	
<b>CLIMATE CHANGE</b>					
4(a) Reduce <u>greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	X	X	X	The policy provides for significant housing growth, which will lead to increases in energy consumption. Impacts from transport could be limited by focusing on creating and enhancing links between new development and existing services and facilities.
	increase proportion of energy generated by renewable sources?	0	0	0	There may be opportunities for building-integrated and stand-alone renewables as part of new housing development but this is not promoted by this policy per se
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
4(b) Improve the <u>District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	Some of the sites identified in this policy face surface water flood risk, but it should be possible to mitigate this risk to some extent
	avoid development in areas at risk from flooding?	✓	✓	✓	Sites in flood zones 2 and 3 have been avoided
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	The policy's support for significant housing growth should increase local demand and spend and create jobs in construction and other development-related industry.
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	0	0	0	No significant effect
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	Enabling local development around some of the villages should help to retain rural services
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	✓	✓	✓	The policy makes specific provision for Gypsies and Travellers and also makes provision for supported accommodation for those who cannot live in their own home.

5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	✓	✓	✓	The policy includes a requirement for 33% of all homes over the Plan period to be Affordable Housing.
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	X	X	X	Much of the development supported by this policy adjoins existing residential areas. There will be noise and amenity impacts on these areas
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
<b>RESOURCE USE AND WASTE</b>					

<u>6(a) Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	X	X	X	The policy supports significant housing growth which will increase demand for raw materials
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	X	X	X	The policy supports significant housing growth which will increase demand for water
	protect groundwater resources?	X	X	X	The policy supports significant housing growth which presents risk to groundwater
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	X	X	X	The policy supports significant housing and employment growth which will increase demand for minerals
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	?	?	?	This will depend on the extent to which linkages can be created and enhanced between new development and existing centres
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect
<b>Conclusion</b>					
<p>The policy provides clarity about the scale and location of housing which will be delivered in the District up to 2031. It stipulates that 33% of the new homes will be Affordable Housing and the policy also makes provision for groups with specific needs, including Gypsies and Travellers and those requiring supported accommodation. As well as securing long-term housing supply, the policy should help to support economic growth in the District through increasing local demand and spend and creating jobs in construction and other development-related industry.</p> <p>The Strategic Housing Land Availability Assessment made it clear that housing targets cannot be achieved without the use of greenfield sites. Mitigation of the negative environmental effects of this needs to be addressed in other policies in the plan. The policy seeks to maximise the use of previously</p>					

developed land through setting a target of 20% of new homes being completed on such land over the plan period. The justification for this figure is not clear and could be helpfully outlined in the supporting text.

**NHDC response**

**Supporting text at paragraph SP8.11 updated to refer to the 20% target on previously developed land.**

## Policy SP9: Design and sustainability

*The Council considers good design to be a key aspect of sustainable development. We will*

- a. *Support new development where it is well designed and located and responds positively to its local context;*
- b. *Require masterplans for significant developments;*
- c. *Assess proposals against detailed policy requirements set out in this plan and the Design SPD; and*
- d. *Adopt the Government's technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility.*

SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect
	encourage new business to start-up and thrive in the District?	0	✓	✓	The policy should help to protect and enhance local environments, which in the medium-long term may contribute to maintaining the attractiveness of the District to new business and investment
	support and encourage the rural economy and diversification?	0	✓	✓	
	support and promote sustainable tourism in towns and rural areas?	0	✓	✓	Achieving good design will be critical to supporting and promoting tourism in the area
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	?	?	?	Requiring the Government's technical standards for the size of new homes and water efficiency may impact on the viability of delivering high levels of affordable housing
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect, although there is brief reference to the reuse of buildings in the Design SPD

	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	✓	✓	✓	Guidance on the provision of open space is included in the Design SPD
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	✓	✓	✓	Guidance on the provision of open space is included in the Design SPD
	maintain/improve the public right of way network?	✓	✓	✓	Guidance on ease of movement (including walking and cycling routes) is included in the Design SPD
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	✓	✓	✓	The policy requires development to be both well designed and well located
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	Guidance on ease of movement (including walking and cycling routes) is included in the Design SPD
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	✓	✓	✓	Guidance on ease of movement (including walking and cycling routes) is included in the Design SPD
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	✓	✓	✓	The Design SPD refers to the potential biodiversity benefits of open space planning
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	✓	✓	✓	Policy requires development to respond positively to its local context, which will include landscape considerations. Further guidance, including town/village-specific guidance is included in the Design SPD
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	✓	✓	✓	Policy requires development to respond positively to its local context, which will include heritage considerations. Further guidance, including town/village-specific guidance

					is included in the Design SPD
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect
	achieve good air quality?	0	0	0	No significant effect
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	✓	✓	✓	The Design SPD includes guidance on energy and energy efficiency
	increase proportion of energy generated by renewable sources?	✓	✓	✓	The Design SPD includes guidance on renewable energy technologies
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect, although there is brief reference in the Design SPD to the use of locally sourced building materials
<u>4(b) Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	No significant effect
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
<u>5(a) Share benefits of prosperity fairly</u>	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	0	0	0	No significant effect
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
<u>5(b) Provide access to services and facilities for all</u>	provide access to services and facilities without need to use a car?	✓	✓	✓	Guidance on ease of movement (including walking and cycling routes) is included in the Design SPD

	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	No significant effect
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	✓	✓	✓	Policy will require Government's technical standards for accessibility in specified circumstances.
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	✓	✓	✓	The policy requires well designed new homes which must meet the Government's technical standards for the size of new homes.
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect. The Design SPD makes only brief reference to designing out crime
	help reduce the fear of crime?	0	0	0	No significant effect
<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	The Design SPD's guidance on the public realm and ease of movement should contribute to this sub-objective
	improve access to health services by means other than private cars?	✓	✓	✓	The Design SPD's guidance on the public realm and ease of movement should contribute to this sub-objective
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect

5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
<b>RESOURCE USE AND WASTE</b>					
6(a) <u>Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	✓	✓	✓	The Design SPD includes guidance on the sustainable use of materials
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	✓	✓	✓	The Design SPD addresses each of these issues
	limit water consumption to levels supportable by natural process and storage systems?	✓	✓	✓	Policy requires Government technical standards for water efficiency
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	✓	✓	✓	Design SPD refers to the use of SUDS
	reduce minerals extracted and imported?	✓	✓	✓	Design SPD addresses the sustainable use of materials
6(b) <u>Reduce waste</u>	reduce, reuse or recycle waste generated?	✓	✓	✓	Design SPD addresses waste management
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	✓	✓	✓	Design SPD includes guidance on the quality of the public realm
<b>Conclusion</b>					
<p>This policy should help to ensure that the Plan delivers against a number of the SA framework objectives and is particularly important given the scale of new development proposed by the Plan. It includes adopting the Government's technical standards for water efficiency and this responds to one of the key sustainability issues identified by the sustainability appraisal. It is framed in broad, strategic terms. This is appropriate given that it is a strategic policy, and the policy makes direct reference to the Design SPD, which provides more detailed guidance on the application of the policy. There may be one opportunity for the supporting text to more clearly articulate the implications of the policy - the policy states that the Government's technical standards for accessibility will be required 'in specified circumstances' but these circumstances are not outlined, nor is there a cross-reference to where these circumstances are described.</p>					

Any future revision to the Design SPD would provide the opportunity to strengthen guidance in a couple of key areas: the importance of good design in crime reduction and community safety; and climate change adaptation issues, particularly the need for good design to take account of the risks of surface water flooding and overheating in summer.

**NHDC response**

**Supporting text at paragraph SP9.5 includes reference to the Government's technical standards.**

## Policy SP10: Healthy communities

*We will provide and maintain healthy, inclusive communities for our residents. We will:*

- a. *Support the retention of existing community, cultural, leisure or recreation facilities;*
- b. *Require appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development;*
- c. *Work with the NHS Trust, the Clinical Commissioning Groups and other relevant providers to ensure appropriate coverage of healthcare facilities across the district;*
- d. *Maintain the network of local retail centres identified in Policy SP4 [strategic retail] and support the retention of locally-important shops;*
- e. *Work with Hertfordshire County Council and education providers to ensure the planning system contributes to the provision of sufficient school places and facilitates the provision of new or expanded schools in appropriate and accessible locations; and*
- f. *Protect, enhance and create new physical and green infrastructure to foster healthy lifestyles.*

SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect
	encourage new business to start-up and thrive in the District?	0	0	0	No significant effect
	support and encourage the rural economy and diversification?	✓	✓	✓	The policy supports the maintenance of the network of local retail centres identified in Policy SP4 and supports the retention of locally-important shops
	support and promote sustainable tourism in towns and rural areas?	✓	✓	✓	The provision of new cultural and leisure facilities may help to promote tourism in the District
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	0	0	0	No significant effect
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					

<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	✓	✓	✓	The policy seeks the protection, enhancement and creation of new physical and green infrastructure. The supporting text makes it clear that physical infrastructure includes walking and cycling routes
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	✓	✓	✓	
	maintain/improve the public right of way network?	✓	✓	✓	
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	0	0	0	No significant effect
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	The policy seeks the protection, enhancement and creation of new physical and green infrastructure. The supporting text makes it clear that physical infrastructure includes walking and cycling routes
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	✓	✓	✓	The policy seeks the protection, enhancement and creation of new physical and green infrastructure. The supporting text makes it clear that physical infrastructure includes walking and cycling routes, which could help in mitigating the growth in traffic.
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new	✓	✓	✓	The policy seeks the protection, enhancement and creation of new green infrastructure

	habitats?				
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect. There is an opportunity for the scope of the policy to be extended to include 'green and blue' infrastructure.
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	0	0	0	No significant effect
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	0	0	0	No significant effect
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect. There is an opportunity for the scope of the policy to be extended to include 'green and blue' infrastructure.
	achieve good air quality?	✓	✓	✓	There may be some positive effects on local air quality as a result of new or improved green infrastructure
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	0	0	0	No significant effect
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
<u>4(b) Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	✓	✓	✓	New green infrastructure may help to reduce vulnerability to climate change
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
<u>5(a) Share benefits of prosperity fairly</u>	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of	✓	✓	✓	New community, cultural, leisure and built sport & recreation

	deprived areas (estates in Letchworth and Hitchin)?				facilities could play an important role in regeneration
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	0	0	0	No significant effect
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	Policy requires appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	Policy supports the retention of existing community, cultural, leisure and recreation facilities
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	✓	✓	✓	The retention and creation of community facilities will be important in supporting the local voluntary sector.
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	✓	✓	✓	The policy supports the retention and creation of community facilities
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect

<u>5(f) Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	The policy supports the retention and creation of leisure, sport and recreation facilities and the protection, enhancement and creation of physical and green infrastructure
	improve access to health services by means other than private cars?	✓	✓	✓	The policy specifically commits the council to working with the NHS Trust, the Clinical Commissioning Groups and other relevant providers to ensure appropriate coverage of healthcare facilities across the district
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	✓	✓	✓	The policy specifically commits the council to working with Hertfordshire County Council and education providers to ensure the planning system contributes to the provision of sufficient school places and facilitates the provision of new or expanded schools in appropriate and accessible locations
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	✓	✓	✓	Policy supports the retention of existing community, cultural, leisure and recreation facilities and requires appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development
<b>RESOURCE USE AND WASTE</b>					
<u>6(a) Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	0	0	0	No significant effect
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect

	reduce minerals extracted and imported?	0	0	0	No significant effect
<u>6(b) Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	✓	✓	✓	The policy supports the maintenance of the network of local retail centres identified in Policy SP4 and supports the retention of locally-important shops
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect
<p><b>Conclusion</b></p> <p>This policy is critical to delivery of a number of the social and environmental sub-objectives in the sustainability appraisal framework. There is an opportunity for the scope of the policy to be extended to include green 'and blue' infrastructure, recognising the importance of protecting and enhancing the District's wetland and river habitats and of protecting water quality and groundwater resources.</p> <p><b>NHDC response</b></p> <p><b>Protection of the water environment is covered in policy SP11 and SP12</b></p>					

## Policy SP11: Natural resources and sustainability

<i>This plan seeks to meet the challenges of climate change and flooding. We will:</i>					
<ul style="list-style-type: none"> <li>a. Support proposals for renewable energy development in appropriate locations;</li> <li>b. Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures;</li> <li>c. Support the principles of the Water Framework Directive and seek improvements to the water environment; and</li> <li>d. Give consideration to the potential or actual impact of land contamination.</li> </ul>					
SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect

	encourage new business to start-up and thrive in the District?	0	0	0	No significant effect
	support and encourage the rural economy and diversification?	0	0	0	No significant effect
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	0	0	0	No significant effect
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	✓	✓	✓	The policy specifically refers to the importance of giving consideration to land contamination issues, with further detailed policies cross-referenced in the supporting text.
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	0	0	0	No significant effect
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	0	0	0	No significant effect
	maintain/improve the public right of way network?	0	0	0	No significant effect
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	0	0	0	No significant effect
	reduce car reliance, encourage walking, cycle, bus, and train use?	0	0	0	No significant effect
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	0	0	0	No significant effect

	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	0	0	0	No significant effect
	support and maintain extent of wetland habitat and river habitats?	✓	✓	✓	Policy supports improvements to the water environment
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	0	0	0	No significant effect
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	0	0	0	No significant effect
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	✓	✓	✓	Policy supports the principles of the Water Framework Directive and improvements to the water environment, although the wording is less strong than, for example, in relation to biodiversity
	achieve good air quality?	0	0	0	No significant effect
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	0	0	0	No significant effect. The policies do not reflect the energy hierarchy, i.e. focusing on demand reduction and energy efficiency, as well as promoting renewable and low carbon energy
	increase proportion of energy generated by renewable sources?	✓	✓	✓	The policy supports renewable energy development in appropriate locations
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect

4(b) Improve the District's ability to adapt to climate change	reduce vulnerability to climate change, exploit any benefits?	✓	✓	✓	The policy requires the provision of SuDS and other appropriate measures to manage flood risk
	avoid development in areas at risk from flooding?	✓	✓	✓	The policy supports a sequential approach to development in line with the NPPF
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	0	0	0	No significant effect
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	0	0	0	No significant effect
	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	No significant effect
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect

5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) Improve conditions and services that engender good health and reduce health inequalities	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
<b>RESOURCE USE AND WASTE</b>					
6(a) Use natural resources efficiently; reuse, use recycled where possible	minimise the demand for raw materials?	0	0	0	No significant effect
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect. The policy does not reflect the energy hierarchy, i.e. promoting energy efficiency and demand reduction as well as renewables
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	✓	✓	✓	The policy supports protection of the water environment and the supporting text makes it clear that this includes groundwater
	promote sustainable drainage systems?	✓	✓	✓	The policy requires the provision of SuDS and other appropriate measures to manage flood risk
	reduce minerals extracted and imported?	0	0	0	No significant effect
6(b) Reduce waste	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect

	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect

### Conclusion

This policy supports a number of sustainability appraisal framework objectives. However, a number of amendments should be considered in order to more effectively address some of the objectives:

- Whilst it is appropriate for more detailed policy on land contamination to be provided in the more detailed policies, the wording on the approach to land contamination could be strengthened here. The policy states that land contamination will be considered whereas it may be clearer and more in line with the SA framework objectives to say that the council will support proposals which involve the remediation of contaminated land.
- Consideration could also be given to strengthening the wording regarding the water environment, particularly in the light of the requirements of the Water Framework Directive. The language used with regard to biodiversity is 'protect, enhance and manage' and it may be appropriate for the same language to be used with regard to the water environment.
- The stated support for appropriate renewable energy development is important but the policies ought to reflect the principles of the energy hierarchy, i.e. focusing on demand reduction and energy efficiency, as well as promoting renewable and low carbon energy.
- The wording of this policy should also be amended so that it is clear that the policy encompasses renewable and low carbon energy development. A definition could usefully be included in the supporting text, drawing on the definition provided in Planning Practice Guidance.
- More detailed policies in the plan on renewable and low carbon energy should provide geographic specificity on the principal opportunities for such developments.

### NHDC response

**Criterion 'a' amended to include reference to "low carbon energy development",**  
**Criterion 'c' strengthened to include "protect, enhance and manage" the water environment.**  
**Criterion 'd' amended to include "and support proposals that involve remediation of contaminated land"**

**Reference to the energy hierarchy as well as promoting renewable and low carbon energy is covered in other more detailed policies in the plan.**

## Policy SP12: Green infrastructure, biodiversity and landscape

*We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:*

- Protect, enhance and manage the green infrastructure network and seek opportunities to create new green infrastructure;*
- Protect, enhance and manage biodiversity networks and Locally Important Geological Sites (LIGS) and seek opportunities for net gains for biodiversity; and*
- Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Natural Beauty.*

SA objective	SA Sub Objective: will the policy or proposal	Predicted effect			Justification and recommendations for
		Short	Med	Long	

	<i>help to...</i>	<b>term</b>	<b>term</b>	<b>term</b>	<b>mitigation/ improvement</b>
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	✓	✓	✓	The policy is clear about the commitment to accommodating significant growth
	encourage new business to start-up and thrive in the District?	✓	✓	✓	
	support and encourage the rural economy and diversification?	✓	✓	✓	
	support and promote sustainable tourism in towns and rural areas?	✓	✓	✓	The policy provides protection for landscape character, particularly the Chilterns AONB, which will be important in promoting tourism
	improve the quality of local jobs available to people in the District?	✓	✓	✓	Commitment to significant growth should support this objective indirectly
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	✓	✓	✓	Commitment to significant growth should support this objective
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	✓	✓	✓	Policy commits to protection enhancement and management of green infrastructure network and creation of new green infrastructure
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	✓	✓	✓	
	maintain/improve the public right of way network?	✓	✓	✓	
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	0	0	0	No significant effect
	reduce car reliance, encourage walking, cycle, bus, and train use?	✓	✓	✓	Green infrastructure often incorporates walking and cycling routes
	reduce road freight	0	0	0	No significant effect

	movements?				
	avoid exacerbating local traffic congestion?	✓	✓	✓	Green infrastructure often incorporates walking and cycling routes
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					
<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	✓	✓	✓	Policy seeks to protect, enhance and manage biodiversity networks and Locally Important Geological Sites (LIGS) and seek opportunities for net gains for biodiversity
	support and maintain extent of wetland habitat and river habitats?	✓	✓	✓	This is covered by clause b but could be enhanced by including blue infrastructure in the policy alongside green infrastructure
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	✓	✓	✓	The policy provides protection for landscape character, particularly the Chilterns AONB
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	0	0	0	No significant effect
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect. The policy wording could be expanded to include blue as well as green infrastructure
	achieve good air quality?	✓	✓	✓	There may be localised air quality benefits through improvements in green infrastructure
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	✓	✓	✓	Protection and enhancement of green infrastructure is likely to help in protecting soil quality
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	0	0	0	No significant effect
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect

	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
4(b) Improve the District's ability to adapt to climate change	reduce vulnerability to climate change, exploit any benefits?	✓	✓	✓	Protection and enhancement of green infrastructure is likely to help in mitigating flood risk
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	The policy is clear about accommodating significant growth in the district which should help to generate employment opportunities
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	✓	✓	✓	Green infrastructure often incorporates walking and cycling routes
	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	No significant effect
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young,	0	0	0	No significant effect

	the disabled and key workers?				
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	✓	✓	✓	Green infrastructure often incorporates walking and cycling routes
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
<b>RESOURCE USE AND WASTE</b>					
6(a) <u>Use natural resources efficiently; reuse, use recycled where possible</u>	minimise the demand for raw materials?	0	0	0	No significant effect
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	✓	✓	✓	The policy is likely to promote the incorporation of green infrastructure in new development
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	0	0	0	No significant effect
6(b) <u>Reduce waste</u>	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect

	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect
<p><b>Conclusion</b></p> <p>As well as directly addressing the environmental protection objectives in the sustainability appraisal framework, this policy indirectly supports a number of other objectives including those relating to improving access by non-car means and improving access to open space. The policy also, importantly, recognises the need to provide environmental protection in the context of accommodating significant growth.</p> <p>As with policy SP10, there is an opportunity for the scope of the policy to be extended to include green 'and blue' infrastructure, recognising the importance of protecting and enhancing the District's wetland and river habitats and of protecting water quality and groundwater resources.</p> <p><b>NHDC response</b></p> <p><b>Criterion 'b' amended to include protection of "wetland and riverine habitats".</b></p>					

## Policy SP13: Historic environment

<p><i>The Council will ensure the historic environment is properly protected and enhanced. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:</i></p> <ol style="list-style-type: none"> <li><i>Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting;</i></li> <li><i>Identifying sites on the national register of Heritage at Risk or the local risk register;</i></li> <li><i>Periodic reviews of Conservation Areas and other locally designated assets; and</i></li> <li><i>Publication of detailed guidance</i></li> </ol>					
SA objective	SA Sub Objective: <i>will the policy or proposal help to...</i>	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	?	?	?	Unlike policy SP12, this policy is not framed within the overall context of accommodating significant growth in the District
	encourage new business to start-up and thrive in the District?	?	?	?	Unlike policy SP12, this policy is not framed within the overall context of accommodating significant growth in the District
	support and encourage the rural economy and diversification?	?	?	?	Unlike policy SP12, this policy is not framed within the overall context of accommodating significant growth in the District

	support and promote sustainable tourism in towns and rural areas?	✓	✓	✓	The policy provides protection for the historic environment, which will be important in promoting tourism
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	?	?	?	Unlike policy SP12, this policy is not framed within the overall context of accommodating significant growth in the District
<b>LAND USE AND DEVELOPMENT PATTERNS</b>					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	✓	✓	✓	The strong presumption in favour of retaining heritage assets should help to promote the reuse of buildings which have heritage value
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	0	0	0	No significant effect
<u>2(b) Provide access to green spaces</u>	provide/improve access for all residents of the District to green spaces?	0	0	0	No significant effect
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	0	0	0	No significant effect
	maintain/improve the public right of way network?	0	0	0	No significant effect
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	locate development so as to reduce the need to travel?	0	0	0	No significant effect
	reduce car reliance, encourage walking, cycle, bus, and train use?	0	0	0	No significant effect
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	0	0	0	No significant effect
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
<b>ENVIRONMENTAL PROTECTION</b>					

<u>3(a) Protect and enhance biodiversity</u>	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	0	0	0	No significant effect
	support and maintain extent of wetland habitat and river habitats?	0	0	0	No significant effect
<u>3(b) Protect and enhance landscapes</u>	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	✓	✓	✓	The policy offers protection to the setting of heritage assets
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	conserve and enhance the historic built character of the District's town's and villages?	✓	✓	✓	This is the primary focus of the policy
	protect sites of archaeological and historic importance, whether designated or not?	✓	✓	✓	The supporting text makes it clear that the scope of 'heritage assets' extends to areas of archaeological significance
<u>3(d) Reduce pollution from any source</u>	improve the water quality of rivers and groundwater supplies?	0	0	0	No significant effect
	achieve good air quality?	0	0	0	No significant effect
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
<b>CLIMATE CHANGE</b>					
<u>4(a) Reduce greenhouse gas emissions</u>	minimise energy consumption by transport and in buildings?	0	0	0	No significant effect
	increase proportion of energy generated by renewable sources?	0	0	0	No significant effect
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
<u>4(b) Improve the District's ability to adapt to climate change</u>	reduce vulnerability to climate change, exploit any benefits?	0	0	0	No significant effect
	avoid development in areas at risk from flooding?	0	0	0	No significant effect
<b>A JUST SOCIETY</b>					
<u>5(a) Share benefits of prosperity fairly</u>	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect

	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	0	0	0	No significant effect
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	0	0	0	No significant effect
	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	No significant effect
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) <u>Improve conditions and services that engender good health and reduce health inequalities</u>	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect

	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
<b>RESOURCE USE AND WASTE</b>					
6(a) Use natural resources efficiently: reuse, use recycled where possible	minimise the demand for raw materials?	0	0	0	No significant effect
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	0	0	0	No significant effect
	promote sustainable drainage systems?	0	0	0	No significant effect
	reduce minerals extracted and imported?	0	0	0	No significant effect
6(b) Reduce waste	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
<b>TOWN CENTRES</b>					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect
<b>Conclusion</b>					
<p>This policy directly addresses the sustainability appraisal framework objectives relating to the protection, conservation and enhancement of heritage assets and landscapes. It may also indirectly support the retention and re-use of derelict buildings (objective 2(a)).</p> <p>Unlike policy SP12, the current wording of this policy does not make it clear that the protection of the historic environment needs to be achieved within the context of accommodating significant growth in the</p>					

District. Amending the wording along these lines may help to put the policy in context and aid interpretation.

**NHDC response**

**Policy amended** “The Council will ~~ensure~~ **balance the need for growth with the proper protection and enhancement of the historic environment** ~~is properly protected and enhanced.~~”

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<sup>i</sup> those relevant to the SEA Directive are shown underlined



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 11: Detailed policies - appraisal matrices

September 2016

# North Hertfordshire District Council

## Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

### Appendix 11: Detailed policies - appraisal matrices

A report by **CAG Consultants**

September 2016

#### Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Tim Maiden Approved by: Gerard Couper
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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#### CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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## 1. Economy and town centres

### Policy ETC1: Appropriate uses in employment areas

Within the allocated Employment Areas, as shown on the Proposals Map, planning permission will be granted where:

- Within those parts of the Employment Areas designated for business use only, development is for Use Class B1;
- Elsewhere within Employment Areas, development is for Use Classes B1, B2 or B8;
- Any relevant site-specific criteria are met; and
- Any Use Class B8 development is easily accessible from the primary road network.

Planning permission for other uses will only be granted as an exception to the above criteria where they are:

- Ancillary to the above uses;
- Essential to the continued operation of an established premises;
- Would bring comparable benefits to a B-class use in the same location; or

Would make use of a site that would otherwise be likely to become or remain vacant for an extended period of time.

SA Objectives	What is predicted effect of the option on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	By safeguarding employment uses B1, B2 and B8 this policy is likely to have a positive impact on the quality of local employment
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The sites are mainly on the edge of the towns. They are existing sites, and the presumption against retail should help avoid additional car use.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	?	?	?	Depends on the nature of the new uses.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	See comments under 2(c) above.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Safeguarding these uses should provide employment opportunities for local people,

				though there is no guarantee that jobs would go to locals. It could also encourage entrepreneurial activity in Letchworth and Hitchin particularly, which have been identified as being of greater need.
5(b) Provide access to services and facilities for all	?	?	?	Depends on whether it would help meet local needs for services.
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Depends on the nature of the new uses.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends on the nature of the new uses
6(b) Reduce waste	?	?	?	Depends on the nature of the new uses
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Section B takes account of town centre impact.
<p><b>Conclusions</b></p> <p>By safeguarding employment uses B1, B2 and B8 this policy is likely to have a significant positive impact on the quality of local employment.</p> <p>The sites are mainly on the edge of the towns. They are existing sites, and the presumption against retail should help avoid additional car use.</p> <p><b>Uncertainties</b></p> <p>Some impacts, such as air pollution and resource use, depend on the nature of any new uses.</p> <p><b>Recommendations/Mitigation</b></p> <p>The policy could address the SA objective of promoting community cohesion by including an exception for community-owned enterprises.</p> <p><b>NHDC response</b></p> <p>The exceptions allow for types of community-owned enterprises, so there is no need for it to be a specific exception in its own right.</p>				

## Policy ETC2: Employment development outside employment areas

*Planning Permission for employment uses outside of allocated Employment Areas will be granted where:*

- a. *they are located consistently with the principles of sustainable development;*
- b. *the proposal is appropriate to the area in terms of size, scale, function, catchment area and / or historic and architectural character;*
- c. *there would be no significant adverse impacts on residential amenity; and*
- d. *if major in scale, evidence is provided that there are no more suitable sites within the existing Employment Areas.*

*The Council will only permit the loss of existing employment uses on unallocated sites, where it can be demonstrated that:*

- i. *the land or premises is no longer required to meet future employment needs of either the local community or the District;*
- ii. *the existing use has a significant adverse impact on the amenities of surrounding land uses; or*
- iii. *the existing use is detrimental to highway safety.*

	What is predicted effect of the option on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
SA Objectives	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	This is a positively worded policy which sets clear criteria for employment uses outside employment areas and should therefore not unduly restrict economic growth
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Depends on location.
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy requires developments to be located sustainably
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location of any new development
3(b) Protect and enhance landscapes	?	?	?	Depends on location of any new development
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location of any new development
3(d) Reduce pollution from any source	?	?	?	New developments will inevitably result in some noise and pollution. The nature of this impact will depend on the type of development. However, it would be controlled through other policies.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X?	X?	X?	Likewise, new developments will inevitably result in additional CO2 emissions, though these would be mitigated by other policies.
4(b) Improve the District's ability to adapt to climate change	?	?	?	Depends on site.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Depends on the mix and accessibility of employment provided.

5(b) Provide access to services and facilities for all	?	?	?	Depends on the mix and accessibility of employment provided.
5(c) Promote community cohesion	√	√	√	Enabling people to work locally should have a positive impact on community cohesion.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	New development would inevitably result in increases in ambient noise, though this would depend on their location and nature.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends on the nature of the new uses
6(b) Reduce waste	?	?	?	Depends on the nature of the new uses
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The requirements regarding sustainable locations should have a positive impact on the vitality of town centres.
<b>Conclusions</b>				
This is a positively worded policy which should play an important role in facilitating economic development in the borough. The requirement for sustainable locations should support town centres.				
<b>Uncertainties</b>				
The impacts of new employment development will depend on the nature and location of new development which comes forward.				
<b>Recommendations/Mitigation</b>				
None identified				

### Policy ETC3: New retail, leisure and other main town centre development

<i>Planning permission for new retail, leisure and other main town centre development will be granted where:</i>				
<ol style="list-style-type: none"> <li>1. <i>the sequential test is passed;</i></li> <li>2. <i>impact assessments are provided based on locally set thresholds demonstrating there is no unacceptable harm to the vitality or viability of a designated centre;</i></li> <li>3. <i>within retail allocation sites, as shown on the Proposals Map, any relevant site-specific criteria are met;</i></li> <li>4. <i>the proposal is appropriate to the area in terms of use, size, scale, function, catchment area, historic and architectural character; and</i></li> <li>5. <i>there would be no significant adverse impact upon residential amenity.</i></li> </ol>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The policy provides a positive framework for new retail, leisure and other main town centre development
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the	√	√	√	Through focusing such development on

development of greenfield land and other land with high environmental and amenity value?				existing centres, the policy will contribute to the protection of greenfield sites.
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy focuses new retail, leisure and other town centre development in existing centres, which are the most sustainable locations for such uses.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	x	x	x	The positive approach to new development may lead to increases in emissions.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	The positive approach to new development may generate employment.
5(b) Provide access to services and facilities for all	√	√	√	The policy priorities accessible town centres for new development.
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Policy supports new leisure development in existing centres.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Policy should contribute to the protection and enhancement of the vitality of urban areas
<b>Conclusions</b>				
The policy focuses new retail, leisure and other town centre development in existing centres, which are the most sustainable locations for such uses.				

<b>Uncertainties</b>
None identified
<b>Recommendations/Mitigation</b>
None identified

## Policy ETC4: Primary shopping frontages, and Policy ETC5: Secondary shopping frontages

<p><b>Policy ETC4: Primary shopping frontages</b>  Town Centre boundaries for Hitchin, Letchworth Garden City and Royston are shown on the Proposals Map. Within the designated Primary Shopping Frontages, planning permission will be granted at ground-floor level:</p> <ol style="list-style-type: none"> <li>for retail A1 uses; or</li> <li>exceptionally for an A3 or similar use if they do not undermine the retail function of the centre and where the proposal will attract people to the centre, enhancing the centre's vitality and viability.</li> </ol> <p><b>Policy ETC5: Secondary Shopping Frontages</b>  In the Secondary Shopping Frontages of Hitchin, Letchworth Garden City, Baldock and Royston, as shown on the Proposals Map, planning permission will be granted at ground-floor level:</p> <ol style="list-style-type: none"> <li>for retail, professional services and restaurants (A1, A2 or A3)</li> <li>exceptionally for other main town centre uses if they do not undermine the retail function of the centre and where the proposal will attract people to the centre, enhancing the centre's vitality and viability. .</li> </ol>
---

SA Objectives	Predicted effect			Justification for assessment and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<p>This policy will contribute towards protecting the vitality and culture of town centres.</p> <p>The policy promotes sustainable economic growth and investment in key centres through restricting the over-concentration of non A1 uses, thus avoiding 'dead frontages'.</p> <p>In the long term the protection of the shopping function of the town centres should help to achieve sustained economic growth. However, this may have a number of short-term disadvantages in terms of diversity. Restricting certain development may reduce the opportunities for other business types and community facilities.</p>
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	Retaining shops within accessible town centres with good sustainable transport links will give an alternative to use of private cars.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	√	√	√	In the main, these shopping frontages will be retained for retail use and should not detract from the local distinctiveness of the townscape.

3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	As above.
3(d) Reduce pollution from any source	0	0	0	No significant impact- however, as the building uses/intensity of activity is likely to be largely unchanged, it is assumed pollution is not likely to be increased (for example through increased energy use; through significant refurbishment and construction).
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Should help to prevent growth in transport emissions through protecting vitality of town centres.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	The policy may assist in securing jobs in retail in accessible urban centres and providing further jobs in retail.
5(b) Provide access to services and facilities for all	√	√	√	The policy promotes the retention of shops in accessible urban areas
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	?	?	?	There may be a correlation between anti social behaviour with further development in towns, (particularly food and drink outlets- where permitted; and the development of night economies) which may increase crime rates and fear of crime.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	The policy promotes retail as a leisure activity (in conjunction with town centre core policies) within highly accessible locations.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	0	0	Maintaining primary retail functions of town centres and buildings will invariably reduce raw material consumption and waste associated with new development or more intensive refurbishment of premises for other uses.
6(b) Reduce waste	√	0	0	See comments raised above.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact. The focus of the policy is in maintaining the primary retail function of town centres and in isolation does not take a holistic view of the urban area.
<b>Conclusions</b>				
The main purpose of the policy is economic and it performs significantly well in a number of areas. Its key role is to protect the primary retail function of towns and to promote balanced and sustainable				

economic growth in order to maintain and enhance the vibrancy and vitality of town centres. Implementation of the policy should also assist in maintaining local distinctiveness, with primary and secondary frontages being retained for retail use only.

The policy may have a significantly positive impact in terms of social inclusion and access to employment. Jobs in retail will be retained and new ones created, facilitated by good transport links in town centres.

#### Uncertainties

Limiting other businesses may have a number of short-term disadvantages in terms of diversity. Restricting certain development may reduce the opportunities for other business types and community facilities.

#### Recommendations/Mitigation

None identified

### Policy ETC6: Local centres

*Within Local Centres, as shown on the Proposals Map or identified in approved masterplans, planning permission will be granted where:*

- a. *it is for use class A1, A2, A3, A4, A5, D1 or D2 at ground floor level;*
- b. *the centre would continue to provide a range of uses with a majority of units being retained in A1 use; and*
- c. *Any change of use from class A1 would:*
  - i. *maintain the general vitality and viability of the centre; and*
  - ii. *not seriously diminish the provision of local shopping facilities*

*Proposals of over 500m<sup>2</sup> gross will not generally be suitable in local centres.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The policy recognises the importance of preserving and enhancing the existing functions of local centres. In particular, the policy will enhance retail and key services and to some degree, diversify the local economies and in turn, protect existing employment and create new employment opportunities for local people.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy provides protection for the retail functions of local centres, which should help to minimise the need to travel to larger centres.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.

<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	The policy provides protection for the retail functions of local centres, which should help to minimise the need to travel to larger centres.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	√	√	√	The policy provides protection for the retail functions of local centres, which should help to minimise the need to travel for those who live in villages and rural areas. However, it would restrict the development of other essential services and facilities in local centres.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	x	x	x	Policy restricts change of use from A1 to culture, leisure and recreational uses in local centres.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<p><b>Conclusions</b></p> <p>The policy recognises the importance of preserving and enhancing the existing functions of local centres. This will have positive effects in terms of minimising the need to travel for those who live in rural area. It will restrict the development of other uses in local centres.</p> <p><b>Uncertainties</b></p> <p>None identified</p> <p><b>Recommendations/Mitigation</b></p> <p>Consideration should be given to adding a further criterion for considering the loss of an existing retail use – demonstration of community need. This would enable the policy to contribute better to SA objective 3(b) by making allowance for the development of other essential community services and facilities.</p> <p><b>NHDC response</b></p> <p>A community facility could be brought forward by this policy; it would just depend on the proposed use, which the policy is seeking to control.</p>				

## Policy ETC7: Scattered local shops, services and facilities in towns and villages

Planning permission for small-scale proposals providing new shops and services will be granted within existing settlements to serve the local community as an exception to the sequential approach set out in Policy ETC3(a).

Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where:

- a. there is another shop, service or facility of a similar use available for customers within a convenient walking distance; and
- b. the proposed replacement use would complement the function and character of the area.

An exception to criterion (a) above will only be permitted if it can be demonstrated that the unit has remained vacant for a year or more, and documentary and viability evidence has been provided that all reasonable attempts to sell or let the premises for similar uses in that period have failed.

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Policy helps maintain shops but does act against market forces which may promote the change in shops to other uses or the move towards larger retail units in more centralised locations.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	By maintaining a network of local shops fewer people are likely to have to use private cars to travel to larger retail centres
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	√	√	√	Policy will help reduce road transport
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Policy will help reduce road transport by providing services more locally.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	Focus of policy is to provide easily accessible services across North Herts
5(c) Promote community cohesion	√	√	√	By maintaining local shops is likely to support more cohesive communities

5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The maintenance of shops and other services and facilities is an important element of the overall sustainability of communities, and the Policy seeks to protect such facilities. It does permit a degree of flexibility but this could be enhanced further if the policy made provision for circumstances in which the proposed new development included provision of an equivalent service or function.				
<b>Uncertainties</b>				
No significant uncertainties identified				
<b>Recommendations/Mitigation</b>				
A third criteria could be added, along the lines of:				
<ul style="list-style-type: none"> <li>the proposed development would include provision of a broadly equivalent shop, service or facility as that being lost.</li> </ul>				
<b>NHDC response</b>				
This would be duplication. The first part of the policy allows for the creation of new shops and the second part of the policy requires all the criteria to be met in order for a loss to be allowed.				

## Policy ETC8: Tourism

<i>Planning permission for tourism-related development will be granted as an exception to the sequential approach set out in Policy ETC3(a) where it:</i>				
<ul style="list-style-type: none"> <li>a. <i>increases the attractiveness of the district as a tourist destination;</i></li> <li>b. <i>improves visitor accommodation; or</i></li> <li>c. <i>delivers sustainable tourist and visitor attractions in appropriate locations.</i></li> </ul>				
<i>In the rural area outside settlement boundaries proposals will need to evidence why they cannot be accommodated within existing settlements and how they will support the rural economy.</i>				
	What is predicted effect of the option on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Should promote sustainable tourism.

<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Policy prioritises development within settlements.
2(b) Provide access to green spaces	?	?	?	Rural proposals could provide increased access to the countryside.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Policy allows uses in town centres, and should assist in encouraging public transport access. However, this cannot be guaranteed, particularly on the edge of settlements and rural areas.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Depends on location. Rural proposals could have adverse effects, or could help protect and improve biodiversity.
3(b) Protect and enhance landscapes	?	?	?	Depends on location.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Depends on location
3(d) Reduce pollution from any source	?	?	?	Traffic to rural proposals could increase ambient noise.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	See comments on transport above.
4(b) Improve the District's ability to adapt to climate change	?	?	?	Depends on location
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	?	?	?	Depends whether tourism businesses provide employment for local unemployed people.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Traffic to rural proposals could increase ambient noise.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	?	?	?	Depends on nature of new development
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Depends on nature of new development
6(b) Reduce waste	?	?	?	Depends on nature of new development
<b>TOWN CENTRES</b>				
7 Promote sustainable urban	√	√	√	Policy promotes development in town centres

living				which should contribute to their viability and vitality.
<b>Conclusions</b>				
This policy should have a positive effect on promoting sustainable tourism, sustainable location patterns and the vitality town centres.				
<b>Uncertainties</b>				
Many of the potential effects depend on the nature and location of the tourism development which comes forward.				
<b>Recommendations/Mitigation</b>				
None identified				

## 2. Countryside and Green Belt

### Policy CGB1: Rural areas beyond the green belt

<i>In the Rural Areas beyond the Green Belt, as shown on the Proposals Map, planning permission will be granted where the development:</i>				
<ul style="list-style-type: none"> <li>a. is infill within the built core of a Category B village;</li> <li>b. meets a proven local need for community facilities and services or rural housing;</li> <li>c. is strictly necessary for the needs of agriculture or forestry;</li> <li>d. relates to an existing rural building;</li> <li>e. is a modest proposal for rural economic development or diversification; or</li> <li>f. would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.</li> </ul>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and recommendations for mitigation/improvement</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Permits some limited development in rural areas beyond the green belt. This development should enhance the rural economy by increasing the local population
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	This policy allows some development on rural, greenfield sites.
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	By allowing some development in and around existing settlements the policy should help support local services and reduce the need to travel
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	X	X	X	Policy will involve limited greenfield development around towns and villages. The BAP indicates that these areas include "areas high in biodiversity", key areas for farming wildlife and key grassland habitats.
3(b) Protect and enhance landscapes	?	?	?	Impact dependent on the location of development although other Plan policies do protect landscape.

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Impact dependent on the location of development. Other policies seek to protect the historic environment
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	X	Increasing the total number of homes is likely to lead to an increase in GHG emissions. Development is also likely to result in increased car journeys, and add to greenhouse gas emissions although by concentrating development largely around existing settlements this can be minimised.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	Development should help support and enhance services, especially in rural villages
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	√	√	√	The new rural housing provided should lead to an increase in affordability (or at least slower price rises).
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Some outdoor sport and recreation facilities would be permitted in rural areas under this policy
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Policy allows for essential facilities and services, and for new some outdoor sport and recreation facilities in rural areas
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The policy provides further detail as to the types of new development which will be permitted in rural areas beyond the green belt. It may result in some environmental damage. However, it will make an important contribution to the provision of the new homes, services and facilities needed in the District.				
<b>Uncertainties</b>				
The impact will depend on the scale of demand for new development in rural areas beyond the allocated sites.				
<b>Recommendations/Mitigation</b>				
None identified				

## Policy CGB2: Exception sites in rural areas

<p><i>Planning permission for community facilities and services or affordable housing</i></p> <ul style="list-style-type: none"> <li>• <i>Adjoining Category A villages;</i></li> <li>• <i>Beyond the built core of Category B villages; or</i></li> <li>• <i>Within Category C settlements</i></li> </ul> <p><i>will be granted where:</i></p> <ol style="list-style-type: none"> <li><i>It meets a proven local need as identified through a parish survey or other relevant study;</i></li> <li><i>There are no reasonable alternate, suitable and available sites within the defined settlement boundaries of relevant towns or Category A villages or the built core of relevant Category B villages;</i></li> <li><i>The proposal would meet relevant criteria of Policy <b>HS2 [affordable housing]</b>, particularly in relation to need, affordability and retention of dwellings;</i></li> <li><i>The proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt or Rural Area beyond the Green Belt; and</i></li> <li><i>The public benefit of the proposal outweighs any harm that might arise against these aims.</i></li> </ol> <p><i>The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.</i></p>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	<b>x</b>	<b>x</b>	<b>x</b>	This is a necessarily restrictive policy to prevent damaging development in rural areas. As such, however, it will limit the supply of homes in the countryside
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The policy provides protection for rural sites, with development only permitted in the exceptional circumstances listed in the policy
2(b) Provide access to green spaces	<b>0</b>	<b>0</b>	<b>0</b>	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy will play a role, alongside others, in focusing new development within the existing larger settlements
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy provides protection for rural sites, many of which will have biodiversity value and requires development proposals to demonstrate no substantial adverse impact on the openness or general policy aims of the green belt or rural area beyond the green belt.
3(b) Protect and enhance landscapes	√	√	√	The policy provides protection for rural sites, many of which will have landscape value and requires development proposals to demonstrate no substantial adverse impact on the openness or general policy aims of the green belt or rural area beyond the green belt.
3(c) Conserve and where appropriate, enhance the historic environment	<b>0</b>	<b>0</b>	<b>0</b>	No significant impact
3(d) Reduce pollution from any source	√	√	√	Preventing inappropriate development in rural areas will help to address issues such as noise and light pollution and soil quality.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas	<b>0</b>	<b>0</b>	<b>0</b>	No significant impact

emissions				
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	Policy provides exceptions for essential community facilities and services
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	√	√	√	Policy provides exceptions for essential affordable housing and ensures that such housing is retained as affordable housing.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The policy will play a key role in focusing new development in existing larger settlements, whilst clearly outlining the exceptional circumstances in which new development will be permitted in rural areas.				
<b>Uncertainties</b>				
The role of the policy will largely be determined by the extent of demand for development in rural areas, the availability of reasonable, alternative sites and the ability to demonstrate proven local need.				
<b>Recommendations/Mitigation</b>				
None identified.				

## Policy CGB3: Rural workers' dwellings

*Planning permission for new homes to support existing agricultural, forestry and other rural businesses will be granted where:*

- a. *There is a clearly established existing functional need;*
- b. *The unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and should remain so; and*
- c. *The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.*

*Planning permission for the removal of agricultural occupancy conditions will only be granted where:*

- i. *the circumstances which led to the imposition of the relevant condition(s) have significantly changed;*
- ii. *the building is demonstrably not required or suitable for an agricultural or rural business use; and*
- iii. *it is clearly evidenced that there is no further need in the locality for an agricultural worker's dwelling.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Although restrictive, the policy makes provision for essential housing for those working in established rural businesses.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Should help to prevent inappropriate development in rural areas
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	In conjunction with other policies this policy should help to ensure that development which does not need to be in rural locations is focused on the larger existing settlements
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy provides protection for rural sites, many of which will have biodiversity value and requires development proposals to demonstrate no substantial adverse impact on the openness or general policy aims of the green belt or rural area beyond the green belt.
3(b) Protect and enhance landscapes	√	√	√	The policy provides protection for rural sites, many of which will have landscape value and requires development proposals to demonstrate no substantial adverse impact on the openness or general policy aims of the green belt or rural area beyond the green belt.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	√	√	√	Preventing inappropriate development in rural areas will help to address issues such as noise and light pollution and soil quality.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact

<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	The policy makes provision for essential housing for those working in established rural businesses who might otherwise struggle to afford housing locally.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	√	√	√	The policy makes provision for essential housing for those working in established rural businesses who might otherwise struggle to afford housing locally.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The policy makes provision for essential housing for those working in established rural businesses . It is restrictively worded, meaning that negative environmental impacts should be minimal.				
<b>Uncertainties</b>				
No significant uncertainties				
<b>Recommendations/Mitigation</b>				
None identified.				

## Policy CGB4: Existing rural buildings

*Planning permission for the re-use, replacement or extension of buildings in the Green Belt or Rural Area beyond the Green Belt will be granted where:*

- a. Any existing building to be converted does not require major extension or reconstruction;*
- b. The resultant building(s) do not have a materially greater impact on the openness or general policy aims of the Green Belt or Rural Area beyond the Green Belt than the original building(s); and*
- iv. Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable	√	√	√	Permits the development of existing properties

levels of prosperity and economic growth				to better meet the needs of residents. Likely to lead to an increase in work for local builders and associated trades. Should also improve the supply of housing to those employed in the District
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Supports development (with certain caveats) of existing buildings rather than new build.
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	Permits re-use and redevelopment of rural buildings, which are unlikely to be in sustainable locations
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	√	√	√	Policy supports the provision of new buildings and extensions that are of an appropriate scale and style to complement existing structures and the wider landscape
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	Policy supports the provision of extensions to existing old buildings that are of an appropriate scale and style to complement existing structures and the wider landscape.
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Re-use of buildings should generate fewer GHG emissions than new-build
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact. The housing created is unlikely to be affordable
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Not clear. However, no encouragement in policy to use recycled and reused materials wherever possible
6(b) Reduce waste	0	0	0	Not leading to an expansion of the number of buildings and so unlikely to have a significant impact on waste
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The Policy allows the replacement or extension of rural buildings under certain circumstances. It requires buildings to be in keeping with the surroundings and of an appropriate scale.				
<b>Uncertainties</b>				
None identified				
<b>Recommendations/Mitigation</b>				
None identified				

### Policy CGB5: Urban open land

<i>In areas of Urban Open Land, as shown on the Proposals Map, planning permission will be granted where the development:</i>				
<ul style="list-style-type: none"> <li>a. would provide land or limited ancillary built facilities for: <ul style="list-style-type: none"> <li>i. outdoor sport, outdoor recreation or cemeteries;</li> <li>ii. rural land uses or buildings appropriate in an urban fringe location; or</li> <li>iii. landscaping or other earthworks associated with the development of adjoining allocated sites;</li> </ul> </li> <li>b. is low intensity in nature; and</li> <li>c. would maintain openness and respect the transition from the urban area to the rural area beyond.</li> </ul>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and recommendations for mitigation/improvement</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	The policy places tight restrictions on development on urban open land, limiting opportunities for housing and employment development in such locations.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Offers protection to urban open land on the urban fringes
2(b) Provide access to green spaces	√	√	√	Offers protection to urban open land on the urban fringes, much of which is valuable green space.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	By protecting urban fringes, the policy may have the effect of pushing development further from existing settlements. However, the effect will depend on whether the sites included in the Plan adequately meet the pressure for development in the District.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	Much urban open land is likely to be of biodiversity value.

3(b) Protect and enhance landscapes	√	√	√	The policy offers important protection for the setting of the District's existing settlements, ensuring an appropriate transition from urban to rural.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	The policy affords protection to school playing fields, sports pitches and other facilities located on urban open land.
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact, although the retention of recreational facilities on urban open land may help to contribute to encouraging active lifestyles.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	The policy affords protection to school playing fields, sports pitches and other recreational facilities located on urban open land.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The policy affords protection to urban open land on the fringes of existing settlements. Whilst this may restrict opportunities for housing and economic development away from the allocated sites, the policy supports a number of sustainability objectives, including protecting green space, protecting biodiversity and landscapes and promoting access to services and facilities for all.				
<b>Uncertainties</b>				
Should the allocated sites in the Plan not meet the demands for development in the District, the policy may lead to pressure for development in unsustainable locations away from the existing settlements.				
<b>Recommendations/Mitigation</b>				
None identified				

### 3. Transport

#### Policy T1: Assessment of transport matters

<i>Planning permission will be granted where:</i>				
<ul style="list-style-type: none"> <li>a. <i>Development would not adversely impact upon highway safety;</i></li> <li>b. <i>Mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7;</i></li> <li>c. <i>Suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and</i></li> <li>d. <i>For major developments, applicants demonstrate (where practicable) how:</i> <ul style="list-style-type: none"> <li>i. <i>The proposed scheme would be served by public transport; and</i></li> <li>ii. <i>Safe, direct and convenient routes for pedestrians and cyclists will be provided</i></li> </ul> </li> </ul>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact, although there could be some benefits in terms of maintaining existing public rights of way.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Policy has a strong focus on delivering sustainable transport improvements
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	√	√	√	Improvements in sustainable transport provision should deliver benefits in terms of air and noise pollution
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Improvements in sustainable transport provision should deliver benefits in terms of greenhouse gas emissions from transport
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	The emphasis on sustainable transport should improve access to services and facilities without the need to use a car. However, the wording relating to the requirements for major development proposals ('where practicable') may weaken this element of the policy.

5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Major developments are required, where practicable, to make provision for pedestrians and cyclists. All proposals are also required to demonstrate that they will not have a detrimental impact on highway safety.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	May lead to improvements in the transport connections in, and to, town centres.
<p><b>Conclusions</b></p> <p>This policy provides strong support for the provision of safe and sustainable transport facilities with new development. However, the wording relating to the requirements for major development proposals ('where practicable') may weaken this element of the policy.</p> <p><b>Uncertainties</b></p> <p>None identified.</p> <p><b>Recommendations/Mitigation</b></p> <p>The element of the policy which relates to the requirements for major development proposals could be strengthened through changing the wording from 'where practicable' to 'as far as is practicable'. This could encourage even limited provision to be made for sustainable transport modes where this is all that is practicable.</p> <p><b>NHDC response</b></p> <p>The suggested wording has been included in the final version of the Plan.</p>				

## Policy T2: Parking

<i>Planning permission will be granted where:</i>				
<p>a. <i>Parking is provided in accordance with the standards set out in this plan;</i></p> <p>b. <i>Proposals have regard to relevant Supplementary Planning Documents, strategies or advice;</i></p> <p>c. <i>Applicants clearly identify how they provide for all likely types of parking demand.</i></p>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and recommendations for mitigation/improvement</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	A more restrictive approach to parking provision could be adopted in order to reduce reliance on motor vehicles. However, this issue has been covered in the Vehicle Parking SPD to which the policy refers. Due to the limited nature of passenger transport facilities, cycle network and ability to reach facilities on foot and the semi-rural nature of much of the district, a more restrictive approach is not considered viable.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	X	X	X	The policy facilitates car use and in turn, polluting atmospheric emissions and noise nuisance.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	X	X	X	See comments above.
4(b) Improve the District's ability to adapt to climate change	?	?	?	An increase in surface car parks in particular may increase run off rates and heighten flood risk. The SPD to which the policy refers encourages consideration of the use of SUDS and semi-permeable surfaces but this is not required.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	√	√	√	The policy is supportive of cars and other more sustainable vehicles so is likely to benefit a cross section of vehicle owners here.
5(c) Promote community cohesion	0	0	0	No significant impact- although for those developments requiring TAs and travel plans- this may encourage car sharing.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve	√	√	√	Increased parking may improve access to

culture, leisure and recreational activities that are available to all				facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	See comments above on SUDS
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<p><b>Conclusions</b></p> <p>The intention of the policy is to manage all (including sustainable) vehicle parking in line with the standards set out in the relevant SPD and appropriate to the scale of development.</p> <p><b>Uncertainties</b></p> <p>The extent to which the guidance contained in the SPD is taken account of is uncertain.</p> <p><b>Recommendations/Mitigation</b></p> <p>Whilst the issue of managing flood risk is addressed by other policies in the Plan, the importance of considering the management of surface water run-off in the design and layout of parking could be re-enforced by referring to this issue in the supporting text for the policy. This issue is important given the large number of allocated sites affected by surface water flood risks.</p> <p><b>NHDC response</b></p> <p>Suggested wording incorporated in the supporting text.</p>				

## 4. Housing strategy

### Policy HS1: Local housing allocations

*Local housing allocations are listed by parish and settlement in Chapter xx [Communities] and shown on the Proposals Map. Planning permission for residential development and associated infrastructure on these sites will be granted where:*

- a. Development broadly accords with the indicative number of homes shown;*
- b. Proposals successfully address site specific considerations; and*
- c. Unless site-specific considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this chapter*

*Planning permission for other uses will be refused.*

This policy does not need to be appraised separately as it simply affirms the importance of (a) the site allocations, which have each been appraised, and (b) the remainder of the policy requirements in this chapter of the Plan, which are appraised below.

### Policy HS2: Affordable housing

*Planning permission for new homes will be granted where:*

- a. Affordable housing provision is*
  - i. maximised having regard to the targets set in this policy; and*
  - ii. made on-site;*
- b. The size, type and tenure of any affordable housing has regard to:*
  - i. the Council's starting point for negotiation that 65% of homes will be rented and 35% other forms of affordable housing;*
  - ii. the housing needs of the area;*
  - iii. the likely affordability of any affordable housing provision in real terms;*
  - iv. relevant local authority housing register data; and*
  - v. the requirements of Policy **HS3 [housing mix]** and the proposed mix of housing across the site as a whole;*
- c. The affordable housing is secured for first and subsequent occupiers through an appropriate*

- condition or legal agreement providing for the retention of dwellings through the Council, a registered provider or similar body agreed with the Council; and*
- d. *Relevant Supplementary Planning Documents, strategies or advice have been taken into account.*

Where development of a site is phased or divided into separate parts, or could reasonably be considered part of a larger development which would exceed the thresholds, it will be considered as a whole for the purposes of affordable housing provision..

<b>Size of site (gross dwellings)</b>	<b>Target percentage of dwellings to be affordable</b>
10 – 14 dwellings	25%
15 – 24 dwellings	35%
25 or more dwellings	40%

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Policy seeks to gain the right balance between encouraging affordable housing and not deterring developers from providing new housing in North Herts, and it is considered that the percentage requirement for different sizes of development is helpful in this regard.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	Policy does not affect decisions on location of development.
2(b) Provide access to green spaces	0	0	0	Policy does not affect decisions on location and access arrangements in developments.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	Policy does not affect decisions on location and access arrangements in developments.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Policy does not affect decisions on location of development and management of impacts on this issue.
3(b) Protect and enhance landscapes	0	0	0	Policy does not affect decisions on location of development and management of impacts on this issue.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Policy does not affect decisions on location of development and management of impacts on this issue.
3(d) Reduce pollution from any source	0	0	0	Policy does not affect decisions on location of development and management of impacts on this issue.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	Policy does not affect decisions on location of development and management of impacts on this issue.
4(b) Improve the District's ability to adapt to climate change	0	0	0	Policy does not affect decisions on location of development and management of impacts on this issue.
<b>A JUST SOCIETY</b>				

5(a) Share benefits of prosperity fairly	√	√	√	Policy will lead to a lowering of local house prices and a greater provision of local affordable homes.
5(b) Provide access to services and facilities for all	√	√	√	By enabling those on lower incomes to continue to live in the area it will help improve access to services for lower income groups. The policy's requirement to take account of the housing needs of the area addresses the issue of housing mix.
5(c) Promote community cohesion	√	√	√	Policy provides housing for those on lower incomes, allowing local people to remain in the area, and seeks to encourage mixed communities. Both these should improve community cohesion.
5(d) Increase access to decent and affordable housing	√	√	√	The explicit aim of the policy.
5(e) Reduce crime rates and fear of crime	?	?	?	By promoting community cohesion may help reduce crime but not enough evidence to be certain of this
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	There are clear links between provision of affordable housing and health and well-being.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	By promoting mixed neighbourhoods should contribute to more sustainable communities
<p><b>Conclusions</b></p> <p>Affordable housing is clearly a major issue for North Herts, one that impacts significantly on the less affluent and which leads to less sustainable communities.</p> <p>Policy is likely to make an effective contribution to addressing this issue. It seeks to gain the right balance between encouraging affordable housing and not deterring developers from providing new housing in North Herts, and it is considered that the percentage requirement for different sizes of development is helpful in this regard.</p> <p>By enabling those on lower incomes, including young and older people, to continue to live in the area it will help improve access and contribute to community cohesion. The policy's requirement to take account of the housing needs of the area addresses the issue of housing mix.</p> <p><b>Uncertainties</b></p> <p>The effects of this policy will, to some extent, be determined by future changes in the housing market,</p>				

which are difficult to predict.

### Recommendations/Mitigation

No recommendations

## Policy HS3: Housing mix

*Planning permission for new homes will be granted where:*

- a. *An appropriate range of house types and sizes are provided taking into account:
 
  - i. *The findings of the most up-to-date Strategic Housing Market Assessment;*
  - ii. *The location and accessibility of the site; and*
  - iii. *Recent completions, existing permissions and sites in the five year supply; and**
- b. *The scheme would provide a density, scale and character of development appropriate to its location and surroundings.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	√	√	Having a positive approach to housing permissions beyond allocated sites should help to address housing affordability issues in the medium-long term
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Could lead to increased pressure on such sites
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Could lead to increased pressure on sites with biodiversity value
3(b) Protect and enhance landscapes	?	?	?	Could lead to increased pressure on sites which are sensitive in landscape terms
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Could lead to increased pressure on sites with heritage value
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	x	x	x	This policy will promote housing development in North Herts, which will increase the levels of energy consumption from buildings
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	x	x	x	The policy will help to drive housing growth but makes no reference to the need for appropriate service and infrastructure provision
5(c) Promote community cohesion	0	0	0	No significant impact

5(d) Increase access to decent and affordable housing	√	√	√	Alongside the affordable housing policy, this policy should help to increase the supply of housing, including affordable housing, in North Herts
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	x	x	x	The policy will help to drive housing growth but makes no reference to the need for appropriate service and infrastructure provision
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	These issues are addressed in other policies
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<p><b>Conclusions</b></p> <p>This policy makes a positive statement in favour of housing development in North Herts and should help to improve housing supply. This could increase pressure on sensitive sites, although protection is offered in other national and local policy. The policy makes it clear that new housing development needs to be appropriate in terms of its density, scale and character but makes no reference to the need for appropriate provision of services, facilities and infrastructure.</p> <p><b>Uncertainties</b></p> <p>The effects of this policy will, to some extent, be determined by future changes in the housing market, which are difficult to predict.</p> <p><b>Recommendations/Mitigation</b></p> <p>Consideration should be given to adding a reference to the need for appropriate provision of services, facilities and infrastructure.</p> <p><b>NHDC response</b></p> <p>The policy relates to housing mix. These issues are addressed by other policies.</p>				

## Policy HS4: Supported, sheltered and older persons housing

<p><i>Planning permission for sheltered and supported housing in uses classes C2 and C3 will be granted where:</i></p> <ol style="list-style-type: none"> <li><i>There is good access to local services and facilities;</i></li> <li><i>The site is well served by public transport;</i></li> <li><i>Appropriate levels of on-site landscaping, amenity space and car parking (for residents, visitors and staff) are provided; and</i></li> <li><i>It would accord with Policy <b>HS3(b) [appropriate to locality]</b></i></li> </ol> <p><i>Planning permission for residential developments of 100 units or more will be granted where:</i></p> <ol style="list-style-type: none"> <li><i>An element of accommodation within use class C3 for older persons housing is included under the requirements of Policy HS3 where it would be consistent with criteria a-d above; and</i></li> <li><i>On Strategic Housing Sites, provision is made for some accommodation in Use Class C2.</i></li> </ol>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				

1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Could lead to increased pressure on such sites
2(b) Provide access to green spaces	√	√	√	The policy includes a requirement for the provision of on-site amenity space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy requires sites to be well served by public transport
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?	?	Could lead to increased pressure on sites with biodiversity value
3(b) Protect and enhance landscapes	?	?	?	Could lead to increased pressure on sites which are sensitive in landscape terms
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Could lead to increased pressure on sites with heritage value
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	x	x	x	This policy will promote housing development in North Herts, which will increase the levels of energy consumption from buildings
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	Policy requires sites to be well-located in terms of access to services and facilities. Policy recognises the needs of those requiring sheltered or supported housing
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	√	√	√	Will help to increase access to housing for those in need of extra support
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	The policy emphasises the importance of access to services, which will include health services
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	The policy emphasises the importance of access to services and facilities, which will include culture, leisure and recreational facilities
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources	0	0	0	These issues are addressed in other

efficiently; reuse, use recycled where possible				policies
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The policies emphasis on accessibility and public transport provision will tend to favour urban sites
<b>Conclusions</b>				
This policy should help to improve the supply of housing for those who require sheltered or supported housing arrangements. This could increase pressure on sensitive sites, although protection is offered in other national and local policy. The policy makes it clear that new housing development needs to be appropriate in terms of its density, scale and character, and that it must be well served by local services, facilities and public transport.				
<b>Uncertainties</b>				
The effects of this policy will, to some extent, be determined by future changes in the housing market, which are difficult to predict.				
<b>Recommendations/Mitigation</b>				
None.				

### Policy HS5: Accessible and adaptable housing

<i>Planning permission for major residential development will be granted where</i>				
a. Applicants demonstrate that at least 20% of homes can be built to the M4(2) Accessible and Adaptable standard; and				
b. On schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard <sup>1</sup> .				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse	0	0	0	No significant impact

<sup>1</sup> Under the requirements of Policy HS2, this will normally be on schemes of 25 or more homes.

gas emissions				
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	√	√	√	Policy recognises the specific needs of older people, those with mobility issues and some wheelchair users
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	√	√	√	Alongside other housing policies, this policy represents a positively stated approach to housing development in North Herts
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<p><b>Conclusions</b></p> <p>We have assumed that this policy should be interpreted as providing an additional requirement for all major residential proposals, as opposed to setting an exception for all major residential proposals, although treating it as a standalone policy, in our view, confuses this situation.</p> <p><b>Uncertainties</b></p> <p>The effects of this policy will, to some extent, be determined by future changes in the housing market, which are difficult to predict.</p> <p><b>Recommendations/Mitigation</b></p> <p>The purpose of this policy could be clarified, i.e. that it does not generate an exception for all major residential proposals.</p> <p><b>NHDC response</b></p> <p>All policies are to be read as a whole</p>				

## Policy HS6: Relatives' and dependents' accommodation

<p><i>Planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted where:</i></p> <ol style="list-style-type: none"> <li><i>A genuine need for the accommodation is demonstrated;</i></li> <li><i>The annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;</i></li> <li><i>Any development would not exceed the size of extensions that would otherwise normally be acceptable; and</i></li> <li><i>The occupation of the accommodation is restricted by condition.</i></li> </ol> <p><i>Free standing annexes will exceptionally be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible.</i></p>				
	<b>What is the predicted effect on each SA objective?</b>			<b>Justification for assessment and recommendations for mitigation/improvement</b>
<b>SA Objectives</b>	<b>Short term</b>	<b>Med term</b>	<b>Long term</b>	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Policy will help ensure that relatives and other in need of care are provided with accommodation as part of existing dwellings. This may reduce pressure for new build but as many of those needing care are already resident elsewhere in the area the impact is unlikely to be significant
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	?	?	?	Depends on whether extensions are appropriate in scale and character. This is however governed by other Plan policies
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	See 3(b) above
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	?	?	?	No clear impact of policy on GHG emissions
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	√	√	√	By enabling carers to live close to dependents should help support family and community ties

5(d) Increase access to decent and affordable housing	?	?	?	By moving dependents into a dwelling adjoining their carer may free up housing elsewhere. Unclear whether this will be significant
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	By placing dependents close to carers should help with their health care needs
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Will encourage new extensions to be built but may free up housing elsewhere which could then be used in preference to new build
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	Should encourage better community cohesions and higher standards of care for dependents.
<p><b>Conclusions</b></p> <p>The policy is clear in its aims and clearly outlines the circumstances in which the development of relatives' and dependants' accommodation will be permitted.</p> <p><b>Uncertainties</b></p> <p>No great uncertainties, although the impact on overall housing availability is unclear. As recognised by the Council, enforcing and policing such a policy may be problematic</p> <p><b>Recommendations/Mitigation</b></p> <p>None identified</p>				

## Policy HS7: Gypsies, Travellers and Travelling Showpeople

Land at Pulmore Water, as shown on the Proposals Map, is allocated for the provision of 7 permanent Gypsy and Traveller pitches to meet the district's needs up to 2031.

Planning permission for accommodation for Gypsies and Travellers or Travelling Showpeople will be granted where:

- a. It satisfies a demonstrated local need for accommodation;
- b. The intended occupants meet the definition of Gypsies and Travellers, or Travelling Showpeople, as set out in government guidance or case law;
- c. Residents of the proposed site can access local services such as shops, schools, public transport and medical facilities within a reasonable distance from the site and where those facilities have capacity to meet the needs of the site's residents;
- d. The proposed site:
  - i. does not conflict with any other development plan policy or national policy including flood risk, agricultural land classification, contamination and hazardous development, and has no significant adverse impact on the character and appearance of the countryside, or on features of significant biodiversity importance;
  - ii. has no significant adverse impact on the amenity of nearby residents or adjoining land users and can be successfully screened and contained within a specified boundary;
  - iii. has adequate and safe access from a suitable road, and adequate parking, storage, turning and servicing on site;
  - iv. is capable of being serviced with water, electricity, sewerage and rubbish disposal; and
  - v. will provide a safe, inclusive and secure environment for the residents in an appropriate location to meet their needs.

Where all the above criteria are met, proposals for sites for Gypsies, Travellers and Travelling Showpeople may be appropriate in the countryside as rural exception sites (in line with Policy **CGB3: Exception sites in the rural area**) but Green Belt policies would still apply.

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Policy prevents development of such sites in the Greenbelt and imposes restrictions on their development elsewhere
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Places Gypsy/traveller sites close to amenities which should reduce daily travel requirements
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	Requires no impact on sites of biodiversity importance
3(b) Protect and enhance landscapes	√	√	√	Requires sites to be sited where there is no adverse impact on the character of the countryside
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	No direct mention of protecting historic sites
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse	0	0	0	No significant impact

gas emissions				
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	√	√	√	Permits the provision of sites for Gypsy and travelling people, one of the poorest groups in the community
5(b) Provide access to services and facilities for all	√	√	√	Requires that sites provide basic services (e.g. electricity) and are located near to settlements with a wider range of services
5(c) Promote community cohesion	√	√	√	By allowing gypsy sites, but only in appropriate locations, should help reduce illegal sites and lower tensions between the itinerant and sedentary population
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Requires that sites be located in areas where this is access to health facilities
5(g) Increase participation in education and life-long learning	√	√	√	Requires that sites be located in areas where this is access to schools
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	√	√	√	Requires that sites have adequate waste facilities
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact – only affects rural areas.
<p><b>Conclusions</b></p> <p>The policy helps ensure that the needs of gypsies/travellers are considered. The policy imposes criteria that ensure that sites are only placed in appropriate locations.</p> <p><b>Uncertainties</b></p> <p>Future demand for such sites is unknown.</p> <p><b>Recommendation /Mitigation</b></p> <p>Whilst the protection of the historic environment may be covered by other policies in the Plan, the approach taken in this policy is to set out within the policy the criteria that proposals must fulfil. For comprehensiveness therefore, the policy ought to include a criteria for protection of the historic environment.</p> <p><b>NHDC response</b></p> <p>Heritage impacts added to policy wording.</p>				

## 5. Design

### Policy D1: Design and sustainability

*Planning permission will be granted where development proposals:*

- a. *respond positively to the site's local context;*
- b. *take all reasonable opportunities, consistent with the nature and scale of the scheme, to:*
  - i. *create or enhance public realm;*
  - ii. *optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);*
  - iii. *reduce energy consumption and waste;*
  - iv. *retain existing vegetation and propose appropriate new planting;*
  - v. *maximise accessibility, legibility and connectivity;*
  - vi. *future proof for changes in technology and lifestyle;*
  - vii. *design-out opportunities for crime and anti-social behaviour; and*
  - viii. *minimise the visual impact of street furniture and parking provision;*
- c. *have regard to the Design SPD and any other relevant guidance; and*
- d. *for residential schemes, meet or exceed the nationally described space and water efficiency standards.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The policy will help to promote improved local environments which should, in turn, help to attract and stimulate investment.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	The policy refers to optimising the potential of the site, which should result in more efficient use of sites and less pressure on other sites. However, the criteria is worded such that it is restricted to the use of SuDS.
2(b) Provide access to green spaces	√	√	√	The promotion of accessibility and connectivity, and the requirement to create or enhance the public realm, should have knock-on benefits in terms of improving access to green space.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy's emphasis on accessibility, connectivity and improvement of the public realm should help to promote walking and cycling opportunities.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy supports the retention of existing vegetation, which could be important in protecting habitats.
3(b) Protect and enhance landscapes	√	√	√	The policy's requirement for proposals to respond positively to their local context, should help to ensure the protection of landscape character.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The policy's requirement for proposals to respond positively to their local context, should help to ensure the protection of local historic character.

3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	The policy supports the use of innovative design to reduce energy consumption. It is not clear why innovation is the priority, and the policy could be worded so that the criteria is focused on reducing energy consumption and waste, including through innovative design.
4(b) Improve the District's ability to adapt to climate change	√	√	√	The policy supports the retention of vegetation and the use of SuDS, both of which could contribute to flood protection.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	√	√	√	The policy includes a requirement to deliver accessibility.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	√	√	√	The policy requires proposals to design out opportunities for crime and anti-social behaviour.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	The policy's emphasis on accessibility, connectivity and improvement of the public realm should help to promote walking and cycling opportunities.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	The policy promotes the use of SuDS and design which minimises energy consumption and waste
6(b) Reduce waste	√	√	√	The policy promotes design which minimises waste
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The policy supports the creation and enhancement of the public realm.
<b>Conclusions</b>				
This is a broad policy which positively supports a range of sustainability appraisal objectives, including economic, environmental and social objectives.				
<b>Uncertainties</b>				
None identified.				
<b>Recommendations/Mitigation</b>				
The policy refers to optimising the potential of the site through the use of SuDS. This seems unnecessarily restricted. It could be broadened so that it promotes the optimal and efficient use of sites, including through the use of SuDS.				
The policy supports the use of innovative design to reduce energy consumption. Given that many aspects of energy efficient design are now well understood and may not be considered innovative, it may be more effective for the policy to be worded so that the criterion is focused on reducing energy consumption and waste, including through innovative design.				

**NHDC response**

Policy amended to take into account the recommendations.

**Policy D2: House extensions and replacement dwellings**

*Planning permission for house extensions will be granted where:*

- a. *the extension is sympathetic to the existing house in height, form, proportions, window details and materials;*
- b. *pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey;*
- c. *rear extensions do not dominate adjoining properties and are well related to the levels of adjoining properties, the direction the house faces and the distance between the extension and the windows in the next door properties; and*
- d. *side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene.*

*Planning permission for replacement dwellings and outbuildings will be granted where:*

- e. *the proposal enhances the character and setting of the site; and*
- f. *the location of the proposal does not have an adverse impact on the character of the streetscene or area.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The policy should help to protect local character and distinctiveness
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				

5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact, although the policy should help to avoid developments which might cause neighbour disputes.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact, although the policy should help to reduce amenity impacts on existing residents.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
This policy should help to protect local character and distinctiveness.				
<b>Uncertainties</b>				
None identified.				
<b>Recommendations/Mitigation</b>				
None identified.				

### Policy D3: Protecting living conditions

<i>Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions</i>				
<i>Where the living conditions of proposed developments would be affected by an existing use or the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.</i>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high	?	?	?	The policy takes account of issues which may arise from the use of brownfield sites and it is possible that it may restrict brownfield

environmental and amenity value?				development if the impacts of existing uses cannot be mitigated.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy seeks to prevent unacceptable harm which might arise from traffic generation and parking, which should help to avoid excessive parking provision which might increase traffic.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	√	√	√	The policy requires proposals to avoid excessive harm from pollution, including light pollution
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact, although, as stated above, the policy may help to limit car use.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	√	√	√	The policy should help to avoid developments which might cause local resentment.
5(d) Increase access to decent and affordable housing	√	√	√	The policy should help to protect the quality of the housing stock through avoiding unacceptable impacts on living conditions.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	The policy should help to prevent and mitigate amenity impacts on residents, including ambient noise.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	The policy takes account of issues which may arise from the mixed use development and it is possible that it may restrict town centre development if the impacts of existing uses cannot be mitigated.

<p><b>Conclusions</b></p> <p>This policy should have significant positive impacts on reducing the excessive use of motor vehicles, protecting the quality of the housing stock and avoiding development which might undermine community cohesion.</p> <p><b>Uncertainties</b></p> <p>The policy takes account of issues which may arise from the mixed use and brownfield development and it is possible that it may restrict such development if the impacts of existing uses cannot be mitigated.</p> <p><b>Recommendations/Mitigation</b></p> <p>None identified.</p>
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## Policy D4: Air quality

<p><i>Planning permission will be granted where development proposals:</i></p> <p><i>a. give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use;</i></p> <p><i>b. propose appropriate levels of mitigation to negate emissions to the atmosphere and their potential effects upon health and the local environment; and</i></p> <p><i>c. carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development, otherwise the development may be refused.</i></p> <p><i>Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere.</i></p>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Developments that generate air quality concerns are more likely to be located within urban areas. Greenfield sites will have less constraints, unless they involve specific uses that generate concerns.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Mitigation measures associated with this policy have the potential to deliver sustainable transport solutions such as low emissions vehicles and car-sharing schemes.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	√	√	√	The policy will help to avoid and mitigate the impacts of air pollution from new development.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Many air pollutants are also greenhouse gases, so there will be indirect benefits for this SA objective.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				

5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Preventing and mitigating air pollution impacts will have indirect benefits for health
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
This policy provides clear and detailed requirements for new developments in relation to air quality impacts, and indirectly supports a number of SA objectives, including those relating to sustainable transport and health.				
<b>Uncertainties</b>				
The policy will have financial implications for new developments of certain types and/or in certain locations but the extent of this is unclear.				
<b>Recommendations/Mitigation</b>				
None identified.				

## 6. Healthy communities

### Policy HC1: Community, leisure, recreation and cultural facilities

*Planning permission for new community facilities will be granted where they are:*

- a. appropriate in scale having regard to their local context;*
- b. accessible by a range of transport modes; and*
- c. would meet an identified need in the local community.*

*The loss of community facilities will only be permitted where this is justified by:*

- i. the provision of replacement facilities, either on site as part of the development proposal or in an alternative appropriate location;*
- ii. showing that there is no local need for the facility or service and that any appropriate, alternative community use of the existing premises to meet local needs is not required; or*

<i>demonstrating that the facility, or any reasonable replacement, is not, and will not be viable on that site.</i>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Whilst this policy will increase the costs of development, the facilities created as a result of this policy will generate employment opportunities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	?	?	?	It is not clear if the scope of the policy includes green space.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	The policy requires replacement facilities to be within the new development or in an alternative location which is served by sustainable modes of transport but there are no such requirements for entirely new provision.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	√	√	√	The purpose of the policy is to protect community facilities.
5(c) Promote community cohesion	√	√	√	The policy should protect existing community meeting places.
5(d) Increase access to decent and affordable housing	?	?	?	The costs of meeting the requirements of this policy, and therefore on the level of affordable housing which might be delivered within schemes, has not been quantified as part of the SA.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.

5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	The policy deals directly with the protection of culture, leisure and recreation facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The policy will help to preserve facilities in town centres.
<b>Conclusions</b>				
The policy deals directly with the retention of community, leisure, recreation and cultural facilities, which could have a positive benefit in terms of social inequalities, improving community cohesion and providing access to services and facilities for all.				
<b>Uncertainties</b>				
The scope of the policy is unclear (see below). In addition, the impacts of the policy on economic growth has not been quantified – whilst it will increase the costs of development, the facilities it will create will generate employment opportunities. The costs of meeting the requirements of this policy, and therefore on the level of affordable housing which might be delivered within schemes, has not been quantified as part of the SA.				
<b>Recommendations/Mitigation:</b>				
The policy and supporting text could provide greater clarity regarding the types of facilities covered by the policy.				
<b>NHDC response</b>				
The supporting text now includes a list of the types of facilities covered by the policy.				

## Policy HC2: Health impact assessment

<i>Planning permission will be granted for relevant development proposals:</i>				
a) that submit a Health Impact Assessment (HIA) identifying the impact of the development on the wider determinants of health;				
b) where the HIA identifies how positive health impacts can be maximised, and how negative impacts can be mitigated against; and				
c) that secure mitigation and improvement measures as necessary through the use of conditions or obligations.				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The policy will lead to increased costs for developers but these should not be significant and the requirements are only relevant to larger schemes or to schemes where there are particular health issues.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	√	√	√	HIA could lead to increased open space provision in order to maximise health benefits
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	HIA could lead to increased provision for walking and cycling in order to maximise health benefits

<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	√	√	√	HIA could lead to a greater focus on accessibility and increased provision for walking and cycling in order to maximise health benefits
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	HIA will enable new developments to maximise health benefits and mitigate negative health impacts.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
This policy will enable new developments to maximise health benefits and mitigate negative health impacts. This will have indirect benefits to a range of other SA objectives, including access to green space and those relating to accessibility and sustainable travel.				
<b>Uncertainties</b>				
None identified				
<b>Recommendations/Mitigation</b>				
None identified.				

## 7. Natural environment

### Policy NE1: Landscape

<i>Planning permission will be granted for development proposals that:</i>				
<ul style="list-style-type: none"> <li>a. <i>respect the sensitivities of the relevant landscape character area and accord with the guidelines identified for built development and landscape management;</i></li> <li>b. <i>do not have a detrimental impact on the appearance of their immediate surroundings and the landscape character area unless suitable mitigation measures can satisfactorily address the adverse impact;</i></li> <li>c. <i>are designed and located to ensure the health and future retention of important landscape features; and</i></li> <li>d. <i>have considered the long term management and maintenance of any existing and proposed landscaping.</i></li> </ul>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	Such a policy could act as hindrance to growth. However, it is positively worded, i.e. planning permission will be granted subject to certain criteria being met, and there may be positive effects in terms of tourism in the District.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	The policy is primarily focused on the design and appearance of developments rather than whether developments should proceed in some locations at all. It therefore offers limited protection to greenfield land.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	√	√	√	The policy seeks to protect landscape character through specifying criteria for new development. It also states that development proposals that would be detrimental to the natural environment will be refused where suitable mitigation measures cannot satisfactorily address the adverse impact. It is a positively worded policy and this is necessary given the requirements of national policy and the growth needs of the District.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.

<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	The policy is positively worded so it should not unduly restrict the supply of new housing.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<p><b>Conclusions</b></p> <p>This policy primarily addresses the sustainability objective of protecting and enhancing landscapes. Whilst such a policy could act as hindrance to growth, it is positively worded, i.e. planning permission will be granted subject to certain criteria being met, and there may be positive effects in terms of tourism in the District.</p> <p><b>Uncertainties</b></p> <p>None identified</p> <p><b>Recommendations/Mitigation</b></p> <p>None identified</p>				

## Policy NE2: Green infrastructure

<p><i>Planning permission will be granted where development:</i></p> <ol style="list-style-type: none"> <li><i>protects, conserves and where possible enhances the green infrastructure network;</i></li> <li><i>avoids the loss, fragmentation, severance or negative impact on the function of the green infrastructure network;</i></li> <li><i>is accompanied by a plan for the long term maintenance and management of any new green infrastructure proposed; and</i></li> <li><i>has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the green infrastructure network.</i></li> </ol>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	This is a positively worded policy which allows for the loss of green infrastructure providing certain conditions are met. It should not, therefore, act as a significant impediment to

				growth.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The policy offers some protection for greenfield land where it forms part of the green infrastructure network.
2(b) Provide access to green spaces	√	√	√	The policy supports the protection and enhancement of the green infrastructure network.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy supports the protection and enhancement of the green infrastructure network, which plays an important role in biodiversity, as outlined in the Green Infrastructure Plan to which the policy refers.
3(b) Protect and enhance landscapes	√	√	√	The policy supports the protection and enhancement of the green infrastructure network, which plays an important role in landscape character, as outlined in the Green Infrastructure Plan to which the policy refers.
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The policy supports the protection and enhancement of the green infrastructure network, which plays an important role in historic character, as outlined in the Green Infrastructure Plan to which the policy refers.
3(d) Reduce pollution from any source	√	√	√	Vegetation and trees can assist in reducing atmospheric pollution, and the use of SUDS and protection of wetlands can help reduce water and ground water pollution
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	√	√	√	Green Infrastructure Plan principles include the use of SUDS to deliver and manage areas for flood storage and sustainable flood management.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	It is likely there will be financial costs to developers arising from this policy. However, this is unlikely to be a significant impediment to housing development.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Provision of green infrastructure will increase opportunities for informal recreation. In addition Green Infrastructure plan principles include the provision of allotments.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.

5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Provision of green infrastructure will increase opportunities for informal recreation.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Green Infrastructure Plan principles include the use of SUDS.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
This policy makes an important contribution to a significant number of SA objectives relating to the natural environment, health and the provision of open space but also includes some flexibility to avoid acting as an undue impediment to growth.				
<b>Uncertainties</b>				
The policy will have financial implications for some developments but the extent of this is unclear.				
<b>Recommendations/Mitigation</b>				
None identified				

### Policy NE3: The Chilterns Area of Outstanding Natural Beauty

<i>Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted when it:</i>				
<ul style="list-style-type: none"> <li>a. <i>is appropriate in scale having regard to national planning policy</i></li> <li>b. <i>conserves and enhances the Chilterns AONB's special qualities, distinctive character, biodiversity, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;</i></li> <li>c. <i>is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment;</i></li> <li>d. <i>meets the aims of the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate;</i></li> <li>e. <i>complies with the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and</i></li> <li>f. <i>avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.</i></li> </ul>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The policy should support tourism in the AONB through conserving and enhancing its character whilst also allowing for development which is desirable for its understanding and enjoyment and which meets the aims of the AONB Management Plan.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Will protect greenfield sites within the AONB
2(b) Provide access to green spaces	√	√	√	Will protect green space within the AONB
2 (c) Deliver more sustainable location patterns	0	0	0	No significant impact.

and reduce the use of motor vehicles				
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	Through protecting and enhancing the AONB there will be indirect biodiversity benefits but no direct reference is made to biodiversity.
3(b) Protect and enhance landscapes	√	√	√	Will protect landscapes in the Chilterns AONB
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The policy requires new development to respect the traditional built character of the AONB
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	The cultural, leisure and recreational value of the AONB will be protected.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
The policy offers protection to the Chilterns AONB, contributing to a number of the environmental SA objectives. There are also likely to be indirect benefits in terms of the promotion of the tourism, cultural, leisure and recreational value of the AONB.				
<b>Uncertainties</b>				
None identified				
<b>Recommendations/Mitigation</b>				
The importance of the AONB in terms of biodiversity could be specifically recognised in the policy through amendment of the first criterion - conserves and enhances the Chilterns AONB's special				

qualities, distinctive character, biodiversity, tranquillity and remoteness.

Enforcement of the policy may be aided through requiring all proposals within the AONB to be accompanied by a site-specific landscape assessment.

#### **NHDC response**

Biodiversity now added to the policy criteria.

Chilterns AONB have not required site-specific landscape assessments for all proposals.

### Policy NE4: Protecting open space

*Planning permission will be granted for any proposed loss of open space only where:*

*a) it can be demonstrated that the open space is surplus to requirements, or otherwise justified on the basis of:*

- i) the quality and accessibility of the open space;*
- ii) the extent to which the open space is serving its purpose;*
- iii) the quality and accessibility of alternative public open space; and*

*it is mitigated against by:*

- a) re-provision of an appropriate open space taking into account quality and accessibility; and/ or*
- b) financial contributions towards new or existing open space where:*
  - i) the required provision cannot reasonably be delivered on-site; or*
  - ii) the required provision cannot be provided on site in full; and*
  - iii) the proposal has over-riding planning benefits.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	√	√	√	The policy offers protection to existing open spaces.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	Likely to be benefits to biodiversity because of the habitats supported by open spaces.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.

5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Providing access to open spaces plays an important role in the promotion of healthy lifestyles.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Open spaces are often important leisure and recreational facilities.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
The policy offers protection to existing levels of provision of open space. This supports the SA objective of providing access to green spaces and will have indirect benefits in terms of protecting biodiversity, promoting healthy lifestyles and maintaining and improving recreational facilities.				
<b>Uncertainties</b>				
None identified				
<b>Recommendations/Mitigation</b>				
None identified.				

### Policy NE5: New and improved public open space and biodiversity

<i>Planning permission will be granted for relevant development proposals that:</i>				
a. <i>provide high quality, on-site, fully publically accessible open space having regard to the Council's open space standards;</i>				
b. <i>incorporate an open space buffer(s) where necessary for landscape, visual, ecological or air quality reasons;</i>				
c. <i>contribute to net gains for biodiversity, ecological networks and the water environment and/or restores degraded or isolated habitats; and</i>				
d. <i>submit a long term maintenance and management plan, and where required phasing plans, to demonstrate delivery.</i>				
<i>Any proposed facilities within open space must be small scale and ancillary to the primary use.</i>				
<i>Financial contributions towards the provision of open space as an exception to criterion (a) will be considered only in exceptional circumstances and where it can be demonstrated that the requirements of policy xxxx part b) are met.</i>				
<i>Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole.</i>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels	0	0	0	No significant impact.

of prosperity and economic growth				
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	√	√	√	The policy should make a significant contribution to the provision of new open space in the District.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy recognises the important role of open spaces in supporting biodiversity and requires new development to contribute to net gains for biodiversity, ecological networks and the water environment and/or restore degraded or isolated habitats.
3(b) Protect and enhance landscapes	√	√	√	The policy makes provision for the inclusion of open space buffers where this is necessary to mitigate the landscape impacts of new development.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	√	√	√	The policy recognises the role of open space in protecting the water environment.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	√	√	√	Open space could play a role in mitigating flood risk, although this is not explicitly recognised in the policy.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Providing access to open spaces plays an important role in the promotion of healthy lifestyles.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Open spaces are often important leisure and recreational facilities.

<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	The policy recognises the role of open space in protecting the water environment.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<p><b>Conclusions</b></p> <p>The policy provides strong support for the provision of new open space and clearly recognises its multi-faceted role.</p> <p><b>Uncertainties</b></p> <p>The policy will have financial implications for some developments but the extent of this is unclear.</p> <p><b>Recommendations/Mitigation</b></p> <p>The policy could explicitly recognise the potential role of open space in managing flood risk. In some cases, open space and flood management measures could be integrated and this could be recognised in the policy.</p> <p><b>NHDC response</b></p> <p>Text on the role of open space in flood risk management has been added to the supporting text.</p>				

### Policy NE6: Designated biodiversity and geological sites

<p><i>Planning permission will only be granted for development proposals affecting designated sites that:</i></p> <ol style="list-style-type: none"> <li><i>protect, enhance and manage designated sites in accordance with the following hierarchy of designations:</i> <ul style="list-style-type: none"> <li>• <i>Internationally designated sites</i></li> <li>• <i>Nationally designated sites</i></li> <li>• <i>National Planning Policy Framework sites</i></li> <li>• <i>Locally designated sites</i></li> </ul> </li> <li><i>submit an ecological survey and demonstrate that adverse effects can be satisfactorily minimised by following the hierarchy below:</i> <ol style="list-style-type: none"> <li><i>locating on an alternative site with a less harmful impact;</i></li> <li><i>providing adequate mitigation measures; or</i></li> <li><i>as a last resort compensated for.</i></li> </ol> </li> <li><i>manage construction impacts by:</i> <ol style="list-style-type: none"> <li><i>demonstrating how existing wildlife habitats will be retained, safeguarded and managed during construction; and</i></li> <li><i>providing a buffer of complimentary habitat for all connective features for wildlife habitats or priority habitats.</i></li> </ol> </li> <li><i>provide a long term management plan including mitigation measures as necessary.</i></li> </ol>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	The policy focuses protection on sites of designated biodiversity and geodiversity importance and is therefore unlikely to prove too restrictive in terms of economic development.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The policy will afford protection to Greenfield and other land of high environmental and amenity value which is of designated importance in terms of biodiversity and geodiversity.
2(b) Provide access to green spaces	√	√	√	The policy will afford protection to green spaces of designated importance in terms of biodiversity and geodiversity.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy seeks to protect and enhance biodiversity on designated sites. However, it does not address the issue of important species and habitats on non-designated sites. Whilst policy NE5 seeks net enhancement of biodiversity, there is no specific policy provision for the protection of such species and habitats.
3(b) Protect and enhance landscapes	√	√	√	There are likely to be indirect benefits to landscapes from the protection of sites designated for biodiversity.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	The policy focuses protection on sites of designated biodiversity and geodiversity importance and is therefore unlikely to prove too restrictive in terms of housing development.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.

## Conclusions

This growing pressure on locally significant species and habitats has been identified as a key sustainability issue for the District, which highlights the importance of this policy. The policy seeks to protect and enhance biodiversity on designated sites. However, it does not address the issue of important species and habitats on non-designated sites. Whilst policy NE5 seeks net enhancement of biodiversity, there is no specific policy provision for the protection of such species and habitats. There are a number of preferred development sites which, whilst not designated, have been identified by the Biological records Centre as being of ecological interest.

## Uncertainties

The policy will have financial implications for some developments but the extent of this is unclear.

## Recommendations/Mitigation

The policy should be broadened to afford protection to important species and habitats on all sites, whether designated or not.

## NHDC response

The policy has been extended to include protection of important species on all sites. Changes have also been made to the supporting text to reflect this.

## Policy NEXX: Trees and woodland

*Planning permission will be granted where a development proposal that will affect, or is likely to affect, existing trees:*

- a) *provides an arboricultural report; and*
- b) *protects and retains existing trees where possible, including during construction.*

*Planning permission for proposals where the loss of or damage to trees is demonstrated to be unavoidable will only be granted where:*

- a) *there are over-riding planning benefits;*
- b) *the trees can be suitably re-provided on-site, or as a last resort, a financial contribution provided for the full cost of re-provision; and,*
- c) *the relevant British Standards are applied where the tree is subject to a Tree Preservation Order (TPO).*

*In the case of a loss of woodland:*

- a) *it can be demonstrated that any adverse affects can be satisfactorily mitigated;*
- b) *the need for the use of the site outweighs the amenity of the woodland; or*
- c) *it can be demonstrated that there would be a net gain in the quality of any remaining woodland through the enhancement of the recreational, amenity, landscape and/or nature conservation value of the remaining woodland and that there would be provision for its improved long-term management.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	No significant impact.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Through protecting trees and woodlands, the policy will help to protect greenfield land which contains such features.
2(b) Provide access to green spaces	√	√	√	Through protecting trees and woodlands, the policy will help to protect green spaces which contains such features.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance	√	√	√	The policy will protect trees and woodlands,

biodiversity				and the habitats they support, although it does recognise that, in some cases, loss of such features will be unavoidable.
3(b) Protect and enhance landscapes	√	√	√	Through protecting trees, hedgerows and woodlands, the policy will help to protect landscapes which contain such features.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	Trees absorb carbon dioxide
4(b) Improve the District's ability to adapt to climate change	√	√	√	Trees can play a significant role in controlling surface water run-off
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
The protection of trees and woodlands is an important aspect of protecting biodiversity but the policy will also have positive effects in terms of other sustainability objectives, including protecting green spaces and important landscapes. The policy recognises that in some cases, the loss of trees and woodlands may be unavoidable but requires appropriate re-provision in such cases.				
<b>Uncertainties</b>				
The policy will have financial implications for some developments but the extent of this is unclear.				
<b>Recommendations/Mitigation</b>				
The policy does not afford any protection to hedgerows, which can often provide important habitats. Consideration should be given to including hedgerows within the scope of the policy.				

**NHDC response**

This policy has now been deleted and the requirements absorbed into other policies. However the need to reference hedgerows is accepted and will be covered in other natural environment policies.

**Policy NE7: Reducing flood risk / NE8: SuDS****NE7**

Planning permission for development proposals will be granted where (as applicable): :

- a. the sequential and exception tests as set out in the NPPF have been applied using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps;
- b. a FRA has been prepared in accordance with national guidance;
- c. a reduction in flood risk will be managed through flood resistant, resilient design and construction;
- d. it will be located, designed and laid out to ensure the risk of flooding is minimised whilst not increasing flood risk elsewhere;
- e. flood protection and mitigation measures which may be necessary do not have an unacceptable impact on nature conservation, heritage assets, landscape and recreation; and
- f. overland flow routes and flood storage areas are protected from all development other than that which is "water compatible" and this must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.

**NE8**

Planning permission for development will only be granted where:

- a. the most sustainable drainage solution is used to reduce the risk of surface water flooding, enhance biodiversity, water quality and provide amenity benefits.
- b. it aims to mimic the natural drainage patterns and processes as far as possible.
- c. drainage solutions follow the SuDS hierarchy; and  
developers have consulted with the Lead Local Flood Authority at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Some developments with economic benefits may be refused as a result of this policy. However, the policy recognises that some flexibility is needed and specifies clear and detailed criteria for assessing proposals.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Much floodplain land is likely to be greenfield land and therefore offered protection under this policy
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy may indirectly benefit biodiversity through offering increased protection of floodplain areas. Reducing surface water run off through sustainable drainage systems can

				help to reduce the amount of pollution entering the water courses and therefore indirectly helping to protect river habitats.
3(b) Protect and enhance landscapes	√	√	√	The policy may indirectly benefit landscapes through offering increased protection for floodplain areas.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	0	0	0	No significant impact.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	√	√	√	Restricting development in flood risk areas is a key aspect of climate change adaptation.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	The policy contributes to the protection of groundwater resources and promotes the efficient use of water.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
The policy resists development in areas of flood risk, which will be important in delivering against a number of SA objectives. The policy may hinder development which would generate economic benefit but the policy provides clear criteria for the circumstances in which development in areas of flood risk will be considered acceptable.				
<b>Uncertainties</b>				
The potential impact of this policy on housing and other forms of development has not been quantified.				
<b>Recommendations/Mitigation</b>				
None identified				
<b>Note</b>				

This policy is numbered NE7 in the final version of the Plan. The elements of this policy relating to SUDS have been extracted to form a separate policy (NE8). This has not been appraised separately as the appraisal of these elements is covered above.

## Policy NE9: Water quality and environment

<i>Planning permission for development proposals will be granted where they make appropriate space for water, specifically:</i>				
<i>a. maintaining a minimum 9 metre<sup>2</sup> wide undeveloped buffer zone from all designated main rivers; and / or</i>				
<i>b. maintaining a minimum 5m wide undeveloped buffer zone for ordinary watercourses</i>				
<i>This will enhance and protect local biodiversity and wildlife corridors and ensure the preservation of acceptable flood flow routes is maintained.</i>				
<i>Where proposals <b>are</b> considered to affect nearby watercourses or sites that are situated close to a river, the Council will seek river restoration and resilience improvements as part of the proposal. In some instances financial contributions may be appropriate towards these measures the restoration of rivers</i>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Some development with economic benefits may be refused or curtailed as a result of this policy.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The buffer zone and protection of rivers is likely to have a significant positive effect.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	√	√	√	The policy will help to protect the water quality of rivers
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	√	√	√	Through helping to protect flood flow routes the policy will play an important role in the management of flood risk
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.

<sup>2</sup> Water Resources Act 1991

5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
This policy contributes to the SA objectives relating to climate change adaptation, biodiversity and reducing pollution.				
<b>Uncertainties</b>				
The potential impact of this policy on housing and other forms of development has not been quantified.				
<b>Recommendations/Mitigation</b>				
None identified				

### Policy NE10: Water Framework Directive and wastewater infrastructure

<i>Planning permission for new development will be granted where;</i>				
<ul style="list-style-type: none"> <li>a. <i>It does not result in the deterioration of any watercourse in accordance with the Water Framework Directive;</i></li> <li>b. <i>It helps contribute towards WFD actions and objectives.</i></li> <li>c. <i>It helps achieve the objectives of flood management goals from the Anglian and Thames River Basin Management Plans</i></li> </ul>				
<i>New development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites.</i>				
<i>Where improvements to infrastructure are required drainage strategies will be required in advance of development to ensure that adequate infrastructure is in place before development commences.</i>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	Some developments with economic benefits may be refused or constrained as a result of this policy.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact.

2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy protects biodiversity and designated sites by ensuring that wastewater and sewerage infrastructure is able to service new development and does not cause pollution. Drainage Strategies are also likely to include sustainable drainage systems , which can also help to reduce the amount of pollution entering the water courses and therefore indirectly helping to protect biodiversity.
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No significant impact.
3(d) Reduce pollution from any source	√	√	√	The policy ensures that wastewater and sewerage infrastructure is able to service new development and does not cause pollution. Drainage Strategies are also likely to include sustainable drainage systems, which help to reduce the amount of pollution entering watercourses.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	√	√	√	The policy supports flood management goals through ensuring provision for waste water, and will help to ensure water resources are adequate for new development.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	X	X	X	This policy may increase the cost of development and have a negative effect on the provision of affordable housing in new development.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	The policy supports the effective management of water resources, although the focus is on securing additional supply rather than reducing the demand from new development.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
The policy makes essential provisions for the protection of water quality and ensuring adequate water and wastewater infrastructure. With regard to the latter, the focus is on securing additional supply rather than on reducing demand from new development.				
<b>Uncertainties</b>				
The potential impact of this policy on housing and other forms of development has not been quantified.				
<b>Recommendations/Mitigation</b>				
The policy's goal of seeking to ensure adequate water and wastewater infrastructure for new development could be achieved through minimising the demands from new development as well as through securing new infrastructure. Reducing demand, e.g. through improving water efficiency or wastewater recycling, could be encouraged through the policy.				
<b>NHDC response</b>				
This requirement is covered in policy SP11.				

### Policy NE11: Contaminated land

<i>Planning permission for development affecting contaminated land will be granted where:</i>				
<ul style="list-style-type: none"> <li>a. <i>Proposals are in place to investigate, and where necessary remediate the risks; and</i></li> <li>b. <i>The site is suitable for the new use taking account of ground conditions and pollution arising from previous use and land remediation; and</i></li> <li>c. <i>A contaminated land study / contaminated land risk assessment is submitted as part of the application</i></li> </ul>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The policy may increase the cost of development on some sites, although the policy is positively worded and should not prevent development from proceeding.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	The impact on the level of brownfield development will depend on the extent of contamination and the costs of remediation.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	The impact on the level of brownfield development in urban areas will depend on the extent of contamination and the costs of remediation.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	√	√	√	The policy aims to prevent contamination from impacting on new development and on the wider natural environment, so should have benefits for biodiversity
3(b) Protect and enhance landscapes	0	0	0	No significant impact.
3(c) Conserve and where	0	0	0	No significant impact.

appropriate, enhance the historic environment				
3(d) Reduce pollution from any source	√	√	√	The policy aims to prevent contamination from causing pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact.
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	0	0	0	No significant impact.
5(d) Increase access to decent and affordable housing	?	?	?	The impact on the level of housing development will depend on the extent of contamination and the costs of remediation.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	The policy addresses human health risks associated with land contamination.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	?	?	?	The impact on the level of brownfield development in urban areas will depend on the extent of contamination and the costs of remediation.
<b>Conclusions</b>				
The policy provides important safeguards relating to the development of contaminated land, ensuring that contamination is investigated and addressed. This contributes to a number of SA objectives, including those relating to biodiversity, pollution and health.				
<b>Uncertainties</b>				
The impact will depend on the extent of land contamination on potential development sites and the costs associated with its remediation. This has not been quantified.				
<b>Recommendations/Mitigation</b>				
None identified.				

## Policy NE12: Renewable energy development

*Proposals for renewable energy development which would contribute towards reducing greenhouse gas emissions will be permitted subject to an assessment of the impacts upon:*

- *Landscape quality, landscape character and visual amenity, including consideration of*

<ul style="list-style-type: none"> <li>• cumulative impacts of development;</li> <li>• environmental assets;</li> <li>• the historic environment, including the impact on the setting of historic assets ;</li> <li>• the transport network;</li> <li>• air quality;</li> <li>• aviation interests;</li> <li>• local businesses; and</li> <li>• the amenity of residents.</li> </ul> <p><i>In assessing renewable energy proposals against the above criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions, and the social benefits of community owned schemes where this is relevant.</i></p> <p><i>Proposals for decentralised energy schemes associated with development of the strategic sites allocated in the plan will be permitted / encouraged subject to an assessment of the impacts.</i></p> <p><i>In all cases, end of life/redundant plant, buildings, apparatus, and infrastructure must be removed and the site restored to its former state or a condition agreed with the Council.</i></p>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	This is a positively worded policy which may generate economic benefits in terms of investment in renewable and low carbon technologies
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	The impact will depend on the types of renewable schemes which come forward. However, no specific opportunities for schemes which would have a significant impact on greenfield sites, such as solar farms or wind farms, are identified in the policy.
2(b) Provide access to green spaces	0	0	0	No significant impact.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact.
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact.
3(b) Protect and enhance landscapes	?	?	?	The impact will depend on the types of scheme which come forward but landscape impacts have to be taken into account under the policy.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	The impact will depend on the types and location of schemes which come forward but impacts on the historic environment have to be taken into account under the policy.
3(d) Reduce pollution from any source	√	√	√	Could lead to some displacement of fossil fuels which generate pollution.
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	√	√	√	This is a positively worded policy which should facilitate the development of some forms of renewable energy schemes in District, subject to certain constraints. Specific opportunities or opportunity areas for large scale standalone renewable schemes are not identified, which may limit the potential for such schemes
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact.

<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact.
5(b) Provide access to services and facilities for all	0	0	0	No significant impact.
5(c) Promote community cohesion	√	√	√	The potential benefits of community-owned schemes are recognised in the policy
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact.
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact.
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	The promotion of renewable energy could contribute to reducing the demand for the raw materials used in traditional energy generation.
6(b) Reduce waste	0	0	0	No significant impact.
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact.
<b>Conclusions</b>				
<p>This is a positively worded policy which should facilitate the development of some forms of renewable energy schemes in District, subject to certain constraints. Specific opportunities or opportunity areas for large scale standalone renewable schemes are not identified, which may limit the potential for such schemes.</p>				
<b>Uncertainties</b>				
<p>The impact of the policy will be determined by the type and location of the schemes which come forward.</p>				
<b>Recommendations/Mitigation</b>				
<p>Although the section heading is 'renewable and low carbon energy' the policy itself only refers to renewable energy. Non-renewable low carbon energy generation should also be promoted through this policy.</p>				
<b>NHDC response</b>				
<p>The final version of the policy includes reference to renewable and low carbon energy proposals.</p>				

## 8. Historic environment

### Policy HE1: Designated heritage assets

<p><i>Planning applications relating to Designated heritage assets shall be accompanied by a Heritage Assessment/Justification Statement that:</i></p> <ul style="list-style-type: none"> <li><i>i. assess the significance of heritage assets, including their setting, impacted by the proposal;</i></li> <li><i>ii. justify and detail the impacts of any proposal upon the significance of the designated asset(s); and</i></li> <li><i>iii. inform any necessary mitigation measures to minimise or mitigate against any identified harms;</i></li> </ul> <p><i>Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):</i></p> <ul style="list-style-type: none"> <li><i>a. enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;</i></li> <li><i>b. incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified.</i></li> </ul>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The policy could play a significant role in supporting and promoting tourism in the District through the preservation and enhancement of the historic environment. The policy includes a degree of flexibility, and gives weight to proposals which deliver significant benefits, including economic benefits, when weighing impacts on heritage assets.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The flexibility built into the policy should help to facilitate the re-use of historic buildings.
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	√	√	√	The policy will contribute to the preservation of landscapes with historic value
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The primary purpose of the policy
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact

4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Heritage assets play an important role in cultural provision in the District and the policy offers protection to these assets as well as a degree of flexibility which may facilitate their ongoing use and viability.
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<b>Conclusions</b>				
The policy supports the conservation and enhancement of designated heritage assets. In line with national policy, it includes a degree of flexibility which gives weight to demonstrable public benefits from proposals which might otherwise be considered unacceptable. This should allow the policy to deliver a wider range of positive effects.				
<b>Uncertainties</b>				
None identified				
<b>Recommendations/Mitigation</b>				
None identified				

## Policy HE2: Heritage at risk

*Planning permission will be granted for proposals that seek to restore or provide new uses for designated heritage assets identified on the national register, or the local risk register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use.*

*Proposals that harm the significance of heritage assets included on such registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the assets significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented.*

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short	Med	Long	

	term	term	term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The policy could play a significant role in supporting and promoting tourism in the District through the preservation and enhancement of heritage assets at risk. Securing new uses for such assets may generate new employment opportunities.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The policy should facilitate the restoration and enhancement of heritage assets at risk.
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Heritage assets play an important role in cultural provision in the District and the policy may facilitate the restoration and enhancement of some assets.
<b>RESOURCE USE AND WASTE</b>				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<p><b>Conclusions</b></p> <p>The policy supports the restoration and enhancement of heritage assets at risk. The policy includes a degree of flexibility which allows the potential benefits of a proposal to be weighed against the harm to the asset. This should enable the policy to deliver a wider range of positive effects than one which sought simply to preserve the assets.</p> <p><b>Uncertainties</b></p> <p>None identified</p> <p><b>Recommendations/Mitigation</b></p> <p>None identified</p>				

### Policy HE3: Local heritage

<p><i>Permission for the loss of a building of local interest will only be granted where</i></p> <p>a. <i>the replacement building contributes to preserving the local character and distinctiveness of the area; and</i></p> <p><i>a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.</i></p>				
SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	The wording of the policy should ensure that non-designated local heritage is offered some protection whilst also ensuring that the preservation of such heritage does not act as an impediment to growth.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The policy allows, with safeguards, the replacement of buildings which have some local heritage interest. This should help to facilitate the redevelopment of sites within built-up areas of the District.
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	Through requiring replacement buildings to contribute to local character and distinctiveness, the policy should help to conserve and enhance the historic environment
3(d) Reduce pollution from	0	0	0	No significant impact

any source				
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact
5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	√	√	√	The policy allows, with safeguards, the replacement of buildings which have some local heritage interest. This should help to facilitate the redevelopment of sites within built-up areas of the District, including town centres.
<p><b>Conclusions</b> The policy allows, with safeguards, the replacement of buildings which have some local heritage interest. This should help to facilitate the redevelopment of sites within built-up areas of the District, which should deliver benefits in terms of economic growth and in promoting sustainable urban living.</p> <p><b>Uncertainties</b> None identified</p> <p><b>Recommendations/Mitigation</b> None identified</p>				

## Policy HE4: Archaeology

Where a development proposal includes, or is considered to have the potential to include, heritage assets with archaeological interest, developers will be required to:

- submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.
- demonstrate how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable
- adhere to any conditions applied to planning permissions where the loss of the whole or a material part of important archaeological remains is justified, to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.

SA objective	Predicted effect			Justification and recommendations for mitigation/improvement
	Short term	Med term	Long term	
<b>ECONOMIC ACTIVITY</b>				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	Large parts of the District are designated for archaeological significance but, providing that proposals meet the criteria listed in the policy, it should not significantly limit economic development in the borough.
<b>LAND USE AND DEVELOPMENT PATTERNS</b>				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	No significant impact
2(b) Provide access to green spaces	0	0	0	No significant impact
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	No significant impact
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	0	0	0	No significant impact
3(b) Protect and enhance landscapes	0	0	0	No significant impact
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	The policy offers protection to archaeological sites in the District.
3(d) Reduce pollution from any source	0	0	0	No significant impact
<b>CLIMATE CHANGE</b>				
4(a) Reduce greenhouse gas emissions	0	0	0	No significant impact
4(b) Improve the District's ability to adapt to climate change	0	0	0	No significant impact
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	0	0	0	No significant impact
5(b) Provide access to services and facilities for all	0	0	0	No significant impact
5(c) Promote community cohesion	0	0	0	No significant impact

5(d) Increase access to decent and affordable housing	0	0	0	No significant impact
5(e) Reduce crime rates and fear of crime	0	0	0	No significant impact
5(f) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	No significant impact
5(g) Increase participation in education and life-long learning	0	0	0	No significant impact
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	No significant impact
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No significant impact
6(b) Reduce waste	0	0	0	No significant impact
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	No significant impact
<p><b>Conclusions</b></p> <p>Large parts of the District are designated for archaeological significance but, providing that proposals meet the criteria listed in the policy, it should not significantly limit economic development in the borough, whilst also offering protection the archaeological assets in the District.</p> <p><b>Uncertainties</b></p> <p>The significance of archaeological sites can often be only fully determined following field evaluation.</p> <p><b>Recommendations/Mitigation</b></p> <p>None identified.</p>				



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 12: Consultation comments and how they have been addressed

September 2016

North Hertfordshire District Council  
 Sustainability Appraisal of North Hertfordshire Proposed Submission  
 Local Plan  
 Appendix 12: Consultation comments and how they have been  
 addressed

A report by **CAG Consultants**

September 2016

**Revision history**

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Gerard Couper Approved by: Tim Maiden
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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**CAG Consultants**

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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**Core Strategy Scoping Report (2005 ) consultation comments and how they were addressed**

<b>Consultee</b>	<b>Comments</b>	<b>Response</b>
<b>John Harris</b>	Cynical with regard to creating public interest in planning issues that are not "in one's back yard".	Noted
	Keep communications simple and specific.	Noted
	Requests "bulletin board" for consultation topics	Not clear what this would entail. Planning documents which are out for consultation are available on the Council's website, and comments can be sent via e-mail.
<b>Stevenage Borough Council</b>	Strategic Options for LDDs - options identified for future housing provision do not include Stevenage expansion. Sustainability issues identified only focus on env issues from housing dev but do not acknowledge economic and social aspects.	The part of the Scoping Report that makes reference to the Strategic Options for LDDs explains that they are drawn from the detailed options for the Core Strategy and Development Control Policies that are planned to go out to consultation in the early autumn. This latter document expressly states that the option regarding urban extensions on greenfield land adjoining existing towns... "envisages the release of land for large-scale extensions to a town or towns, including Stevenage or Luton". It is therefore consistent in the approach to all LDDs in the LDF, including the identified Stevenage Area Action Plan.

Consultee	Comments	Response
	Appendix 1 - should include recognition that provision of additional hsg will have positive economic effect in that it will help to attract employers to the district.	The assertion that Appendix 1 highlights concern that the lack of housing stock in North Herts is impacting upon the District's desirability for future employers is incorrect. What is stated is not a lack of housing, but that the high cost of housing in the District is leading to employers not seeing the District as a location of choice. The increase in high-quality affordable housing is already acknowledged in the appendix at 5(d).
	Sustainability objectives relating to expansion of Stevenage should be consistent and reflect balanced consideration of environmental, economic and social indicators. These should be acknowledged within this Scoping Report	The sustainability issues as stated by Stevenage BC for Stevenage town expansion are noted. They do not necessarily relate in the same way, however, to the North Hertfordshire towns.
<b>Herts Biological Records Centre</b>	<b>Appendix 1 Key Sustainability issues</b> - Opportunity for range of issues to be addressed through delivery of associated objectives.	Noted
	<b>Land use &amp; development patterns 2(a)</b> - Potential expansion Luton airport & associated transport links should be added.	The potential expansion of Luton Airport is included.
	All new hsg developments should respect historic environment, landscape character & biodiversity and consultation should take place with all interested parties	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
	PPG9 (Draft PPS9) should be used to guide the process. PPG9 (PPS9) should be used in preparation of local development documents.	As above

Consultee	Comments	Response
	Local authority should seek to maintain, enhance or restore networks of inter-connecting natural habitats by linking sites of biodiversity importance, and policies should be included to protect such networks from development.	This comment will be considered and commented upon when the Council consults on policies in its Local Development Documents.
	Any existing sites of wildlife value should be adequately buffered and enhanced through active long-term management agreements. Wildlife sites should play a key role within the urban green spaces and corridors system.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
	<b>2(c)</b> - Comprehensive assessment and consultation on historic environment, landscape character and biodiversity issues should take place at an early stage when designing transport infrastructure. Existing sites of wildlife value should be adequately buffered and enhanced through long-term management agreements.	As above
	Environmental Protection 3(a) Protect and maintain biodiversity - Amend to Protect and enhance biodiversity	Has been amended to read, 'Protect and enhance biodiversity'
	<b>Protection of wildlife</b> - Local Authority should take appropriate measures to ensure that all protected species are safe guarded from any adverse effects of development.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
	<b>Enhancement of wildlife</b> - Objective can also be achieved through delivery of county Biodiversity Action Plan (BAP) for individual habitats and species.	Comments forwarded to the NHDC officer responsible for BAP.
	<b>3(a), (b), (d)</b> - Biodiversity, landscapes and pollution control can be physically delivered through Environmental Stewardship (Defra - RDS).	Noted
	<b>Climate change 4(a), (b)</b> - Potential to produce cleaner 'greener' fuels should be fully explored. When considering where to grow 'energy crops' full consideration must be given to location & potential impact on historic environment, local landscape character and biodiversity. Wind farms must make full consideration of the historic environment, landscape and biodiversity in their location and must be governed by SEAs at earliest possible stage of design.	What farmers choose to grow is not a planning matter. However, future policy on renewable energy may encompass this point. Comments on wind farms noted.

Consultee	Comments	Response
	<b>Resource use and waste 6(a)</b>	
	<b>Water</b> - Opportunities should be sought to create new habitats for wildlife when considering design of water storage areas. Opportunities should also be sought when creating new flood storage areas to buffer or link together existing sites of nature conservation value.	The issue of water is taken account of in objective 6 (a ). Other comments noted.
	<b>Waste</b> - Waste management should look at alternative strategies.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
	<b>Minerals</b> - Existing grasslands should not be used for minerals extraction. Any extraction adjacent to such sites must be fully assessed via comprehensive SEA process. Opportunities should be sought to enhance ecological connectivity between existing nature conservation sites through the restoration of minerals sites.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
	<b>Appendix 3 Baseline data 2(b), (c)</b> - Accessible natural Green Space Standards should be applied. The design and construction of new communities should make full use of best practice guides.	This comment will be considered and commented upon when the Council consults on policies in its Local Development Documents.
	<b>Environmental Protection 3(a) Protect and maintain biodiversity</b>	
	HBRC identified 4 bird species as 'Quality of Life' indicators for Herts.	Noted
	<b>Number and extent of designated sites</b> -county Wildlife Sites have to meet a set of selection criteria and are <b>identified</b> not designated please change wording accordingly.	<b>Amend wording in Baseline.</b>
	<b>% of SSSIs in good condition</b> - this data is available directly from English Nature at Harbour House, Hythe Quay, Colchester, Essex, CO2 8JF (01206) 796666.	Noted
	Implementation of BAP - recommend that NHDC participates in existing county system of Working Groups to enable them to take action locally for a chosen set of HAPs and SAPs.	Comments forwarded to the NHDC officer responsible for BAP.

Consultee	Comments	Response
	<p><b>Extent/population of important BAP habitats and species</b> - Habitats and Land Use of the county were assessed in the Phase 1 Habitat Survey Project conducted from 1994-97. A more up to date reference is the HEF publication The State of Biodiversity in Hertfordshire 1992-2002. Habitats and species are dealt with (not all are relevant to the county BAP). <u>However, the report does not break habitats or species down by district. This indicator will prove to be both difficult and time consuming to deliver.</u></p>	Noted
	<p><b>Area of semi-natural habitat lost to development</b> - This could be delivered through data gathered from NHDC Planning Dept.</p>	Noted
	<p><b>Area of semi-natural habitat created</b> - <u>This indicator will prove to be both difficult and time consuming to deliver.</u> There may be opportunities to gather data on a district scale, provided Defra (Environmental Stewardship) and the Forestry Commission (Woodland Grant Scheme) are prepared to release it. In principle they should as public money is being used to create the habitats.</p>	Noted
<b>Ickleford Parish Council</b>	Agree in principle with general Policy and recommendations.	Noted
	Retain Green Belt wherever possible.	Noted, see Objective 2(a)
	Some concern over 3 Grade 1 and 2 Listed Buildings at Risk and trust these are being monitored.	Noted
	Ensure pollution continues to be reduced in rivers, etc.	The indicator in the baseline review on river quality is under investigation.
	Crime concerns appear high in North Herts as opposed to other areas.	Noted

Consultee	Comments	Response
<b>EEDA</b>	Consideration should be given to socio/economic issues.	The objectives in the sustainability framework include socio/economic objectives and sub-objectives, as well as environmental ones. Many of the issues put forward in the comments are covered in the framework, i.e. deprivation, skills base, landscapes and environmental assets.
<b>Veolia Water</b>	Supports approach of combining SA and SEA into single process and document. Also supports breadth of options appraisal for housing.	Noted
	Suggest environment agency 'cams' and company water resources plans should also be documents to be reviewed.	Documents considered too specific and detailed to scope.
	Support objectives to improve quality of river and groundwater supplies, and the objective to limit water consumption to levels supportable by natural process and storage systems.	Noted
	Support for new storage systems would be advantageous where this is fundamental to the continued economic performance of the area, health and well being of its population.	Noted
<b>Neil Guttridge</b>	Document's scope should include provision of open spaces within built up areas in particular allotments.	Objective 2 (b) deals with access to green spaces, do not think it necessary to make first sub-objective specific about allotments.
	Should also have guidelines as to the level of provision, i.e., 1 acre for every 1000 people. District Plan should set a policy for provision and require developers to make provision for allotments on hsg developments over a certain size.	This comment will be considered and commented upon when the Council consults on policies in its Local Development Documents.

Consultee	Comments	Response
<b>Rambler's Assoc - Herts &amp; N. Middlesex Area</b>	<b>9</b> - Avoid building a new settlement on a greenfield site.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	<b>11c</b> - May be occasions when other uses are justified.	As above
	<b>11a</b> - Non- car modes - Supported	As above
	<b>11c</b> - Improved/integrated transport structure - Supported	As above
	<b>18 2(a)</b> - Land use & development patterns - Supported	Noted
	<b>19 2(b)</b> - Supported	Noted
	<b>19 2(c)</b> - Supported	Noted
	<b>19 3(a) to 3(d)</b> - Supported	Noted
	<b>19 4 (a) (b)</b> - Supported	Noted
	<b>19/20</b> - Supported	Noted
	<b>20 (h)</b> - Very important to increase and encourage leisure facilities	Noted
	<b>20 6(b)</b> - NHDC already doing good job, but need plastic recycling facilities in Royston	Noted
<b>Highways Agency</b>	No comments, but encourages NHDC to locate future development in areas where services and facilities are readily accessible by non-car modes.	Noted
<b>Chilterns Conservation Board</b>	Should have more than one mention of Chilterns AONB in scoping report.	The AONB and other issues for the District will be discussed in more detail in future Local Development Documents such as the forthcoming Options document.

Consultee	Comments	Response
	AONB Management Plan not mentioned at all. Other documents Board produces should also be scoped due to their ability to encourage more sustainable forms of development.	The AONB Management Plan has been included in the review of other plans, programmes and policies, but other documents considered too specific and detailed to scope.
	Indicators could be devised to address the need to conserve and enhance the natural beauty of the AONB.	Indicators will be investigated.
<b>Chiltern Society</b>	Typography makes document difficult to read.	Noted
	All LDF documents should reflect local knowledge and recognise local concerns.	Noted
<b>Tony Harcourt</b>	<b>Page 8 Community Strategy</b> - first bullet point should read "Development of brownfield sites must be preferred so as to ensure the preservation of greenfield sites and in particular within the Green Belt.	The Scoping Report is simply re-iterating the objectives of the Council's Corporate Plan and Community Strategy. Not possible for the Scoping Report to amend these objectives as they are adopted in other Council documents.
	<b>Page 9 Housing</b> - after end 1st sentence after 2021 add Without any justification whatsoever and in common with other authorities is totally rejected by the North Hertfordshire District Council. At line 5 of this first paragraph delete the word greenfield. Last sentence should be deleted and replaced by Any increase in the housing at Stevenage must be within their boundary and not extend into any Green Belt. Option b is preferred with only Option a without the final phrase.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	Add Option e as follows Resist all attempts to impose a significant proportion of the arbitrary 15,800 households suggested for the area of North Hertfordshire and in particular totally reject any building within the Green Belt so as to remain in conformance with PPG2.	As above
	<b>Page 10 Affordable Housing</b> - Option a should be the only	As above

Consultee	Comments	Response
	consideration	
	<b>Page 10 Employment</b> - delete options a and e.	As above
	<b>Page 11 Town Centres</b> - select only options c for both town and smaller centres.	As above
	<b>Page 11 Transport</b> - select option b only.	As above
	Page 22 Appendix 1 Land use and development patterns - delete this whole section in the 'Issues' column it should read Additional housing will only be provided to satisfy local needs and any regional requirements shall not be allowed upon greenfield sites. The land take pressures from Stevenage and Luton must be resisted at every level of the planning process. the extra needs stipulated for these two towns shall be supplied by developments within their own town boundaries and not be allowed to impinge upon the North Hertfordshire Green Belt. The housing pressures to meet regional needs do not have to be satisfied by corresponding land takes. Greenfield sites will only be allowed under very special circumstances and then only to satisfy local needs. Suggested re-write in accordance with statements under SA Objective and Source. Council either means what it says in the outside columns or it is bowing to outside pressures which should not form any part of this plan.	See comments from EERA (439). Cannot ignore the housing requirements set at a regional level.
	<b>Page 23 Row 3 (d)</b> - If Council rejects land expansion plans of its neighbours then water supply needs and drainage from future developments would not be nearly the same problem for NHDC.	Noted
	Page 24 Row 5(d) - add the following sentence under Issues The Council fully endorses the Government plans to subsidise the 'have-nots' to make it possible for key workers to buy houses. 'Affordable housing' is often of lower quality and very difficult to obtain from developers so giving financial aid is the better option.	Unsure which Government plans to subsidise 'have nots' is being alluded to. Do not agree that affordable housing is usually of lower quality.

Consultee	Comments	Response
	Appendix 2 Page 7 - Support . Under key targets, etc, delete 'Not applicable' and insert The Green Belt within the boundaries of North Hertfordshire must be preserved at all costs.	Preserving the Green Belt, 'at all costs' not considered to be an appropriate statement to make. PPG2 does not say Green Belt should be preserved at all costs.
<b>Royston Town Council</b>	All objectives as identified in Appendix 1 are supported.	Noted
	Objectives of LDD and those in Community Strategy are also welcomed	Noted
<b>CPRE Hertfordshire</b>	<b>Strategic objectives for the LDD's</b> - No direct mention made of encouraging/requiring low energy development - should have its own heading, i.e., Low Energy Communities.	The Scoping Report is simply re-iterating the objectives of the Council's Corporate Plan and Community Strategy. Not possible for the Scoping Report to amend these objectives as they are adopted in other Council documents
	<b>Strategic options of the LDD's</b> - Some of the suggestion options are too prescriptive. Options on Rural areas and settlement pattern should have an intermediate position for villages which could accept more limited development. Housing options do not seem to reflect the text. From the text it is clear that the numbers required will be accommodated around Stevenage or within existing settlements, in order to comply with emerging regional spatial strategy. Given that, urban extensions and new towns are not a feasible option. The use of greenfield sites in villages is not advocated by anyone and should be removed from the options.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	<b>Sustainability appraisal objectives</b> - Why always start with growth? This always implies this is the most important objective around which the other objectives must fit.	Do not consider that because the economic objectives is the first one in the framework, it is the most important.

Consultee	Comments	Response
	Land use and development patterns 2(a) - add a bullet point to require a sequential principle to be incorporated so that such land, particularly greenbelt, should be a last resort.	The sub-objectives are questions which will be asked about each option or policy being appraised, i.e. will the policy or proposal help to maximise re-use of vacant buildings or derelict land? A sequential approach to land is not appropriate as a sub-objective.
	<b>A just society 5(e)</b> - add a bullet point to require crime reduction to be built into design of developments. Consider 2 other objectives (1) provide affordable, accessible public transport in towns and rural areas (2) ensure that all developments have in place adequate infrastructure before completion. In each case some bullet points would need to be developed as sub-objectives.	First sub-objective of 5 (e) has been amended to read, 'encourage crime reduction, particularly through the appropriate design of new development'.
	Appendix 1 - additional sustainability issues which should be included. 1 What level of growth is sustainable? How can high quality employment be attracted to the District? Where should growth be located, should it be in one place or distributed across the area? How can working from home be encouraged?	The issue of sustainable economic growth is already contained in the key sustainability issues table, these are specific questions related to this issue. The questions are valid and will be considered when developing policies on this issue. Some questions will be considered in employment study currently being undertaken.

Consultee	Comments	Response
	2(a) If all non settlement development is at Stevenage (or on the outskirts of Luton) how will this impact on the rest of the District? Would any of the settlements benefit from urban extension and would this relieve pressure elsewhere? What new infrastructure would be required and where would it be?	The issue of housing and settlement pattern is contained in the key sustainability issues table, these are specific questions related to this issue. The questions are valid and will be considered when developing policies on this issue. Some of the questions posed, the Council will be asking for the public's views on, within the forthcoming Options document.
	2(b) How can employment currently provided in London be provided in the district? Can more work be done online with fewer journeys to London. Can we increase capacity of rail service to London and reduce cost to minimise car use?	The issue of high quality employment and commuting is contained in the key sustainability issues table, these are specific questions related to this issue. The questions are valid and will be considered when developing policies on this issue. Some questions will be considered in employment study currently being undertaken.
	3(a) & (b) - Reference made to expansion Luton airport, should also refer to Stansted.	Has now been included in the cumulative effects section of the report.

Consultee	Comments	Response
	4(a) - How can energy consumption in new developments be reduced? Can more energy be generated onsite using renewable energy methods? How can we encourage use of less polluting forms of vehicle and fuel? Cycle use in the district is low; can this be increased?	The issue of energy consumption is contained in the key sustainability issues table, these are specific questions related to this issue. The questions are valid and will be considered when developing policies on this issue. However, some question are beyond control of planning such as less polluting forms of vehicles, others are contained elsewhere e.g. renewable energy Objective 4 (a).
	Suggest 2 additional SA objectives1 - Provide affordable, accessible public transport in towns and rural areas - Can a reasonably frequent service at an affordable cost be provided in rural areas and how might this be done? Services in towns and between towns are not well used and deteriorating, ways need to be investigated to reverse this trend	Additional sub-objective has been added under 2 (c) - 'Provide affordable, accessible public transport in towns and rural areas'.
	2 - Ensure that all developments have in place adequate infrastructure before completion - it is difficult to prescribe adequate infrastructure related to each development as the need is often cumulative; however the consequences of not achieving this is all too evident. How can criteria be developed to measure infrastructure need? How can planning rules be written to include an infrastructure test?	By infrastructure, it is assumed that what is meant is roads, sewerage etc. Whilst important, it is not considered that this is a key sustainability issue and should involve a separate objective.
	<b>Appendix 3 - Page 9 - Area of Green Belt</b> - should also indicate area used for development over a period and area added as replacement.	Noted, will investigate this indicator.
	<b>Page 11 - Provide opportunities for people to come into contact with wildlife, etc</b> - No indicators were identified. Perhaps length of footpath in good condition and percentage of total footpath in good condition would be appropriate.	Noted, will investigate this indicator.

Consultee	Comments	Response
	<b>Page 19 - Protect &amp; maintain biodiversity, population of wild birds</b> - Additional bird types should be incorporated as a measure of particular environments.	Noted, though data on population of wild birds is not comprehensive and is unavailable at District level.
	<b>Page 26 - Improve district's ability to deal with climate change</b> - Add water use per household.	Noted, this indicator is already included under 6 (a) Use natural resources efficiently.
	<b>Page 31 - Promote community cohesion</b> - No indicators identified. Following should be considered: No of voluntary clubs & societies; No of festivals, carnivals and fetes; No of ASBO's issued; Amount of vandalism; No of school exclusions; Truancy; and No of sports leagues.	Noted, will consider these indicators.
<b>English Nature</b>	<b>Relationship with other plans &amp; programmes - Appendix 2</b> - all relevant documents included	Noted
	<b>Relevant aspects of state of environment and likely evolution - Appendix 3</b> - all information is accurate	Noted
	<b>Environmental characteristics of area - Appendix 3</b> - all information is accurate	Noted
	<b>Existing environmental problems</b> - No aware any issues specific to North Herts, although area is affected by some generic environmental problems.	Noted
	<b>Objective 3(a) Biodiversity</b> - should be changed to <u>protect and enhance</u> . Would bring in line with 3(b) and (c).	Has been amended to read, 'Protect and enhance biodiversity'.
	SEA should include consideration of (1) likely significant effects on environment of the plan or programme particularly biodiversity, flora and fauna and consider likely effects on soil, water and landscape in so far as these are necessary to support biodiversity, flora and fauna	Noted
	(2) inter-relationship between these and other issues listed in the Directive; and (3) any short, medium and long-term effects; permanent and temporary effects; positive and negative effects; and secondary, cumulative and synergistic effects.	Noted

Consultee	Comments	Response
Hitchin Society	<b>Strategic Option Housing (p9)</b> - Wording is ambiguous. Sustainability study should address potential greenfield (and probably greenbelt) requirement of 12,000 plus homes in addition to West of Stevenage.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	SA Objectives - concerned groundwater resource and supply and river quality issues has been diluted and disaggregated into a series of sub-objectives. Groundwater resource should be listed at least as a SA Objective, but could be a Strategic Option in its own right.	Neither Environment Agency nor Three Valleys Water have asked that this issue become a main objective. We do not agree that because a specific kind of natural resource, i.e. water is a sub-objective rather than an objective it is diluted. The objectives are supposed to be broad. However, third sub-objective in 6 (a) has been amended to make specific mention of groundwater resources. The question will be asked of each option/proposed policy - will it help to limit use of groundwater resources?
	protect soil quality' in Resource Use and Waste should be part of 3(d) Reduce pollution from any source.	The objective to protect soil quality has been moved to 3 (d).
	<b>6(a)</b> - needs extra bullet <u>encourage the use of recycled construction materials.</u>	Consider that '... use of sustainable building materials...' in second sub-objective covers this point.

Consultee	Comments	Response
	<b>6(a) - presume 'limit water consumption.....systems' includes the objective of fitting water saving devices in all new homes and retro-fitting wherever possible.</b>	The sub-objectives are questions which will be asked about each option or policy being appraised, i.e. will the policy or proposal help to limit water consumption ...? The sustainability objectives are at a higher level. The comment is a specific potential method of limiting water consumption, and not appropriate for the framework. However, the comment will be considered when policies are being developed on this matter.
	<b>6(a) - needs commitment to <u>encourage rainwater storage and greywater recycling wherever possible.</u></b>	See above
	Appendix 1 Key Sustainability Issues 3(d) water supply - section focuses on the wrong issues.	Water supply is covered in section 6 (a ) of the Appendix.
	<b>Appendix 2 Review of Plans, etc</b> - this section is too heavily weighted to national and regional documents and government policy. Concerned this will mean that the review does not focus on the real needs of the district.	Noted
	<b>Appendix 3 Baseline Data</b> - very difficult to follow in places. Does not appear to be formatted properly. Would appreciate a properly formatted version.	Noted
<b>Herts County Council Archaeology</b>	<b>p7</b> - Core Strategy should include Council's approach to historic environment conservation.	Those areas mentioned in this paragraph, such as nature conservation, are not all the areas to be addressed in the Core Strategy. They are only examples. Will re-consider this comment when the Core Strategy is being produced.

Consultee	Comments	Response
	p8 - Would be useful to include historic landscapes to plug the gap between towns and the rural settlements	The Scoping Report is simply re-iterating the objectives of the Council's Corporate Plan and Community Strategy. Not possible for the Scoping Report to amend these objectives as they are adopted in other Council documents.
	p18 - Should be remembered that many brownfield sites have potential for significant archaeological remains (high environmental value).	Noted
	p19 - Support inclusion of SA objective 3 under Environmental Protection and 2 sub objectives.	Noted
	SA objective 3(c) and 2 sub objectives - should be included as key sustainability issues. PPGs 16 & 15 should lead the Council to include protection, conservation and enhancement of the historic environment as key objectives in Sas and SEAs.	Conserving and enhancing the built environment is included as a sustainability objective. However, whilst important, do not consider it to be one of the key sustainability issues in the District.
	p15/16 Appendix 2 - strongly agree with statements relating to protecting or enhancing historic environment.	Noted
Codicote Parish Council	p1, para 4 - Agree with main sustainability issues. Please be aware of the Codicote Action Plan.	Noted
	p17, para 3 - Sub-objective may be <u>to research into use of the car.</u>	Sub objectives are questions which will be asked about each option or policy being appraised, e.g. will the policy or proposal help to .... Not considered appropriate that research into the use of the car should be a sub-objective.
	p21, Appendix 2(a) - Parish Council works to avoid the use of greenfield areas for building upon.	Noted

Consultee	Comments	Response
<b>Environment Agency</b>	<b>Flood Risk</b> - PPG25 requires that local planning authorities adopt a risk-based, sequential approach when making planning decisions. It requires a precautionary approach to ensure that any development is safe and not exposed unnecessarily to flooding. Guidance also requires that run-off from development should not increase flood risk elsewhere in the catchment and development must not constrain the natural function of the floodplain, either by impeding flood flow or reducing storage capacity. New development should therefore be located in zones of little or no flood risk wherever possible.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	Additional policies to consider including: 1) Water Framework Directive 2) DEF 3) Environment Agency: Policy and Practice for the Protection of floodplains, 2004. Making Space for Water: Developing a New Government Strategy for Flood Risk and Coastal Erosion Risk Management in England 4) Environment Agency: Policy on culverting of watercourses.	The Water Framework Directive has been included in the review of other plans, programmes and policies but other documents considered too specific and detailed to scope.
	<b>Biodiversity</b> - Document needs to assess implications of Water Framework directive.	The Water Framework Directive has been included in the review of other plans, programmes and policies
	Impacts of the management of recreation and access on natural environment need to be assessed as part of the appraisal.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	Document should also identify if the plan will enhance and restore natural environment, habitats and species. This goes beyond protection of these features and LDF should recognise this as one of its key roles.	As above
	<b>Environmental Protection - Land Use and Development patterns</b> should read <u>Aim to reduce quantity of unremediated contaminated land</u>	Have added extra sub-objective under 2 (a) 'Reduce quantity of unremediated contaminated land'.

Consultee	Comments	Response
	<b>Environmental Protection</b> - should read: Avoid detriment to existing water uses	Considered to be covered in 3 (d)
	Avoid increased risk of harm to the environment	This is very general comment and is covered in a number of objectives in the framework.
	<b>Climate Change</b> - should read: Encourage reduced risk of environmental emissions as a result of improved infrastructure design.	Considered to be covered in objectives 4 (a) and 6 (a).
	Advice was also provided on watercourses, flood risk assessments and SUDs and environmental protection.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
<b>HCC Passenger Transport Unit</b>	<b>Strategic Options for the LDDs - Housing</b> - access by all modes of transport needs to be considered in early stages of development. NHDC should encourage potential developers to discuss passenger transport issues with PTU in early stages.	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	<b>Employment - Reduction car bourne commuting</b> - Support in principle. Transport implications of development should be addressed early in process.	As above
	<b>Transport</b> - support <b>(d)</b> - could read <u>Make new large employers prepare Green Travel Plans and encourage smaller employers to consider preparing Green Travel Plans.</u>	As above
	<b>Developing Objectives for Appraising the North Hertfordshire LDF Town Centres p20</b> - should also include <u>encouraging all modes of transport, especially walking/cycling and passenger transport.</u>	This issue is dealt with under Objective 2 (c) and is not specific to town centres.

Consultee	Comments	Response
	<b>Appendix 1 Key Sustainability Issues Land Use &amp; Development Patterns</b> - PTU generally agree with statement "The high levels of journeys and complex settlement pattern mean that it is difficult to maintain a commercially viable passenger transport for journeys other than to London.	Noted
	<b>Climate Change (p23)</b> - comment that there is high use for the school run.	Noted
	Comments on some of the documents scoped in Appendix 2	Noted
<b>Kimpton Parish Council</b>	Generally support the document.	Noted
	Kimpton is mentioned as area that could have some development. Assume this is the Lloyd Way development and not something new?	The comments relate to some of the strategic options for the forthcoming Local Development Documents (LDD). The comments will be considered and commented upon when the full Options document is produced later this year.
	Certain conditions for development, i.e. residents' needs, facilities are mentioned, but does not mention services or surrounding infrastructure.	As above
	Public transport is covered and need to reduce personal transport. How is this to be achieved?	As above
	How does LDF fit with current planning applications.	As above
<b>Herts Fire &amp; Rescue (Stevenage, North Herts &amp; Welwyn District)</b>	Generally support the document.	Noted
<b>London Luton Airport Ltd</b>	Welcome the approach. Request to be given opportunity to take part in early consultation.	Noted

Consultee	Comments	Response
<b>East of England Regional Assembly</b>	Generally support the document. Could say more about hierarchy of plans and assessments/appraisals and what this means for the LDD and the SA/SEA, specifically that issues which have been assessed and approved higher up the hierarchy are taken as 'givens'.	Amended to state more clearly in the introduction, where the LDD and SA/SEA sits in the hierarchy of plans.
<b>Herts County Council - Rights of Way Unit</b>	<b>Appendix 1</b> - You may want to refer more specifically to Public Rights of Way in additional issues under objective <b>2(b)</b> , provide access to green spaces, or objective <b>3(b)</b> protect and enhance landscapes.	See below
	Public rights of way network can play a key part in the following objectives. You may wish to mention Rights of way more specifically. <b>2(b), 2(c), 5(f), 5(h)</b>	Agree, but do not think it necessary to mention public rights of way in sub-objectives of 2 (c), 5 (f) or 5 (h). However, have amended 2 (b) by adding extra sub objective stating: 'maintain/improve the public right of way network'.
	<b>2(b)</b> - Rights of Way unit could provide figures on the number of county wildlife sites, nature reserves, etc in North Herts.	Noted, will investigate these sources of data.
	Believe NHDC could help to fulfil their objectives towards sustainability by:	
	a) dedicating new public Rights of Way on their land across the District	Noted
	b) using powers under the Town & County Planning Act 1990 and Highways Act 1980 to best effect to increase access to non road networks.	Noted
	c) Promote access to the rights of way network, green spaces, wild spaces, etc.	Noted

<b>Consultee</b>	<b>Comments</b>	<b>Response</b>
<b>Hertfordshire Constabulary</b>	Important to include crime and disorder as one of the major influences when examining the term sustainability. All future Supplementary Planning documents should clearly include reference to NHDC's commitment to producing developments with community safety and crime and disorder prevention techniques addressed.	Objective 5(e) is to Reduce crime rates and fear of crime
	ODPM document ' <i>Safer Places-The Planning System and Crime Prevention</i> ' establishes all planning applications should demonstrate how crime prevention measures have been considered.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
<b>Forestry Commission</b>	Following issues key to address in LDF:	
	- Reflect emerging Policy ENV4 of Regional Spatial Strategy 14.	Comments not specifically related to SA/SEA Scoping Report but noted for future reference.
	- Green infrastructure should be given equal weight/billing with other infrastructure needed to develop expanding & new sustainable communities.	As above
	- LDF should adopt standards for the targets for provision of green space for planned, urban extensions to meet English Nature's Accessible Natural Greenspace Standard and the Woodland Trust Woodland Access Standard.	As above
	- Ensure renewable energy policies include energy crops, wood from existing woodland, sawmill co-products and waste wood.	As above
	- Produce opportunity maps as means determining extent to which woodland could contribute to sustainable flood control.	As above
	- Highlight role of woodland in on-site containment for some contaminants on brownfield land RSS 14 Policy ENV4: woodlands.	As above
	- Policies in LDDs should require proposals for any woodland creation as a requirement of planning permission to accord with standards advised by the Forestry Commission.	As above

Consultee	Comments	Response
	- Ancient semi-natural woodlands and other woodlands of acknowledged national, regional and local importance will be strongly protected, and there will be a general presumption against the conversion of any woodland to other land uses unless there are overriding public benefits. Woodland unavoidably lost to development should be replaced with new woodland of at least equivalent area and composition, preferably in the same landscape unit.	As above
	- LDDs will set targets to meet Woodland Trust Woodland Access Standard for the provision of wooded green space. Specifically woodland creation should be targeted on: (a) restored derelict, contaminated and former mineral or industrial land;	As above
	(b) expanding or new communities;	As above
	(c) urban areas and areas within 8 kilometres of urban areas with populations of more than 100,000;	As above
	(d) Social Regeneration Priority Areas;	As above
	(e) the Thames Chase, Watling Chase and Forest of Marston Vale Community Forests;	As above
	(f) The Green Arc - a broad arc around London in Essex and Hertfordshire transport corridors;	As above
	(g) to address biodiversity action plan targets identified in Policy ENV3	As above

## ***Core Strategy and Development Control Policies Issues and Options (2005) SA consultation comments and how they were addressed***

<b>Consultee/comments</b>	<b>Response</b>
<p><b><u>Environment Agency</u></b> Under the list of objectives which the policy papers are to be assessed against there is no mention of flood risk and a key objective of the sustainability appraisal should be "the reduction of flood risk". Would welcome the inclusion of this in the SA document. It is recommended that the Council undertakes a strategic flood risk assessment (SFRA) as part of the sustainability appraisal.</p>	<p>"Avoid development in areas at risk from flooding" is included as a sub-objective in the SA Framework. A SFRA will be undertaken and referenced where relevant in land allocation SAs.</p>
<p><b><u>Hertfordshire County Council</u></b> The Options paper appears to seek views on the appropriate approach to be adopted in the LDD in the event that the urban extensions at Stevenage within North Hertfordshire do not feature within the ultimately approved RSS, but that the overall dwelling total currently proposed broadly stays the same. Under these circumstances, the County Council considers that all the possible options raised in the Options Paper would need to be subject to detailed sustainability appraisal / Strategic Environmental Assessment processes.</p>	<p>Strategic site options, including urban extensions at Stevenage will be appraised at later stages of the options development process.</p>
<p><b><u>Moore</u></b> The emphasis for Sustainability Appraisals should be to "minimise the development of all land with high environmental and amenity value", however, if there is a need to develop some greenfield land during the plan period to 2021, then only greenfield land which doesn't have a high environmental or high amenity value should be considered This will also impact upon sustainable location patterns with the aim "to reduce the use of motor vehicles". Clearly there is a need to "increase access to decent and affordable housing", particularly for younger people in all settlements but with the highest possible emphasis on decent housing. Finally, the absolute priority should be to "use natural resources efficiently" particularly land.</p>	<p>Noted – these issues will be considered when appraising specific sites.</p>

Consultee/comments	Response
<p><b><u>Hertfordshire Gardens Trust</u></b>            Although agreeing in principle that development of brownfield sites should be encouraged, it is suggested that parks and gardens should not be developed preferentially but be considered as "land with high environmental and amenity value" (NHDC Sustainability Appraisal)</p>	<p>The specific value of parks and gardens will be taken into account when appraising individual sites.</p>

### ***Core Strategy and Development Control Policies DPD Preferred Options (2007) SA consultation comments and how they were addressed***

Consultee/comments	Response
<p><b><u>English Heritage</u></b>            The SEA report is rather unspecific in relation to the historic environment. Much more could be made of existing data sources, including data on grade II Buildings at Risk. Soft data on the historic environment, relating to the wider historic character of the settlements and landscape, could also be included. It may be that the rather thin coverage of the historic environment has led to the judgements on impacts being identified as uncertain.</p> <p>Given the importance of the historic environment in the district we consider it essential that potential impacts are identified as a key issue. The analysis of housing locations [pages 23 – 25], for instance, does not identify the historic environment among the considerations, or to the need for detailed research on the historic environment. At present recommendations for further work relate only to landscape, biodiversity and water. The Area Action Plans and Site Specific Allocation DPDs SEA/SA reports will also need to pay particular attention to the historic environment.</p>	<p>See Land Allocations DPD Scoping Report comments below.</p>
<p><b><u>Natural England</u></b>  <u>Sustainability Appraisal (SA) Comments</u>            Overall Natural England considers the SA to a very positive contribution to the</p>	<p>Noted – these issues will be considered in policy development. A Habitats Regulation screening determination will be undertaken.</p>

Consultee/comments	Response
<p>development of the plan documents. Appropriate methodologies and legislative requirements have been adhered to, and the SA is presented in an easy to follow way. Assessment work undertaken thus far is very detailed and includes important elements to be taken forward to the submission draft of the plan documents.</p> <p><u>Links to other policies, plans and programmes</u></p> <p>The consideration of other policies, plans and programmes, set out within Appendix 1 of the SA, incorporates a wide range of policies, plans and programmes and gives comprehensive coverage of the key elements of each. In most areas it is clear that the wider plans, policies and programmes have been taken into account in the development of the documents. This includes adherence to key aspects of the regional plan in relation to issues such as sustainable transport and improvements to public transport, the management strategy for the Chilterns AONB, the Hertfordshire guide to promoting sustainability in development, and importantly the Community Strategy for North Hertfordshire.</p> <p>Natural England notes a few areas where the review of a particular policy, plan or programme is not fully taken forward into the development plan documents at their current stage. These include:</p> <ul style="list-style-type: none"> <li>• EU Water Framework Directive – there is a need to consider the impacts on the natural environment from inadequate sewage treatment, relevant to development policy 9.</li> <li>• Working with the Grain of Nature, a Biodiversity Strategy for England – recognition of urban contribution to biodiversity and the need to protect species and habitats of biodiversity importance outside designated sites. This is relevant to suggested amendments to development policies 2 and 5.</li> <li>• Planning Policy Statement 25, Development and Flood Risk – this guidance could be more closely reflected in the emerging documents, particularly in terms of the need to take a long term approach to planning for climate change, and the focus on flood management rather than hard flood defences. The PPS also advises on the issue of safeguarding undeveloped land that can be used for flood management and flood water storage. This can also have a number of positive benefits for biodiversity.</li> </ul>	

Consultee/comments	Response
<ul style="list-style-type: none"> <li>• Local Biodiversity Action Plan – this is a key area for target setting and monitoring the achievement of the plans. Natural England would expect to see targets linked to the local biodiversity action plan as part of the monitoring proposals, as stated in comments above. There may also be further opportunities for direct reference to local biodiversity targets within the plan documents as they develop.</li> <li>• Various national documents on climate change – There is the opportunity to give greater regard to climate change throughout the plan documents, and Natural England would particularly welcome more specific policy reference and dedicated climate change policies.</li> </ul> <p><u>Baseline Review</u></p> <p>The review of the natural environment baseline is comprehensive and gives some important baseline information. The local biodiversity action plan is highlighted, and its future potential as a source of targets and monitoring information is very positive. Natural England would expect the LDF to assist with the achievement of targets and provision of monitoring information wherever possible. The habitat coverage data, and information on SSSI condition also provides useful contextual information. Baseline information of river quality highlights an area that could be included in LDF monitoring.</p> <p>It is appreciated that landscape assessments have recently been undertaken and it is therefore hoped that the baseline information on landscape character can be embellished with this more recent survey work.</p> <p><u>Appraisal of Options and Consideration of SA Objectives</u></p> <p>The appraisal of options and consideration of SA objectives are very thorough, and it is clear that this has contributed to a number of positive changes as the plan has developed to preferred options stage. Natural England hopes that this detailed approach and incorporation of SA findings will continue from the assessment of preferred options as the plan documents develop further and policies are refined.</p> <p><u>Habitats Regulations Assessment</u></p> <p>Natural England would like to take this opportunity to remind North Hertfordshire district</p>	

<b>Consultee/comments</b>	<b>Response</b>
<p>Council of the need to undertake a Habitats Regulations Assessment of the emerging plan documents. Natural England hopes that this can be discussed as the earliest opportunity.</p> <p>Until recently, the consideration of the effects of spatial and land use plans was not considered a requirement of the Habitats Directive. A judgment of the European Court of Justice now requires the UK to implement the requirements of Article 6(3) and (4) of the Directive fully, including the consideration of the potential effects of spatial and land use plans on European sites. The Habitats Regulations, which transpose the requirements of the European Habitats Directive into UK law, have now been amended to make clear the process for considering regional and local spatial and land use plans in terms of their potential impacts upon European sites in order to ensure that they will not have, or lead to an adverse effect on any European site.</p> <p>It is important to note that a plan can impact on sites both within and outside its spatial remit. In the case of local development frameworks, the assessment should consider impacts upon sites that may be outside the administrative boundary of the borough or district as well as any that may be within.</p> <p>It is necessary for all documents within the North Hertfordshire LDF to be assessed under the provisions of the amended Habitats Regulations. Natural England strongly advises that this process is commenced at the earliest opportunity in the development of a new plan. In the same way that a SA informs the development of a plan, the Habitats Regulations Assessment should progress alongside the plan, influencing the choices made in terms of potential options. The assessment ensures that potentially damaging options are amended, modified, or not perused further. In some cases it is clear that a plan will not result in adverse effects, but it is still considered best practice to make a full record of the assessment and justify any conclusions drawn.</p>	

### ***Land Allocations DPD Scoping Report (2007) consultation comments and how they were addressed***

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<b>Review of Plans, Programmes and Policies, Baseline Data and Sustainability Issues</b>		
<b>Environment Agency</b>		
<p>The following additional documents should be reviewed:</p> <ul style="list-style-type: none"> <li>▪ EU Habitats Directive</li> <li>▪ EA Catchment Flood Management Plan</li> <li>▪ EA Catchment Abstraction Management Plan</li> <li>▪ EA Water Cycle Scoping Document</li> </ul>	Agreed. CFMP not available for Anglian Region.	The following documents were reviewed and are included in Appendix 1 attached to the reports: Habitats Directive; Thames Region Catchment Flood Management Plan; relevant Catchment Abstraction Management Strategies, and Rye Meads Water Cycle Scoping Document.
<b>Natural England</b>		
The Hertfordshire BAP has recently been revised, such that the scoping report should refer to the most recent revision by the Biodiversity Partnership of March 2006.	The review includes the North Hertfordshire BAP rather than the County one.	None necessary
With regard to SA Objective 3(a) as cited in Appendix 2, the Council is however advised to rephrase this from 'protect and maintain' to 'protect and enhance' to ensure consistency with the scoping report itself (see page 17). The Council is also advised that the North Herts figures for SSSI condition status are incorrect, and should be reassessed for accuracy. These have been updated within the last few months.	Noted	Wording of 3a has been changed to read "protect and enhance." A full update of North Hertfordshire baseline data will be undertaken prior to the Proposed Submission version of the Local Plan .
In our opinion, landscape character should be identified as a sustainability issue in the scoping report. Whilst we accept that the general locations for development have been identified through the Core Strategy, issues of landscape are considered to remain at the site allocations level.	Landscape issues have been included in the appraisal matrix and therefore in the appraisal of individual sites. In addition, the list of significant sustainability issues notes	No changes made

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
	the pressure on the District's environment (which includes its landscape) from housing and airport expansion.	
Similarly, there is no issue identified around the objective for the conservation of the historic environment. Again, whilst the broad locations have been identified, the district's rich heritage of market towns and the Garden City certainly suggest that there are local issues which will arise over more detailed site selection.	The historic environment is included in the appraisal framework. However, the suggestion that the historic environment in the District could be under particular pressure is noted.	The historic environment has been included in the list of key sustainability issues in Appendix 2.
<b>English Heritage</b>		
<p>The baseline review in Appendix 2, however, is extremely thin. There is substantial existing information that could be included from the County Historic Environment Record. For instance, the Extensive Urban Survey Reports relating to Hitchin, Baldock, Royston, and Ashwell should be referred to. The county of Hertfordshire has a complete Historic Landscape Character GIS database which could be used to evaluate historic sensitivity of different areas. If there are conservation area appraisals, issues arising from these would helpfully inform the identification of current threats and trends. Commentary is needed, as well as numerical data, since the latter cannot capture the qualitative aspects of the historic environment.</p> <p>The use of listed buildings at risk as an indicator is a very narrow proxy, and should be expanded to include grade II listed buildings which are far more representative of the North Hertfordshire towns, villages and rural landscape. English Heritage has recently developed data on Scheduled Monuments at Risk which will be available through the County Historic Environment Record Centre. Other data could be gathered and indicators developed covering, for instance, planning applications that affect historic sites, and peoples' perception of their surroundings through survey information.</p> <p>There are some very significant developments coming forward in North Hertfordshire, in particular, the major urban extension to the west of Stevenage. The LDF, whether through the site allocations DPD or an Area Action Plan, will need to ensure that thorough appraisal of the historic buildings, landscape and archaeological issues is undertaken in the west of Stevenage and other areas of potential development. The environmental baseline in the SA will be a key part of the evidence base.</p>	<p>The importance of identifying specific threats to the historic environment as a result of development is agreed. However, it is considered that this is best done as part of the testing process, rather than in the baseline data.</p> <p>The comments on the specific indicators in the baseline data are noted. It has not been possible with the resources available to update the baseline data as part of this appraisal, but a full update will be undertaken prior to the Submission version of the Core Strategy/</p>	Extensive information on the historic environment has been used in the appraisal of the sites identified . A GIS database has been used to identify all relevant sites and designations which are on or close to the sites in the DPD, as described in table 5. This covers Historic Parks and Gardens, Conservation Areas, Areas of Archaeological Significance and other archaeological areas, ancient monuments and listed buildings.

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
	Development Policies.	
<b>Appraisal Framework</b>		
<b>Environment Agency</b>		
Section 2 needs to refer to water supply and sewerage infrastructure	The framework aims to avoid repetition where possible. These issues are already addressed in section 6 and it is not considered necessary to repeat them in section 2.	No changes made
Section 3 should include river corridors in 3(a) and improving water quality and land contamination	It is agreed that river corridors should be included. To avoid repetition this has been done in 3(a).	Reference to river corridors included in 3(a) in the framework
We suggest an additional sub-objective 3(d) ensure evidence of available water services infrastructure capacity (water resources, sewerage infrastructure) is provided for proposed developments before developments and their locations are approved.	Agreed, but it is considered that to avoid repetition this objective would fit best in section 6.	New sub-objective included in section 6 of the framework.
There are known capacity issues in and around Stevenage. The Rye Meads Water Cycle Strategy Scoping Document identifies the trunk sewer from Stevenage south as being at capacity. The full Water Cycle Strategy is due to commence imminently and the outputs from the first phase of this study should be used to inform the allocations document.	Full Rye Meads Water Cycle Strategy not currently available. When it is available it will be used to inform the final SA report.	Rye Meads Water Cycle Strategy Scoping Document referenced in Appendix 1.
We suggest an additional sub objective: protect water resource availability and promote water efficiency through location and design.	Agreed	Included in section 6 of the framework.
We would like to remind you that your SFRA must be used to inform your SA and DPDs.	Noted. The appraisal will take account of the Strategic Flood Risk Assessment (SFRA).	SFRA has been included in the information to be used in the appraisal process.
We request additional sub objectives relating to climate change adaptation: contribute	It is agreed that these are	Sub-objective on SUDS included

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>to reducing the effects of the urban heat island associated with urban areas; promote strategic use of Sustainable Urban Drainage Systems (SUDS) at chosen locations for development. SUDS can be used to reduce potable water supply requirement to a development through the use of rainwater harvesting systems. SUDS are also instrumental to reducing the risk of surface water flooding and have wider environmental benefits.</p>	<p>important issues, though the urban heat island effect is unlikely to be a significant issue in North Herts, with the relatively small size and low density of its main settlements. It is accepted that viability for SUDs is an issue which should be addressed within the land allocations document (and information on this is provided in the SFRA).</p>	<p>in section 4 of the Framework.</p>

### ***Land Allocations Issues and Options SA Report (2008) consultation comments and how they were addressed***

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<b>Stakeholders meeting 19/3/08</b>		
A number of suggestions were made for cumulative effects		Additional cumulative effects have been included in table 14.
Any site development will have an impact on habitats. Biodiversity Records Centre to submit site specific comments (including noting that 5 sites are designated).	Agreed and noted	Site specific information will be included in the proposed submission local plan.
Measures to avoid pollution of groundwater need to be taken on all sites, not just those in Groundwater Protection Zones.	Agreed	Included in commentary in summary of impacts tables
Some elements of SUDS can be used on all sites. Sites which are shown as SUDS not viable should be described as "constraints on the use of SUDS" as some measures will still be able to be taken.	Agreed	Included in commentary in summary of impacts tables
What about air quality impacts of sites near main roads? Environmental Health to submit site specific comments on environmental protection issues (including pollution and noise) for all sites.	Noted	Site specific information provided will be included in preferred options report
There is a potential for archaeological features on any site, as designations only note currently known features. Some site specific information included in site specific comments.	Agreed and noted	Included in commentary in summary of impacts tables Site specific information provided will be included in preferred options report
<b>Comments on Draft Report</b>		
<b>English Heritage</b>		
we note that the baseline review in Appendix 2 has not been altered despite the comments we made in our letter on the Scoping Report dated 30 November 2007. The baseline review needs to establish the general issues and challenges facing the	See Scoping Report response above.	See Scoping Report response

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>districts historic environment, which can then form the context for individual site allocation. We agree with the response made on pages 19-20 of the SA Report that testing process is the best way to identify specific threats to individual heritage features, but maintain that the baseline review needs to establish the context.</p> <p>As stated in our previous letter, there is substantial existing information that could be included within the baseline review from the County Historic Environment Record. For instance, the Extensive Urban Survey Reports relating to Hitchin, Baldock, Royston, and Ashwell should be referred to. The county of Hertfordshire has a complete Historic Landscape Character GIS database which could be used to evaluate historic sensitivity of different areas. If there are conservation area appraisals, issues arising from these would helpfully inform the identification of current threats and trends. Commentary is needed, as well as numerical data, since the latter cannot capture the qualitative aspects of the historic environment. We would be happy to discuss how the baseline could be strengthened if that would be helpful.</p> <p>We acknowledge the response made on page 20 regarding indicators and look forward to seeing how this work develops. We would be prepared to offer assistance on this work if required.</p>		
<p>The Site Options Appraisal outlined in Section 3 and Appendix 3 appears to be generally thorough with regards to the historic environment. Tables 11 (Mixed Use) and 12 (Greenfield Residential) on pages 35-38 only refer to archaeological sites and do not mention the other affected historic features including listed buildings, conservation areas and historic parks/gardens. Table 13 (Brownfield Residential) on pages 38-40 fails to mention listed buildings and historic parks/gardens. We would like to see the inclusion of a cumulative effect assessment relating to the historic environment in Table 14 on pages 40-41, such as the cumulative effect of development on the quality of a conservation area.</p>	<p>Point about the need to consider the cumulative impact on the historic environment is accepted.</p>	<p>Impact on historic environment is now covered in cumulative impact assessment.</p>
<p>The Site Appraisal Matrices in Appendix 4 appear to be generally thorough with regards to the historic environment and appear to have correctly identified possible negative impacts in various cases. The proposed mitigation measure to ensure that development does not impact on a specific historic feature is useful and needs to be applied to all of the sites where historic features have been identified. In terms of proposed mitigation with regards to archaeological remains, particularly scheduled ancient monuments (SAMs), an archaeological survey (such as that proposed for site</p>	<p>NHDC is developing a Conservation Strategy, which will be available as part of the evidence base of the Submission Core Strategy. Site profiles developed as part of the evidence base for the DPD</p>	<p>Site specific appraisal addresses this issue.</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
B/o1) would not necessarily be appropriate or sufficient to mitigate development. PPG16 outlines the approaches that should be undertaken and in some cases with SAMs, no development may be the only approach.	include a risk based approach to the historic environment. Site B/o1 is provision for open space and an archaeological survey would provide appropriate information to ensure its protection.	
<p><b>JB Planning Associates on behalf of Beechwood Homes Ltd</b></p> <p>We are unclear as to the framework and the mechanism by which the Green Belt review would occur. We are aware of course that the Sustainability Appraisal sets out a list of criteria by which sites have been assessed to date, but the relative merits of sites in terms of their contribution to the Green Belt is not part of that assessment process. At the moment, there does not appear to be any link between the review of the Green Belt and the site assessment process.</p>	Not relevant to the SA process	None needed
<p><b>MGA Town Planning &amp; Development Consultants on behalf of Highfields Land Trust:</b> Land North of Lindsay Close, Royston</p> <p>The Trust concur with the conclusions set out in the testing matrix relating to the site reference R/r11, as indicated on pages 484 and 485 of the report prepared by CAG Consultants. While the site may comprise grade 2 agricultural land, its agricultural value and potential is restricted by the limited acreage and adjacent proximity with residential properties to the south.</p>	Noted	Comment will be included in relevant appraisal matrix in proposed submission
<p><b>RPS Planning on behalf of Fairview New Homes Ltd Sites R/r03, R/r04 and R/r19</b></p> <p>With regards to sustainability, we note that within the Sustainability Appraisal, the summary for each site concludes that the strengths of each site are the possibility of providing affordable housing and also a residential development within an area of close proximity to a school, surgery, supermarket and a frequent bus route.</p> <p>Whilst our client would support all of these factors, Fairview object to the weaknesses identified by the Sustainability Appraisal in respect of each site, being: the land itself (Grade II Agricultural Land); the proximity to the train station; and, the potential noise</p>	Comments are noted on agricultural use, bus route, mitigation options for noise.	Comments on sites R/ro3 (and R/r19 will be addressed in relevant appraisal matrices and summaries as will Site R/r04.

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>contributed by the A505, for the following reasons.</p> <p>With regards to the land being identified as Grade II Agricultural Land, it should be noted that the sites are not used for agricultural purposes and will not likely to come forward for agricultural use in the future. Furthermore, it is also considered by the existing built environment (i.e residential development and infrastructure), resulting in the fragmentation and creation of irregular site areas, which creates access difficulties for agricultural vehicles to perform a function.</p> <p>Although the sites are not within 800m of a train station, as preferred by the Sustainability Appraisal, a frequent bus route is within walking distance of each site, providing services to and from the train station, as well as providing access to local amenities, addressed earlier under this cover.</p> <p>It is also considered that although there could be a potential noise issue, generated by the A505, the provision of adequate mitigation across the sites through the use of noise and landscaping buffering and noise attenuation measures, would significantly minimise any noise affecting the sites from the A505, and would not cause any adverse impact towards the future residents on the sites.</p> <p>To better understand the impacts generated by noise, we appointed an acoustic consultant to conduct a site assessment, who has concluded that the railway line produces minimal noise levels categorised within the NEC A contour, whilst the boundaries adjacent the A505 are within a NEC C contour. However, as previously stated, these constraints can be mitigated through the appropriate measures, such that would provide adequate attenuation to noise intrusion, together with a suitable acoustic buffering around the boundary adjacent to the A505.</p> <p>Given the reasons above, Fairview consider that the suggested weaknesses in the Sustainability Appraisal would not prevent the sites being developed for much needed housing and nor do they outweigh the identified benefits that could be delivered through detailed application.</p>		
<p><b>Palmer</b></p> <p>1. It states that an objective is to "minimise the development of greenfield land..." I object to the use of the word "minimise" - its not quantified, too loose and open to</p>	<p>Points are noted, but the purpose of the SA is to consider the impact of</p>	<p>These issues are addressed by the appraisal framework.</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p>different interpretations. Objective must state: There will be no development of greenfield land. Use brownfield sites (this does not include gardens) only.</p> <p>2. Table 12 Residential Greenfield Sites: a significant number are high quality agricultural land. Britain cannot produce enough food to feed its population. Wheat prices are now more than double what they were a short while ago. The world, we are told, faces a very serious food shortage. China and India have suddenly become major importers of wheat. The soaring demand for biofuels has contributed to the increase in the price of cereals. it is therefore insane to build on farm land. I object extremely strongly to any building on agricultural land.</p> <p>3. For our sake NHDC must "protect the existing natural environment..." Protect means: "shield from danger, injury, change or loss". Talk of "minimise" or mitigation therefore goes against NHDC's objectives/strategy/whatever of protecting the existing natural environment.</p> <p>4. securing the Future - UK Government Sustainable Development Strategy March 2005 "Living within Environmental Limits: Respecting the limits of the planets environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations". One 'natural resource needed for life' is soil to grow our food. NHDC must therefore not build on agricultural land. If the government ignores it's own strategy and insists that 10's of thousands of houses are built in Herts, the Council's have every right to tell the government where to stick its plans/proposals.</p>	<p>proposals on a range of objectives. No development on greenfield land or agricultural land would mean that the Council could not meet its objectives to provide affordable housing for local residents.</p>	
<p><b>Buchanan &amp; Yuille on behalf of Graham</b> (The SA) identifies some weaknesses of the site WH/r1 on page 42 of Appendix 3. With regard to the issue of commuting and pressure on the local road networks, the proposals for the development of this site will include live/work dwellings intended to minimise additional car usage in the village. The proposed development of this site is not a large scale development, but development proportionate to the size of the village. There would be no loss of informal or formal recreation area, as this site is not accessible by the general public at present as it is not crossed by any public rights of</p>	<p>It is accepted that there are no public rights of way across the site, and there would be no loss of a recreation area as it is not accessible to the public. The comments on providing live/work spaces, respecting local</p>	<p>Site matrix on access to green space and landscape impacts has been changed. Other comments have been included as potential mitigation.</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>way. Any development of the site would be similar to recent developments in the village and care would be taken to ensure the design of the houses would respect local distinctiveness and enhance the conservation area. As already indicated, this site is not agricultural land. As regards the observation that the landscape character includes a steep sided valley, adjacent land in the valley has already been developed showing what is possible. The scale of any development on this site would not be so large as to have an impact on the rural nature of the village.</p>	<p>distinctiveness and enhancing the conservation area are noted. The role of the SA is to identify potential impacts and all these points are ways of mitigating impacts. However, even with the live/work spaces, development is likely to result in additional car usage. It is accepted that a development of this scale is likely to be appropriate to the nature of the village.</p>	
<p><b>Natural England</b></p>		
<p>Natural England have considered the findings of the SA / SEA appraisal process and have given particular attention to the likely effects of the current allocations on biodiversity and nature conservation, as well as effects on landscape, access, and recreation. We are pleased to see that our previous comments at the SA / SEA scoping stage have been considered, however we would remind the Council that documents listed under the baseline review does include the County Biodiversity Action Plan, as well as the North Hertfordshire BAP. This document, listed as 'A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire: BAP (1998)' has been updated such that the documents reviewed in section 2 should refer to the most recent revision by the Biodiversity Partnership of March 2006.</p>	<p>Point noted</p>	<p>List of programmes, plans and policies has been updated.</p>
<p><i>Biodiversity</i></p> <p>We are satisfied that the Sustainability Appraisal objectives used in the Appraisal Framework appropriately reflect the issues of biodiversity, landscape, access and recreation, and reiterate our support of the inclusion of SA Objective 4 related to climate change. We also note SA Objective 2(a) to 'minimise the development of greenfield land' and the SA Sub Objective relating to brownfield land, and would add that some brownfield sites support significant biodiversity and may be of high nature</p>	<p>The point about biodiversity on brownfield sites is accepted.</p>	<p>Appraisal summaries note this point under the general comments at the beginning. Also dealt with in individual site appraisals where relevant.</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
conservation value, and should therefore be conserved where possible. The presumption for development on brownfield rather than greenfield land should therefore be approached with some caution.		
Without wishing to repeat site specific comments made via the consultation website, we highlight a number of allocations which overlap with County Wildlife Sites. This appears to have been overlooked in the Site Options Appraisal, which advises that none of the allocated sites are designated wildlife sites. The sites of concern include H/o2, H/r33, H/e02, and R/r19. Out records indicate that these sites are subject of local wildlife site designations, however the Council is referred to the Herts & Middlesex Wildlife Trust, which may be able to offer additional information. We also highlight allocation NH112, which may result in adverse impacts on nearby Blagrove Common SSSI.		Matrices and summaries for site have been changed to reflect presence of County Wildlife Sites
<p>We have not assessed the implications of the site allocations against potential landscape impacts, however it is considered appropriate to summarise some of Natural England's planning principles with respect to landscape. We would support a policy of urban concentration, with the proviso that sites within the urban areas were identified for development in a sensitive and logical manner, respecting both local character, biodiversity interest and the needs of the local community for access to greenspace. We are not in a position to advise on preferred locations for future housing growth that cannot be accommodated on previously developed land. However, we do advocate some general principles which should form the basis of good planning. We urge that decisions on the location and form of new development should be taken in the light of Landscape Character Assessment. A central theme of Natural England's approach to planning policy is that the character of all landscapes should be respected when considering development proposals. The character and diversity of the whole landscape is important in an increasingly standardised landscape. Retaining and enhancing countryside character is an important element of sustainable development, and understanding and acknowledging the diversity of character - its landscape, wildlife and natural features - is an essential part of all decisions that influence landscape change and the degree of protection that can be offered.</p> <p>While much of the additional greenfield development will take the form of market town and urban extensions, there may also be a need for some limited development at village locations to meet identified local requirements. We accept that many forms of</p>	Information is noted, these issues are addressed in the Evidence Base for the DPD.	Considered in individual site appraisals.

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p>development are important to the social and economic needs of a vibrant countryside. This should be based on an understanding of how settlements and groups of settlements in rural areas function, what their needs are, and what benefits development can bring. It is important to consider what development is needed to sustain the countryside as well as where it should go. One of our particular concerns is on the role of such development in enhancing the landscape through its design and setting and in improving access to the countryside. An important locational consideration is the requirement to reduce the need to travel and its associated issues, including climate change implications which in turn have serious implications for landscape.</p> <p>Good quality access to greenspace will become more important to urban people as brownfield sites are redeveloped. It will be important to be clear on the quantity and type of open space to be available and to be provided with new development. We would support approaches that encourage the protection and provision of 'natural' open space to meet the needs of a community for informal areas that everyone can use and enjoy. We advocate an approach which looks beyond any set quota as might be set for formal recreation/sports facilities and thinks more in terms of providing a coherent network of open spaces and greenways within a settlement to meet the community's needs for informal greenspace, which closely relates to the form, structure and character of a settlement within the broader landscape and provides safe access to the surrounding countryside.</p> <p>We promote the Accessible Natural Greenspace Standard (ANGSt) model that requires: that no person should live more than 300m from their nearest area of natural greenspace of at least 2ha in size;  provision of at least 1ha of Local Nature Reserve per 1,000 population;  that there should be at least one accessible 20ha site within 2km from home;  that there should be one accessible 100ha site within 5km;  that there should be one accessible 500ha site within 10km.</p> <p>DPD policies should seek to protect and enhance the network of footpaths, bridleways, cycleways and National Trails. These should be protected from obstructive development and non-compatible neighbouring uses. New development must provide for the diversion of existing rights of way where necessary and should be expected to contribute to the improvement of the condition and extension of the network wherever appropriate. Every effort should be made to integrate access from and to new development with the rights of way network and with public transport and to identify the potential for new and improved multi-access recreational routes in the countryside.</p>		

### ***Land Allocations Additional Suggested Sites SA Report (2009) consultation comments and how they were addressed***

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
English Heritage		
<p>As with last year's Issues and Options document, the historic environment is generally well addressed by the current consultation document and supporting Sustainability Appraisal. We welcome the identification of historic environment features in the SA summary, although on occasion the summaries do not pick up on conservation areas (e.g. Sites 20 and 23), scheduled monuments or park &amp; gardens (e.g. Site 19). It would be helpful if the identified features were shown on the accompanying maps. As with last year's document, we have not been able to assess each site in great detail. Our comments on specific sites have been based mainly on desk-top analysis and we have not been able to judge the potential impacts more accurately on the ground. We have focussed on those sites with the potential for the greatest historic environment impact. This does not mean there are no issues with any other site and we reserve the right to comment further on any site as and when proposals develop. Notwithstanding this, the comments made in this letter should be taken in consideration when reviewing the Land Allocations document.</p>	<p>Site comments noted. The issue of showing features on the maps has been considered. Although this would be useful, if constraints are included on the maps it would take the focus away from the site in question and cause confusion.</p>	<p>Comments noted.</p>
<p>Table 8 and Appendix 1. The European Landscape Convention and the government's Heritage White Paper should be shown PPG15s and 16 were published in 1990 and 1994 respectively. The draft PPS15 is now available and should be considered by the SA.</p>	<p>The review of programmes, plans and policies has been updated to reflect changes in national policy</p>	<p>Appendix 1 has been updated appropriately.</p>
<p>Table 13: It is concerning that the historic environment is not mentioned in the review of cumulative effects, given the large number of proposed sites that contain or adjoin historic features in any one location (e.g. Preston or St Ippolyts). The cumulative impact of all of these sites being developed could be highly significant.</p>	<p>Point accepted</p>	<p>Addressed in cumulative impact tables where relevant</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>Appendix 2: For a similar reason to Table 13, it is concerning that the historic environment is not shown as a Key Sustainability Issue (SA Objective 3c), particularly when biodiversity and landscape issues are included.</p>	<p>The historic environment was included as a key sustainability issue in the 2008 Issues and Options Report, and was excluded in error from the 2009 report.</p>	<p>The historic environment has been included in the list in appendix 2.</p>
<p>As stated in our previous two letters, there is substantial existing information that could be included within the baseline review from the County Historic Environment Record. For instance, the Extensive Urban Survey Reports relating to Hitchin, Baldock, Royston, and Ashwell should be referred to. The county of Hertfordshire has a complete Historic Landscape Character GIS database which could be used to evaluate historic sensitivity of different areas. If there are conservation area appraisals, issues arising from these would helpfully inform the identification of current threats and trends. Although Building at Risk data is shown, this has now been expanded by English Heritage to include all designated features as part of the replacement 'Heritage at Risk' campaign. There is at least one registered park and garden in North Hertfordshire that is 'At Risk' (Putteridge Bury).</p>	<p>NHDC is developing a Conservation Strategy, which will be available as part of the evidence base of the Submission Core Strategy. Site profiles developed as part of the evidence base for the DPD include a risk based approach to the historic environment, and individual site profiles will include an assessment of development on the setting.</p>	<p>Issue is addressed in individual site appraisals.</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>Appendix 3            Sites that have been suggested as village boundary amendments appear to receive a detailed sustainability appraisal that is not reflected in the main consultation document. This reinforces our view that these sites will have development implications and need to be carefully considered.            A few of the site appraisals fail to mention historic environment issues, including Sites 13, 16, 23 and 104.            The appraisal for Site 28 suggests mitigation in the form of an archaeological survey, when a large part of the site includes a scheduled monument that should not be developed at all.            The appraisal should be suggesting that this part of the site be rejected for the scheduled monument issues alone. As a general observation, the suggested mitigation options throughout this appendix are very generalised and basic and do not appear to have been carefully thought through.</p>	<p>It is accepted that site 16 is the site of a scheduled ancient monument.</p>	<p>The matrices for and site summary includes reference to the scheduled ancient monument where relevant.</p>
<p><b>Environment Agency</b>            Overall we are happy with the scope of the sites chosen. There is however, a general lack of reference to environmental issues, specifically flood risk in the strengths and weaknesses derived from the summary of the Sustainability Appraisal for each site.</p>	<p>Comments on individual site summaries will be included in detailed site profiles at proposed submission stage.</p>	<p>Environmental issues are addressed in individual site appraisals</p>
<p><b>Hitchin Society:</b> objection against sites 37, 94 and 103 and the conclusions of the SA of these sites.</p>		<p>comments noted, sites form strategic site south west Hitchin, which has been assessed as a strategic option in this document.</p>
<p><b>Rogers: site 2</b>            This has an existing use as residential garden land and yet in the Council's Sustainability Appraisal summary documents is categorised as 'a Greenfield site and is Grade 2 or 3            Agricultural land, surrounded by established hedgerows. This is incorrect and misleading.</p>	<p>It is accepted that the site is not a greenfield site. Although it is recorded as grade 2 agriculture land, it is accepted that it is not</p>	<p>SA matrix has been amended to reflect current use.</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
The site is on the border of an area of archaeological interest.	used for agriculture, though it is surrounded by established hedgerows. The fact that it borders an area of archaeological interest is already noted in the SA matrix.	
<b>Price:</b> objection against site 6 and comment on SA conclusions	Comments noted	
<b>McAlonan</b> objection against sites 9,10 and 11 and SA conclusions	Comments noted	
<b>Hitchin Forum</b> Objection to the inclusion of site 36 and the SA conclusions	Comments noted	
<b>Testa:</b> objection to site 64 and conclusions of the SA	Comments noted	Comments have been incorporated in SA matrix
<b>Parker Lane Developments;</b> site 98		
<i>Site location</i> The SA states that the site is located 'on the outskirts of village close to the town of Hitchin'. This is an inaccurate and misleading description of the site, as it is located immediately adjacent to the urban area of Hitchin, but is separated from the villages of Gosmore and St Ippollitts by a significant gap of around 500 ĳ 700m, consisting of several fields. A more accurate description would be to say that the site is located on the urban edge of Hitchin. The landscape evidence mentioned below reinforces this point.	It is agreed that the current description is inaccurate	SA matrix and summary changed to reflect this point
<i>Agricultural Land Quality</i> Indicator 2(a) of the SA states that the site is designated as Grade 3 agricultural land. Our Client has been in correspondence with Natural England, who have confirmed that the site is predominantly Grade 3b, with only a small area of Grade 3a at it south-eastern corner. PPS7 defines the 'best and most versatile' agricultural land as being Grades 1, 2 and 3a. Grade 3b is defined as 'poorer quality land', and little weight should be accorded to	Noted	SA matrix and summary changed to reflect this point.

Consultee/comments made	Response	How the comments were addressed in subsequent reports
its loss. Much of the Grade 3a land is likely to remain undeveloped, and will contain new structured landscaping..		
<p><i>Access to Green Space</i></p> <p>The SA table is inaccurate at criteria 2(b) in its assertion that the development of this site would reduce the amount of green space available for public access. There is no justification for this assumption, as the publically accessible open space to which the SA refers is to the immediate north of the site. This area is currently accessed from London Road and Larch Avenue, but not from the proposed development site itself. It is proposed to enhance and extend this space, adding a complimentary landscaped green space adjacent to it on the proposed development site.</p> <p>Any reference to reducing access to the County Wildlife Site is also inaccurate, as this area is not currently accessed through the London Road site. It is not intended to open up any new access to this area, in order to protect the nature conservation interests</p>	<p>The SA notes that this land is green space which is easily accessible to a large proportion of residents. In other words the site itself provides informal green space for local residents. There is no reference in the SA to providing access to the wildlife site. The proposal to add an additional greenspace is noted.</p>	<p>Provision of additional green space included as a potential mitigation option in the matrix.</p>
<p><i>Sustainable Travel</i></p> <p>We can confirm that our Client would look to enhance existing footpaths and also to encourage and promote sustainable transport initiatives through this development.</p>	<p>Noted.</p>	<p>Already included as mitigation options.</p>
<p><i>Environmental Protection</i></p> <p>The SA report is incorrect in its assertion at criteria 3(a) that there are trees and hedges within the site; it is an open arable field.</p> <p>This report is accompanied by a Habitat and Protected Species Site Assessment Report by Amphibian, Reptile and Mammal Conservation Ltd (ARM Conservation Ltd). This report details an assessment of the site's ecological value, and a search of the surrounding area for records of protected species.</p> <p>It concludes that there are no habitats of ecological value on the site, and that the field is also of no botanical interest. The report notes the trees and hedges that border the site, and while no important species are found to be present, it is intended to retain and enhance these features in the event of the site's future development.</p> <p>This Assessment also notes that the site is adjacent to a County Wildlife Site, which is a wet woodland habitat: ' While development on the Pound Fields site would not adversely affect any of the species known to be present on the development footprint, further surveys would be required to ensure that there would be no adverse effect on</p>	<p>It is accepted that there are only trees and hedges that border the site.</p> <p>Results of ecological survey are noted, as are comments on the need to monitor impact on the adjacent CWS.</p>	<p>SA matrix and summary altered to reflect this.</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p>any protected species present in the CWS. It would also be necessary to ensure that the site's development did not affect the hydrology of the CWS in a way which could adversely impact on its habitat or protected species.' The development of this site would not have an adverse impact on the habitat within the County Wildlife Site, and indeed it would be designed specifically to protect this habitat. It is anticipated that all surface water run-off could be attenuated through appropriate SUDS mitigation measures to avoid any adverse affect on the CWS (see letter at Appendix 3 for further details). Similarly, all other potential sources of pollution would be carefully controlled. The Ecological Assessment of the site has already demonstrated that it is not currently a habitat for any protected species. The wildlife value of the site will actually be enhanced, through additional structured landscaped areas within the site and at its boundaries. It should also be noted that the report of the site assessment held at the Hertfordshire Biological Records Centre recorded evidence of trespassing, which had caused fire damage to an oak tree and litter. This assessment recommended that it would be important to limit access to the site in future. The proposed development would play an important part in limiting access to the CWS through the creation of a suitable barrier to prevent further damage by trespassers. The Landscape and Capacity Assessment by Cooper Partnership, which accompanies this report, recommends that the site's eastern boundary, which borders the CWS, should be protected by a farm fence with animal proof netting and the planting of dense thorny vegetation, for this purpose.</p>		
<p><i>Flood Risk</i> Indicator 3(d) of the Sustainability Appraisal incorrectly notes that the site is within flood zone 3. Our Client has been in correspondence with the Environment Agency, who have confirmed that the entire site is within flood zone 1, which is defined as land outside the flood plain. The EA have also confirmed that they are not aware of any flooding in the area. The flood map included at Appendix 4 demonstrates that the site is outside all defined flood plains, including the 1 in 1,000 year plus climate change flood zone. It is therefore not considered necessary to undertake any further research into flood</p>	It is accepted that the statement was an error.	SA matrix and summary has been altered to reflect this.

Consultee/comments made	Response	How the comments were addressed in subsequent reports
risk at this stage.		
<p><i>Health of Local Residents</i> The proposed development includes enhancement of local open space, which would improve facilities for local residents. It would therefore have a beneficial effect on indicator 5(c) of the SA.</p> <p>Any noise and disturbance generated during the initial construction phase would be no greater than development on any other site. Given the context of the need for housing on a number of sites throughout the District in the coming years, it seems unfair to score the site negatively with regard to this indicator. Resource Use and Waste</p> <p>As above, it seems incorrect to score this site negatively with regard to a criteria which will affect any new development.</p> <p>With regard to energy use, the options for local energy generation will be explored as part of any future development.</p> <p>With regard to water use, Three Valleys Water have indicated in their Water Resource Management Plan that they are able to service this part of the County. While additional pressure boosters may be required, given the strategic importance of locating development around Hitchin, as outlined above, we do not consider this to be a serious issue against development in this location. In addition, it should be noted that the Water Resource Management Plan anticipates that a combination of the expected reduction in water use as a result of metering with long-term leak reduction will mean that no new water resources are required until after 2035.</p> <p>Following an initial desk-based study, it is not anticipated that there would be any difficulty in connecting a development on the site to all necessary services, including foul water drainage, electricity, gas and drinking water (see letter at Appendix 3 for further details).</p>		
<p><i>Sustainable Transport</i> The Council's SA has already noted that the site is located on a bus route, within 400m of a bus stop. The Highways Statement by Singleton Clamp &amp; Partners which accompanies this report (a copy is included at Appendix 5) expands on this, and notes that the site is within a very convenient 2km cycling distance of the centre of Hitchin. Further to this, Hitchin railway station enjoys a regular and speedy service direct to Central London. There are therefore viable alternative means of transport available to commuters, adding to the site's sustainability credentials.</p>	Comments are noted.	Comments have been incorporated in SA matrix

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p><i>Technical Evidence, development principles and conclusions</i>            Details of this element of the response are not included here as they do not relate directly to the SA process, or repeat previously made points.</p>		Material has been reviewed in updating the SA for this report.

### ***Housing Growth Targets SA (2012) consultation comments and how they were addressed***

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p><b>Savills on behalf of St John Spencer Estates and Development Ltd</b> We note water supply and treatment is identified as a negative effect of the scenarios tested. We would expect the Sustainability Appraisal to consider wastewater infrastructure pressures which will be experienced for the scenarios tested. In particular should the growth drive more energy intensive processes at the Sewage Treatment Works, the implications should be assessed.            We welcome engagement with North Hertfordshire on the growth proposals and are committed to working with all partners to enable development within environmental capacity.</p>	Noted	Addressed in site specific assessments.
<p><b>English Heritage</b>            We do not have a particular view on the exact dwelling numbers for North Hertfordshire, but note the different options presented by the consultation. The appropriate distribution of housing across the district will be a key challenge, and the identification of individual sites should avoid harming the historic environment and specific heritage assets (including their settings). As the Sustainability Appraisal (SA) notes, the higher the number of dwellings that need to be found, the greater the likelihood of negative impacts on the historic environment and heritage assets of the district (although the SA seems to only focus on the historic environment around Stevenage, rather than looking at the wider district). However, even limited growth on brownfield sites (Option H) could have significant implications for heritage assets within urban areas depending on specific sites.             We would be happy to comment on the suitability of potential housing locations across the district and look forward to future consultations. Our comments on the Stevenage and North Herts Area Action Plan in December 2007 and the Land Allocations Plan in</p>	NHDC is developing a Conservation Strategy, which will be available as part of the evidence base of the Proposed Submission Local Plan .	The final version of the SA will take account of this.

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>March 2008 and September 2009 provide our views on a number of sites across the district and should be of use in determining suitable locations.</p> <p>In terms of the wider Local Development Framework (LDF) for North Hertfordshire, we hope that the historic environment forms a key part of the Core Strategy and other documents. Paragraph 126 of the National Planning Policy Framework states that: 'local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'. The NPPF also states that local plans should include strategic policies to deliver the protection and enhancement of the historic environment (paragraph 156) and should identify land where development is inappropriate because of its environmental or historic significance (paragraph 157).</p> <p>Paragraph 169 of the NPPF calls for an evidence base on the historic environment to inform local plan-making. This should involve an audit of existing sources of evidence relating to the historic environment, which could range from data on designated heritage assets to characterisation reports such as conservation area appraisals. Such an audit would identify gaps in the evidence base that may need to be filled, while discussions with archaeology and conservation colleagues may reveal further areas of evidence needed. English Heritage would also be happy to comment and advise on this issue. We have guidance on historic characterisation and its role in the plan-making process available on our HELM website at <a href="http://www.helm.org.uk/server/show/nav.19604">www.helm.org.uk/server/show/nav.19604</a>.</p>		
<b>Natural England</b>		
<p>Thank you for consulting Natural England on the above document. Our statutory purpose is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is responding to the Housing Growth Targets 2011 . 2031 document and the accompanying Sustainability Appraisal. As the key points from the sustainability appraisal of each option are included within the Housing Growth Targets Document, the comments in section 1 relate to both documents. Comments which are specific to the Sustainability Appraisal methods and procedures are set out in section 2. Comments on the Habitats Regulations Assessment are provided as Section 3. The Housing Growth Targets 2011 . 2031 document and the accompanying Sustainability Appraisal of Growth Options report. Comments applicable to all growth options. The summary of key points from the sustainability appraisal within the Housing Growth Targets 2011 . 2031 document.</p>	Noted	None required

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p>The document includes a text box under each option to summarise the positive and negative effects of the Sustainability Appraisal. It is useful to integrate the findings of the Sustainability Appraisal into the consultation document, however there appear to be some disparities between conclusions drawn in the main text and the summaries given in the boxes. For example, for Option F 'Delivering Affordable Housing' the only negative effect listed in the summary box is 'still needs some development of green field and green belt land'. However the Sustainability Appraisal Report identifies a significant negative effect on 'providing access to green spaces' and 'reducing pollution from any source'. This reduces the transparency and apparent objectivity of the report.</p>	<p>The summaries are designed to be indicative rather than exhaustive. The access to green spaces and pollution issues are not explicitly mentioned as they are mostly common throughout the assessment. However it is accepted that it would have been sensible to state this at the start.</p>	<p>Points which cover all or many sites are noted in impact summaries.</p>
<p><i>Impacts on biodiversity</i></p> <p>With the exception of option H (Brownfield only), all the housing options are assessed as having a negative or significant negative impact on biodiversity. Whilst we commend the use of the precautionary principle in the assessment, it is important for the Council to recognise the additional efforts that will be needed to mitigate against the negative environmental effects of the proposed development on biodiversity. The sustainability appraisal recommends that mitigation would be required to avoid any significant impacts, but more could be included on actions the Council intends to take. Rather than simply mitigating for negative effects, Natural England considers that new development offers a potential delivery mechanism for enhancing biodiversity. DEFRA's Natural Environment White Paper (DEFRA, 2011) supports this and emphasises the importance of enhancing biodiversity wherever there is the opportunity. The Council should integrate the objective of (at least) no net loss of biodiversity as part of sustainable development into the early stages of plan production.</p>	<p>These issues have formed the evidence for developing the Core Strategy policies. However, the Council will investigate this issue and consider whether more needs to be done to address it in Local Plan policy.</p>	<p>Individual site appraisals address mitigation and opportunities as appropriate.</p>
<p>When considering these matters, it is important to investigate the current baseline situation and ecological character of the District. The predominant land use at the district scale is arable agriculture. In common with many counties further to the east, semi-natural habitats are present mainly as relatively small fragments in this matrix of intensive agricultural land use. In terms of statutory nature conservation sites, there are only three SSSIs in the district: Knebworth Woods SSSI and Wain Wood SSSI (oak/hornbeam woodlands) and Therfield Heath SSSI which is the most important herb rich chalk grassland in the county. Isolated areas of acid grassland persist in the south western part of the district. Collectively the three sites occupy a small fraction of the district and all three are widely spaced from one another. Habitat isolation is therefore an issue. Opportunities should be sought to link and consolidate these semi-natural</p>	<p>This has been done as part of the Scoping document and update of baseline information. Habitat isolation has been noted as a significant sustainability issue.</p>	<p>Already addressed</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
habitats.		
<p>With reference to the North Hertfordshire Green Infrastructure Plan (2009), two of the key GI issues and opportunities listed include: . Connectivity: Semi-natural habitats are highly fragmented across the district. This limits the success of ecological restoration work as plants and animals may not be able to colonise new habitats; . There is the potential for grassland re-creation and restoration to link grassland sites such as Therfield Heath, near Royston, and also to link acid grassland areas to the south west, as part of a series of enhanced links which also respond to wildlife connectivity and sense of place.</p>	<p>These issues have formed the evidence for developing the Core Strategy policies. However, the Council will investigate this issue and consider whether more needs to be done to address it in Core Strategy policy.</p>	<p>Individual site appraisals address opportunities as appropriate.</p>
<p>The .Key Biodiversity Areas. map produced for the Hertfordshire Biodiversity Action Plan (BAP) provides a broad characterisation of North Hertfordshire in terms of semi natural habitats. This approach targets conservation action towards nine areas in the district where concentrations of semi-natural habitats occur. The information is available for the council to build in landscape scale biodiversity enhancements as part of the growth of the District.</p>	<p>See previous response</p>	<p>This map has been used as one of the sources of information in undertaking assessments on individual sites.</p>
<p><i>Access to green spaces</i> All of the growth options presented, with the exception of option H (Brownfield only) are assessed as having a significant negative or negative impact on SA Objective 2b "Provide access to green spaces". However, this conclusion is not reflected in the summary of key points from the Sustainability Appraisal provided in the Housing Growth Targets document. This should be amended.</p>	<p>The summary intended to draw out issues which were specific to particular options, but it is accepted this could have been made clear.</p>	<p>Points which cover all or many sites are noted in impact summaries.</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p>Natural England have concerns regarding this conclusion, particularly as the comments provided in the SA on "recommendations for mitigation" suggest that, despite the negative assessment, access to green space may or may not be included or provided by new development. In 2009, the council produced a North Hertfordshire Green Space Standards Report and Green Infrastructure Plan. It is not clear whether or not these standards will be adhered to, or whether the SA is suggesting that this can no longer be delivered. The Council should make clear the current and future baseline against which this prediction has been made and what mitigation will be required.</p>	<p>The standards in the 2009 report have been amended to reflect deliverability issues. These are included in the Infrastructure Delivery Plan.</p>	<p>Opportunities for access to green space are noted in individual site appraisals where relevant.</p>
<p>New development is a potential delivery mechanism for green infrastructure and some of its benefits (which include amenity, climate change mitigation and adaptation, water and pollution management and biodiversity enhancement) will potentially help to mitigate for some of the negative features common to these Growth Options.</p> <p>Natural England's Strategic Directions document (2008) outlines four major strategic outcomes, all of which can be partly delivered through high quality green infrastructure. In respect of the natural environment, green infrastructure contributes to the responsibilities of local authorities; for example, the statutory duty conferred on local authorities with regard to biodiversity (through the Natural Environment and Rural Communities Act, or NERC). As such the green infrastructure approach is useful in joining up with a variety of other environmental management and control processes.</p> <p>Natural England has produced comprehensive guidance to facilitate a co-ordinated and consistent approach to green infrastructure, which is available from our website at: <a href="http://naturalengland.etraderstores.com/NaturalEnglandShop/NE176">http://naturalengland.etraderstores.com/NaturalEnglandShop/NE176</a></p>	<p>The Local Plan includes has policies on Green Infrastructure. The Infrastructure Delivery Plan includes standards for green infrastructure in new development.</p>	<p>Opportunities for green infrastructure are noted in individual site appraisals where relevant.</p>
<p><i>Reduction of pollution and improving the district's ability to adapt to climate change</i></p> <p>All options have received significant negative scores for Objective 3d on reduction of pollution. The information provided states this is largely the result of the impact of housing growth on the Royston Sewage Treatment Works. In comparing the options it would be useful to know how they differ in relation to other sub objectives previously used in the SA framework. The commentary provided against each option on Objective 3d is largely the same, regardless of growth target. Mitigation measures such as use of SUDS and water efficiency measures are recommended in the SA to address the negative effects. It is important to state within the SA report, what the residual effects will be. If the residual effect is considered to be significantly adverse following mitigation then Natural England questions whether the growth targets and the preferred option is acceptable in regard to legal standards.</p>	<p>This stage of the appraisal is a broad strategic assessment.</p>	<p>Individual site appraisals address mitigation measures.</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p><i>Improving the district's ability to adapt to climate change</i></p> <p>All of the options score negatively against Objective 4b "Improving the district's ability to adapt to climate change". This is of concern particularly with reference to objective 3d on "reduce pollution" against which all of the options also have significant negative effects. Together this suggests a worsening situation in the District with a reduction in ability and resilience to manage this change.</p> <p>Local Authorities have a duty to consider how they can, through their planning functions, adapt to the effects of climate change and the Local Plan should address this issue.</p> <p>As noted in the Council's Green Infrastructure Plan (2009), ecosystems fulfil many roles, including the potential for control of air pollution, climate change and local climate management, flood risk management and regulation of water quality. To ensure that these services are sustainable, the vision for the District and growth targets should embrace the sub objective i°reduce vulnerability to climate change, and exploit any benefits. Considering the challenges facing the District in delivering sustainable development, the generation of housing growth options cannot be devolved from the consideration of associated green infrastructure.</p>	<p>The Council takes the need to address seriously and the Local Plan addresses this issue.</p>	<p>Addressed within individual site appraisals.</p>
<p><i>Comments on the preferred option</i></p> <p>The information provided within the Housing Growth Targets document, suggests that this is the Council's preferred option because it will enable the District to meet affordable housing needs whilst having a more limited impact on infrastructure.</p> <p>This choice may be based on a rather limited consideration of the multiple factors involved with the delivery of each growth option. It does not appear to take account of the suite of challenges facing the district over the next 20 years and the potential gains that may be delivered in regard to the areas discussed above. Natural England believes a more comprehensive assessment, is required to inform this important strategic conclusion, taking into account the many environmental problems and opportunities which the district currently face. As stated in DEFRA's Natural Environment White Paper (DEFRA, 2011) - a healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. The SA should be used to develop and refine options as effects are assessed and mitigation possibilities are considered for the full suite of SA objectives. Natural England hopes there will be an iterative process of option development, with the alternatives being revised as part of the SA, to enhance positive effects and reduce negative ones.</p>	<p>The Growth Options SA is part of an iterative SA approach which commenced with the Scoping Report produced in 2007, then continued with the Issues and Options SA 2008 and the Additional Suggested Sites SA 2009. Options have been further refined in the Preferred Options DPD and its SA/SEA.</p>	<p>The options chosen by the Council have been designed to minimise negative impacts and maximise social, economic and environmental benefits.</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p><i>Specific Comments on other options</i></p> <p>Based on the information provided, it is difficult to understand how the significance of impacts might vary between options, particularly between options A and D. All of these housing growth options list negative effects including negative impacts on biodiversity and access to green space and will result in increasing pollution "from any source".</p> <p>Some additional quantitative information on expected land-take, additional waste production, water use and potential resources that might be made available to provide environmental improvements, would help Natural England to provide specific responses to each of the options. However, in lieu of this, our comments on the options are as above. We stress the need to seek positive outcomes regardless of the option chosen.</p>	<p>The purpose of this stage of the appraisal was to consider broad strategic options.</p>	<p>Where possible, quantitative information will be included in appraisals of individual sites.</p>
<p><i>Sustainability Appraisal of Growth Options</i></p> <p><i>Requirements of the SEA Directive</i></p> <p>The EU Strategic Environmental Assessment (SEA) Directive (2001) requires that authorities must determine whether or not any plans or programmes they are producing require a Strategic Environmental Assessment to be carried out.</p> <p>Natural England is aware that North Hertfordshire District Council undertook a sustainability appraisal and SEA of the Core Strategy and Development Policies Development Plan Documents in 2007. However, it is not clear whether the requirements of the SEA Directive are being met in undertaking the sustainability appraisal of these Growth Options. The Growth Options are being presented as strategic alternatives that form the basis for the development of a Development Plan Document. As such the requirements of the SEA Directive and the transposing regulations need to be met.</p> <p>The Sustainability Appraisal demonstrates that, at this stage, the assessment of reasonable alternatives is being undertaken to some degree. This is a legal requirement under the EU Strategic Environmental Assessment Directive. What is not clear is the approach being taken to meet other procedural and legal requirements. These steps inform the assessment process, the consultation with statutory authorities and ultimately feed into the development of the Environment Report. Further details regarding this are provided in the subsequent sections.</p> <p>The council should make their approach clear in the Sustainability Appraisal of Growth Options Report, to show how it intends to meet the requirements of the SEA Directive.</p>	<p>The appraisal of Growth Options is the strategic options appraisal for the Core Strategy and the Land Allocations DPD.</p>	<p>This will be made clear in the reports for the SA/SEA of the two DPDs.</p>

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p><i>Baseline</i></p> <p>The SEA Directive requires that in the environmental report, information is given on "the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme". This information is used in the assessment of alternatives to understand and explain the "likely significant effects on the environment".</p> <p>In addition the Planning Advisor Service guidance "Local development frameworks, Guidance on options generation and appraisal"(2009) states that, in order to generate reasonable options, the evidence base for a core strategy should ideally contain four elements:</p> <ul style="list-style-type: none"> <li>. a comprehensive review of the policy context;</li> <li>. a district or borough-wide analysis of opportunities and constraints;</li> <li>. area-by-area profiles; and</li> <li>. an analysis of what might happen.</li> </ul> <p>However, no information is provided in the "Sustainability Appraisal of Growth Options" to explain what baseline information was collected and used in the assessment, and whether the policy context has been reviewed. As the introductory text states that "sustainability appraisal framework is the same as was used previously" for the appraisal of the Core Strategy Issues and Options (2005) and Preferred Options (2007) and Land Allocations consultations Issues and Options (2008) and Additional Suggested Sites (2009) this suggests that the same baseline information is being used. If so, this should be updated to reflect the current state of the information and provide clarity to the appraisal scores given for the various options. This information would normally be collected as part of the scoping process.</p>	See comment above	See comment above
<p><i>SA objectives</i></p> <p>The sustainability appraisal framework is the same as was used previously for the appraisal of the Core Strategy Issues and Options (2005) and Preferred Options (2007) and Land Allocations consultations Issues and Options (2008) and Additional Suggested Sites (2009).</p> <p>In line with the comments on the baseline and the policy context, Natural England recommends that a review of this SA framework is undertaken. In particular, the Council may want to revisit the list of sub objectives and consider what indicators may be useful once the baseline has been updated. An understanding of current trends and whether issues are getting better or worse since the SA framework was adopted in</p>	The framework has been reviewed in light of the review of programmes, plans and policies and of sustainability issues. No changes were considered necessary as a result of this review.	The issues referred to have been included in the key sustainability issues listed at the beginning of Appendix 2.

Consultee/comments made	Response	How the comments were addressed in subsequent reports
2005 is particularly important. The SA Growth Options Report identified that there are some particularly challenging issues for the District such as constraints on future water resources and dealing with waste water. Reflecting upon these important issues and the difficulties of remedying any damage to particularly sensitive environmental assets, it appears necessary to re-examine the SA framework.		
<p><i>Development of a scoping report</i></p> <p>The council have not indicated whether they are producing an SA scoping report at this stage. Responsible Authorities must seek the views of the Consultation Bodies on the scope and level of detail of the Environmental Report.</p>	The appraisal of Growth Options is the strategic options appraisal for the Core Strategy and the Land Allocations DPD. The Scoping Reports for these appraisals were undertaken in 2005 and 2007.	The status of the Growth Options SA/SEA will be made clear in the appraisal reports for these two documents.

### ***Housing Options Growth Levels and Locations 2011-2031 SA (Feb 2013) consultation comments and how they were addressed***

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<b>English Heritage</b>		
We have few comments to make on the SA. We note the assessment of the strategic sites, which picks up a number of our concerns in terms of heritage impacts. We assume that the appraisal of the non-strategic sites can still be found in earlier versions of the SA. We note that the current SA document refers to a number of sites not covered by the main consultation document (see Appendices 3 and 4). It is not clear whether these sites should have been consulted on, but in the absence of any details, including identification on sites on maps, we have not looked at them in terms of heritage impacts. Clarification on these sites would be welcomed.	Both Strategic and non-strategic sites formed part of the Housing Options consultation. Additional sites were those from the SHLAA that had not been consulted on previously	No action required
<b>Natural England</b>		
We have made a number of comments with respect to the Sustainability Appraisal, which is a critical piece of evidence informing this consultation. In particular we do not	A positive approach had been adopted in the	Subsequently a more precautionary approach has been

Consultee/comments made	Response	How the comments were addressed in subsequent reports
<p>feel that the issue of access to greenspace (and loss thereof) successfully differentiates between sites, nor flags the need for mitigation over and above merely relying on meeting greenspace standards. We advise that more thoughts is given to this matter both in terms of allocation policies but also in terms of development specifications and potential offsite measures to enhance access to greenspace such that there is no net detriment to recreational amenity.</p>	<p>Housing Options document, especially for the larger strategic sites where we knew provision would be provided onsite, although we didn't necessarily have the detailed information to support these conclusions. This may not have been articulated particularly clearly and consistently in certain circumstances.</p>	<p>taken for the issue in this document and identification of onsite specific issues and a greater emphasis on consistency has been taken.</p>
<p>The Sustainability Appraisal has clearly tried to incorporate access to greenspaces in its appraisal. However, it is unclear how reducing access to existing green spaces has been considered. For example, appendix 4 option 4 row 2b concludes that the allocation will have a minor positive score with respect to providing access to greenspaces. This seems unlikely given the good existing public right of way network on the site (which is likely to be degraded by the allocation) serving a population with little alternative access to greenspace. Whilst there is a Local Nature reserve within 400m of the site, it is within 400m of only a small portion of the site, and may be being used at capacity already. The proposed bypass will further degrade the network. We assume that the score is worked out pre mitigation. However, even if it is not, the proposed mitigation (apply greenspace standard) may not be sufficient to change the score (but without hyperlinks to the greenspace standard this is impossible to judge). We therefore advise that this issue is reconsidered, because, at least superficially, the conclusions do not seem reasonable in a number of cases.</p> <p>We are also concerned that the Sustainability Appraisal is unclear where certain issues are considered. In particular, in table 7, objective 2a makes reference to land of least environment and amenity value, but some aspects of amenity value are picked up under 2b (access to green spaces) and many if not all aspects of environmental value will be picked up under 3 a, b and c. For example, Appendix 4 option 5, there seems to be confusion as to whether access to the countryside falls under 2a or 2b. Similarly option 4 row 2a includes landscape. This double counting and or inconsistent placing of issues makes it hard to rely on the appraisal. We therefore advise that table 7 is amended to make it clearer where issues are considered. Indeed we would question whether preservation of greenfield land in and of itself is an appropriate objective, given landscape, biodiversity, and recreational amenity are covered elsewhere. As a result,</p>	<p>Appendix 3 provides the scoring assessment and rational for the scores.</p> <p>The negative scoring for greenspace is "Reduces distance or accessibility to open space from existing residential properties or that the housing Housing further than 800 metres from green space"</p> <p>A positive approach had been adopted in the Housing Options document, especially for the larger strategic sites where we knew provision would be provided onsite, although we didn't necessarily have the detailed information to support these claims. This</p>	<p>Subsequently a more precautionary approach has been placed on the issue in this document and identification of onsite specific issues and a greater emphasis on consistency has been taken.</p>

<b>Consultee/comments made</b>	<b>Response</b>	<b>How the comments were addressed in subsequent reports</b>
<p>appendix 4 should be reviewed for consistency.</p> <p>We have not reviewed the natural environment cells in appendix 4 systematically, in part due to the inconsistency point made above. However, we note that there are some questionable conclusions. For example, for option 5, row 3a, has a minor positive for biodiversity, but the supporting text does not suggest any positive impact.</p>	<p>may not have been articulated particularly clearly.</p>	
<b>LandProp Holdings BV – Bidwells</b>		
<p>It is understood that NHDC has not yet produced a robust Sustainability Appraisal to consider strategic development options. It is critical that such a document is prepared, if a future Local Plan is to be both sound and legally compliant.</p>	<p>A SA has been produced and consulted on at every stage of the Local Plan Preparation process</p>	
<b>Numerous responses to site 40</b>		
<p>The site comprises approximately 2.4ha of land, the main part of which consists of paddock land adjoining the existing dwelling and its curtilage. It is not, therefore, "previously developed" in terms of the definition contained in PPS3 or "brownfield land" as indicated in the Council's Sustainability Appraisal summary. The site is not "residential, being a house with extensive grounds" and whilst the dwelling and its immediate curtilage may constitute brownfield land, the very large paddock area, which is separately fenced, is definitely greenfield in nature</p>	<p>Summary will be changed to reflect comments.</p>	<p>SA matrix and summary changed to reflect this issue.</p>

### ***Housing Additional Locations Options SA (July 2013) consultation comments and how they were addressed***

<b>Consultee</b>	<b>Comment</b>	<b>Response</b>
<p><b>LDF/0396</b></p> <p><b>28, 29, 30</b></p> <p><b>Welwyn Hatfield Borough Council</b></p>	<p>It is noted that none of these new sites have been prioritised through the Strategic Housing Land assessment and that they have not gone through a Sustainability Appraisal and Strategic Environmental Assessment.</p>	<p>No response required, SA was produced alongside consultation document.</p>
<b>LDF/0102</b>	<p>Quoting from "sustainability appraisal and</p>	<p>Sustainable transport measures can include a number of different measures, such as bus stops</p>

<p><b>72</b> <b>Smith</b></p>	<p>SEA of the north Hertfordshire housing options" document, appendix 4: housing additional locations options matrices 2c suggests mitigation would be "inclusion of sustainable transport measures", but there is no possibility of a dedicated cycle path to the town centre, and the roads would not support a cycle lane. 3a The suggestion that the loss of biodiversity on this site could be mitigated is complete nonsense. 3c The matrix fails to note that the site is 200 metres from Maydencroft Manor.</p>	<p>- not only cycle paths.</p> <p>The site scored an "X X" for biodiversity, recognising that loss of biodiversity would be hard to mitigate.</p> <p>The criterion doesn't list specific listed buildings as they would be too numerous, but it recognises the need for sensitive design based on the high level of historic features in the proximate area.</p>
<p><b>LDF/0524</b> <b>11</b> <b>Robson</b></p>	<p>The report "Sustainability Appraisal and SEA of the North Hertfordshire Local Plan" referred to the fact that the abstraction from the River Hiz is over-licensed. This being the case, how would sufficient water be available to meet the needs of the proposed large development?</p>	<p>Whilst this is identified as a sustainability issue, Veolia Water has confirmed that there is capacity to accommodate additional housing across the district.</p>
<p><b>LDF/0940</b> <b>1</b> <b>Rodell</b></p>	<p>Open space - the Knebworth Parish Plan has consistently stated that it wishes to keep the village separate from Stevenage. With plans to extend Stevenage southwards, it is vitally important that Knebworth is not extended northwards to create one large urbanisation. This also mentioned as a likely effect in your "reduction in community cohesion" section of your sustainability appraisal.</p> <p>There are going to be significant effects on biodiversity and landscape should this plan proceed. The North Hertfordshire District Councils own Sustainability Report confirms that new housing would significantly increase water use in the District, and put significant pressure on water infrastructure. Demand for water is therefore one the most critical effects of the new housing.</p>	<p>Noted.</p> <p>Whilst this is identified as a sustainability issue, Veolia Water has confirmed that there is capacity to accommodate additional housing across the district.</p> <p>Whilst this is identified as an issue, it isn't something that would necessarily preclude development.</p>

	<p>Travel from and to this area would increase to an unacceptable level for the surrounding road network and provide daily periods of gridlock to east Luton and surrounding areas. Again the North Hertfordshire District Councils own Sustainability Report confirms this It therefore implies that all these options would result in increased car travel and the resultant noise and air pollution and production of greenhouse gases.</p>	
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### ***Local Plan Preferred Options SA 2014 comments and how they were addressed***

Reference	Comment	Response
<p>LDF/13313/2 <b>Mr S Woodward</b></p>	<p>I have read NHDC's Local Plan Preferred Options and supporting documentation, and my comments and questions, as part of this consultation, are as follows: - Firstly, I would like to register my objection to all three proposed development sites in Codicote. In my opinion these sites are inappropriate for the needs of the village, will be detrimental to the character of the village, are not supportable by the existing or planned facilities and they fail entirely to meet any criteria for sustainable development. It is my belief that in insisting on a plan stretching forward sixteen years, rather than the statutory five, NHDC is creating a problem for itself that can only be solved with hugely unpopular and inappropriate development that will irreversibly spoil much of our highly valued countryside. Planning so far ahead necessitates reliance on population forecasts that have proven to be inaccurate, forces the Council to consider only land available now, rather than what may become available in time and compels the Council to effectively declare open season for development of the preferred sites without the ability to plan for the required infrastructure. Why is NHDC insisting on planning so far ahead when this is not a requirement, when the planning process has so many flaws (as acknowledged by Councillors during our public meeting) and when the proposed solution is so unpalatable for residents of the district? I would also like to know why the Council is satisfied to present a plan that proposes such a devastating loss of Green Belt land in North Herts. The Government's National Planning Policy Framework requires Councils to protect the Green Belt when drawing up plans. The Local Plan fails entirely in its requirement to protect the Green Belt. I would like to ask the Council why it has proposed that the majority of development occurs on supposedly protected land, when it was also required to consider brownfield land and land outside the Green Belt (including compulsory purchases). To what extent has the Council tried to protect the Green Belt by exploiting these other two avenues? I understand from our Public Meeting that the Council has considered only land available at the time of planning. This strikes me as taking the easy option and very short-termist. I would also like to take issue with the number of houses being</p>	<p>The timescale for the plan is outside the scope of the SA.</p> <p>The approach to housing in the Plan is to deliver is a combination of options including focusing development on previously developed land, urban extensions and some greenfield development including that in in the Green Belt. The plan is in accordance with the NPPF and includes policies to protect and extend the greenbelt. The SA process influenced this</p>

	<p>proposed. Paragraph 156 of the NPPF requires the Local Plan should deliver the homes and jobs needed in the area. Yet NHDC are proposing to build 14,200 houses during a period that will see job growth of only 3,600. Where are all the other people going to work? Surely it would make much greater sense and be far more sustainable to focus housing growth in the areas with the greatest employment opportunities. On a more local level, section 2.5 of the Local Plan states an objective to deliver a better balance between housing and jobs. Delivering much of the proposed housing in piecemeal fashion on the edge of villages, where few employment opportunities exist, is inconsistent with this objective. Moreover, Paragraph 156 of the NPPF states that the Local Plan should have policies that deliver climate change mitigation. Building 200+ houses in a village that has few employment opportunities, few facilities and poor public transport links will force new residents (likely 350-400 extra cars) to commute and access other facilities by road. I would like to ask how the Council considers that this can do anything but worsen climate change? Focusing again on Paragraph 156 of the NPPF, the Local Plan should 'protect, promote and enhance village and neighbourhood centres' and 'include strategic policies to deliver the conservation and enhancement of the natural and historic environment, including landscapes'. Plans to build high concentrations of new homes at prominent sites in the village of Codicote, delivering extra traffic that will exacerbate existing traffic problems will not protect or enhance the village. Removing open Green Belt land and replacing it with housing will not serve to conserve the natural environment. I would like to ask NHDC why it has delivered a plan with preferred options so contrary to the NPPF? Elsewhere in the Local Plan, policy HDS4: Density states that developments should respect any established character of the area and that development on the periphery of a settlement should generally be to a lower density to mark the transition to the rural area beyond. This is at odds with the density of housing being proposed at the sites in Codicote, which are all on the periphery of the area. Placing new developments in proximity to a village centre largely comprising character buildings would have a significant negative effect on the overall character of the village - especially as two of the sites would be virtually the first things you would see coming into Codicote from either direction. Section 7.1 (Design) states that design which does not make the most of opportunities to improve the character and quality of an area should be refused. It is very hard to see how removing open fields and replacing them with housing estates could improve the character and quality of Codicote and therefore very hard to see how any viable plans could be approved. Section 7.5 (Design and Sustainability) recognises that Hertfordshire's villages have unique characters and are set in a high quality rural environment. It is noted that it is important to retain and where possible improve the existing character of rural areas and to positively contribute to the local street scene and wider landscape. It is very difficult to envisage the building of three brand new housing developments in a short space of time having anything but a disastrous effect on the character of the rural area. Likewise, removing open fields and replacing them with large new developments will not contribute positively to the wider landscape. Creating additional traffic and overspill parking will not contribute positively to the street scene. I would like to ask the Council how they perceive their plans for Codicote to be consistent with the two policies mentioned above? I would also like to express my grave concerns about the fact that the Infrastructure Delivery Plan presented by the Council in support of the Local Plan is nearly two years older than the Plan itself and wholly fails to address the infrastructure required to support the proposed development. The IDP proposes 53 new houses in Codicote and supplies at best vague suggestions as to how the infrastructure can be expanded to meet the additional need. In the Local Plan, less than two years following the IDP, the number of additional houses has increased more than four-fold to 226.</p>	<p>decision in a number of ways including strategic policy options and individual site allocations assessments.</p> <p>All sites put forward were assessed within the sustainability appraisal to identify preferred sites. Individual applications will be considered on the basis of design detail, including density proposed, community facilities, etc.</p>
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	<p>I would like to ask the Council the reason for this four-fold increase. I would also like to ask the Council why they feel comfortable planning 16 years ahead when the available population predictions appear to fluctuate so wildly in just two years? With regard to infrastructure, it is well documented that Codicote School, rated as outstanding, is already fully subscribed. No credible information has been presented to suggest how the school could expand to support a huge influx of new pupils. The site itself is not easily accessible to parents and pupils as it is and does not appear to lend itself well to expansion. Any expansion would also endanger the highly valued green space available to our children on the school site. I would like to ask the Council how they can safeguard our children's education from disruption should three large new areas of housing be provided in the village at staggered intervals, each requiring additional capacity at the school? It has already been acknowledged by the County Council that additional school places will not be provided ahead of demand. Going back to the NPPF, Paragraph 156 also states that the Local Plan should have strategic policies to deliver infrastructure for transport, however no proposals have been made to address the very obvious traffic implications of developments in and around Codicote, particularly in relation to the B656 High Street. It is well known to local residents that the High Street suffers from congestion, despite what NHDC's traffic study (which is flawed in that it is based on generic data) might suggest. Adding up to 400 new car users to the village, who have little choice but to commute by car elsewhere, on top of other developments already under way in neighbouring Welwyn, will cause extreme strain on the road infrastructure and will compromise road safety and the safety of pedestrians: including our children as they walk to school and all the additional schoolchildren from the new developments. This is not acceptable and the Local Plan does not have a strategy to address this. Section 3.9 of the Local Plan acknowledges a large proportion of the workforce in the district commute elsewhere to work. It cites good connectivity to local employment centres (Welwyn Hatfield, Stevenage) and to London. However the local connectivity is already extremely stretched, with long delays around Junction 6 of the A1, on the A1 itself and on the roads leading to Welwyn Hatfield. Increasing car ownership in Codicote by 350-400 cars will serve to worsen an already congested road network, creating pollution, harming the environment and impacting the quality of life of residents of the district. Policy T1 notes that sustainable development, including sustainable transport, underpins national planning policy and the Council seeks to promote this in new development. Housing people away from where they work and in places poorly served by bus services and a car ride away from the rail network is completely at odds with this. Another aspect of our infrastructure that is already stressed is healthcare. Codicote does not have a doctor's surgery. The nearest surgery in Welwyn is already heavily subscribed and located in an area where parking is in very short supply. I would like to ask the Council where they expect new village residents to go to the doctors and how they are going to park when they get there? I would also like to ask the Council why it is content to present its preferred options when they fail so many of its own Sustainability Criteria, for example: - Sustainability objective 1 in the SA/SEA includes 'support and encourage the rural economy and diversification'. The Local Plan fails in this objective as it removes sites that contribute to the rural economy (e.g. Codicote Garden Centre) and replaces them with housing. SA objective 2(a) is to minimise development of greenfield land and other land with high environmental and amenity value. This includes promoting brownfield sites, maximising the reuse of vacant buildings, minimising the loss of agricultural land and reducing the quantity of contaminated land. In planning to undertake the majority of development in greenfield land, the Local Plan completely fails in this objective. This is acknowledged by the Councils own SA/SEA appraisal, which concludes that the Local Plan will have a major significant negative effect on this</p>	<p>Sustainability appraisal is undertaken to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. This incorporates the requirements of the EU SEA Directive, implemented in England through the Environmental Assessment of Plans and Programmes Regulations 2004. SA guidance, and the SEA legal requirements have been followed, which do not require the removal of impacts; the main requirement is to identify, describe and evaluate the likely</p>
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	<p>objective. SA objective 2(b) is to provide access to green spaces, including improving access for all residents of the district to green spaces, provide opportunities for people to come into contact with wildlife and wild places. In proposing to remove green and wild places and replace them with houses, the Local Plan completely fails in this objective. SA objective 2(c) is to deliver more sustainable location patterns and reduce the use of motor vehicles, including locating development so as to reduce the need to travel and to reduce car reliance. By locating developments away from centres of employment, rail links and other services and giving most residents no alternative but to use their cars, the Local Plan fails in this objective. This is acknowledged by the Council's own SA/SEA appraisal, which concludes that the Local Plan would likely have a negative effect on this objective. SA objective 3(a) is to protect and enhance biodiversity, including protecting habitats and species. In proposing the development of Green Belt land in Codicote that is adjacent to recognised wildlife habitats, the Local Plan fails in this objective. SA objective 3(b) is to protect and enhance landscapes. By removing open countryside and replacing it with houses, the Local Plan fails in this objective. The Council's own SA/SEA paper states that the Local Plan will have a major significant negative effect on this objective. SA objective 3(c) is to conserve and where appropriate enhance the historic environment, including conserving and enhancing the historic built character of the District's towns and villages and protect sites of archeological importance. By building large new housing developments at either end of the main road into/out of Codicote and proposing to build on a site of archeological interest (land south of Cowards Lane), the Local Plan fails in this objective. The Council's own SA/SEA paper states that the Local Plan is likely to have a negative effect on this objective. SA objective 3(d) is to reduce pollution from any source. This includes achieving good air quality, reducing ambient noise (especially from traffic) and reducing light pollution. By locating development sites in Codicote, the Local Plan will cause additional traffic on the already congested B656, which will reduce air quality and increase ambient noise. By locating developments on the village periphery, especially on rising sites, the Local Plan will create additional light pollution. On this basis, the Local Plan fails in this objective. SA objective 4(a) is to reduce greenhouse gas emissions, including by minimising consumption by transport. By locating developments in Codicote, the Local Plan encourages car use and exacerbates existing traffic congestion problems, so fails in this objective. The Council's own SA/SEA appraisal determines that the Local Plan will have a significant negative effect on this objective. SA objective 5(a) is to share benefits of prosperity fairly, including providing employment and other opportunities. By proposing to remove a major employment location from the village and replace it with housing, the Local Plan fails in this objective. SA objective 5(b) is to provide access to services and facilities for all, including providing access without needing to use a car and retaining rural schooling and health services. The Local Plan does not provide health or education services commensurate with the proposed development nor does it solve the lack of public transport available in Codicote and accordingly it fails in this objective. SA objective 5(c) is to promote community cohesion, including encouraging people's feelings of belonging. By forcing three inappropriate developments on the village and significantly affecting the village character, the Local Plan is unlikely to achieve its objective of encouraging people's feeling of belonging. SA objective 5(f) is to improve conditions and services that engender good health and reduce health inequalities. This includes promoting healthy lifestyles, improving access to health services by means other than private car, reducing ambient noise and reducing road accidents. Removing open countryside that is used by villagers will not promote healthy lifestyles. There is no access to health services by means other than private car currently and none have been proposed.</p>	<p>significant impacts of the plan.</p>
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	<p>Increasing car ownership and worsening traffic conditions will increase ambient noise and cause more road accidents. So, on all these counts the Local Plan fails in this objective. The Council's own SA/SEA appraisals show that the effects of the Local Plan on this objective will be negative in the short term and uncertain in the longer term. SA Objective 7 is to promote sustainable urban living including improving transport connections in, and to, town centres. By locating so many people away from town centres the Local Plan fails in this objective especially due to the addition traffic congestion caused on routes into the town centres by locating so many people in outlying areas. It is worth noting that the only areas in which the Local Plan is expected to have a positive effect on the SA/SEA objectives are generally ones that would be positive regardless of the location of the development. I appreciate that providing housing is fraught with difficulty and that most plans will displease some people, but I feel strongly for all the reasons above that the Local Plan Preferred Options as presented are not properly considered, not consistent with policy and are not good for the people of North Herts. I would instead like to lend my support to those wanting to explore the possibility of building a new Garden Village/Town/City, which could focus any new development in a fashion that could be much better and more economically provided with suitable infrastructure, at much lesser cost to the environment. I would like to understand from NHDC why this proposal has not been given greater consideration. At the very least, I would urge the Council to focus any planned development on brownfield and non-Green Belt sites until such a time as all avenues to build a Garden Village have been explored.</p>	
<p>LDF/03683/13 Trustees of the WT &amp; RZ Doggett Family Trust</p>	<p>Section/Policy/Development Site: Chapter 12 - Communities - Barley There are no site allocations for new housing within Barley, and we therefore, object for the following reasons: Inconsistent distribution of growth The emerging Local Plan deems Barley to be a suitable village for growth over the plan period, yet it has no site allocations to help support this, unlike many of the other comparable villages. Barley's designation as a Category A village within Policy HDS2 is supported by the background evidence provided in the Housing and Settlement Background Paper (Nov 2014). The paper identified that "having considered the economic, social and economical aspects of development in the rural areas, the Council concluded that there is a clear social and economic case for allowing further growth in those villages with schools" (the Category A villages). The Council, therefore, proposed defining a settlement boundary within which growth will be allowed. However, this does not appear to be the case for Barley as the proposed settlement boundary does not allow for any additional growth throughout the entire plan to sustain its services and facilities. The lack of any site allocation to both sustain and support its proportionate growth to 2031 is unacceptable. The distribution of growth amongst the villages within north Hertfordshire District appears arbitrary with no clear logic as to which villages see more growth than others, with proposed site allocations representing anywhere between 4% and 26% growth for villages. In the Royston area, the Category A villages of Barkway, Reed and Therfield all have proposed site allocations representing between 9-23% growth. Barley is the only Category A village within this area, to have no site allocations proposed. Furthermore, the Housing and Settlement Background Paper (Nov 2014) shows that out of the 35 villages listed, Barley is one of only five villages (including Ashwell, Whitwell, Kimpton and Knebworth), which has all five of the facilities identified. Barley is the only one of these five villages to not have a proposed housing allocation. Comparison with other villages in the Royston Area Barley is a comparatively sustainable village location for growth in the Royston area; it has a good range of services for a village of its size, including a nursery and primary school, village hall, one public house, a surgery (Barley Practice), petrol filling station/garage, local food shop and post office (Barley Stores). In addition, the village Plaistow offers recreational space and includes tennis courts, football pitch</p>	<p>Housing sites are considered in Barley in the 2014 Strategic Housing Land Availability Assessment and have been assessed in the SA.</p>

	<p>and playground and there are sustainable transport options available, including a good pedestrian and cycle network to access local facilities and a regular bus service to the nearby towns. It meets the selection criteria, having a good range of facilities including a school, but no site allocations are proposed. Yet smaller and/or less sustainable villages with limited facilities, such as Barkway, Reed and Therfield, have been identified as villages with proposed housing allocations. It appears that the application of the site selection criteria does not show a consistent approach being taken. For example, the following provides a brief comparison of the villages of Barley and Barkway based on the site selection criteria in order to demonstrate that Barley is a more sustainable location for development: Local Facilities: Barley has more essential facilities than Barkway. Like Barkway, Barley has a primary school, village hall, public house and petrol station, but it also has a surgery (Barley Practice), a local food shop and a post office (Barley Stores). In this respect, the village is more sustainable in comparison to Barkway. Schools: Barkway V.A First School is a 60-place Church of England School with 25 children on the school roll (December 2014).<sup>1</sup> The school is approximately half a mile away (10 min walk along footpath) from the furthest point of Barkway's two proposed site allocations. Barley V.C First School is a 90-place Church of England School with 46 children on the school roll.<sup>2</sup> The school is approximately 0.3 miles (5 min walk along footpath) from the furthest point of our client's site, land east of Picknage Road and Picknage Corner. In this respect, the Site and village is more sustainable in comparison to Barkway. Transport: Barley is located closer to the nearest town of Royston (approximately 3.5 miles away) with easy access onto the B1039 leading into the town. Barkway is approximately 5 miles from Royston via the A10. Both villages are served by the Intalink buses with both being serviced by routes 331 to Hertford, 43 to Royston, 43 to Heydon and 31 to Chrishall, School. However, Barley has an additional service to Saffron Walden (444). The bus stop's easily accessible from our client's site, land east of Picknage Road and Picknage Corner. This further highlights that there is no clear methodology or application of site selection criteria. We would also point out an inaccuracy within the Sustainability Appraisal and Strategic Environmental Assessment 2014 ("SASEA"); it is wrong in its summaries of Barley. It states that the village has no shops, surgery or post office and identifies this as a weakness. The village does have these facilities which makes it a more sustainable location for growth. We conclude that the site assessment and evidence base which has influenced the location of site allocations within villages, has prejudiced the outcome of the housing strategy for the villages and this has unfairly excluded our client's land within the proposed site allocations. Potential harm to Barley's future vitality Additionally, to have no site allocations in this plan period could be detrimental to the social, economic and environmental sustainability of Barley. In social terms, having no site allocation to further support the local amenities may lead to viable facilities closing, which could impact on the social fabric of Barley. Barley is the only Category A village to have seen 0% population growth in the period 2001-2011 and without sufficient population growth, the basic and commercial facilities in Barley could struggle to continue. A village with existing commercial facilities dependent on a local population for trade (notably shops and public houses) should be allowed to grow, in order that the client population for those facilities does not diminish to reduce the viability of those businesses. Furthermore, if schools and facilities are not supported and come under threat of closure, there will be an environmental impact as pupils will need to be transported elsewhere and the local population will have to travel for its day-to-day needs. It could also put local bus services under threat, which could potentially lead to increased car-dependency for residents in Barley. Growth in Barley can contribute to the 5 year housing land supply At present, North Hertfordshire only has a 2.2 years' supply of</p>	<p>The SA/SEA assessment used a standardised method to assess each site allocation. It is acknowledged that the SEA report made an error with regard to the services in the shops in the 2014 report. However, this has been addressed in the 2016 report. The site allocation determinations were made on balance of a number of factors. This error was not determinative of the site allocation.</p>
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	<p>housing land and it is not anticipated to reach a five year supply again until at least 2017, albeit with only a 5% buffer and a reliance on Green Belt releases. With the persistent under-delivery witnessed in North Hertfordshire over the past few years, it would be more appropriate for a 20% buffer to be applied and allocate growth in Barley could help bolster the supply in the early years of the plan. Our client's land would make a modest, but worthy contribution towards boosting housing supply, which in the absence of a robust five year supply, should carry significant weight in the growth strategy and demonstrating a deliverable 5 year housing land supply. BL/r02 and 024 - Land east of Picknag Road and Picknag Corner ("the Site") The aforementioned demonstrates that Barley should be identified for some proportionate growth and our client's land off Picknag Road and Picknag Corner is ideally placed to deliver a 5-7% increase in the size of the village which is entirely appropriate for the village. We object to the non-allocation of sites BL/r02 and 024 - land east of Picknag Road and Picknag Corner for the following reasons: The site is no less favourable or sustainable than proposed site allocations in the surrounding villages. For example, the allocations in Barkway are greenfield sites which were outside the village boundaries, one of which we note has a pending village green application on it running until the 25th February 2015. Barkway also has limited facilities and the emerging Local Plan addresses that "residents would be likely to travel to either Royston or Buntingford for day-to-day items". In nearby Therfield a site has been allocated which is currently used as a depot and adjoins a conservation and wild life area. It does not follow that Barley should be omitted from contribution towards the growth strategy when less sustainable villages are included. Any harm identified within the Council's site selection process can be mitigated (should it even exist) and does not outweigh the benefits of the potential development. For example, the background evidence identified harm to the conservation and wild life areas, but also clearly stated that these can be mitigated through sensitive design. Other potential harm identified through the reliance on car use and development of a greenfield site applies to the majority of the site allocations with North Hertfordshire's rural villages and Barley does not rank any worse when tested against this criteria and does, we consider, rank slightly higher than the smaller villages due to its existing level of facilities and its access to nearby Royston by public transport. The site would provide access to suitable and affordable housing, especially for younger families and can help support the local services and vitality of Barley. It has excellent access to green open space, Barley's local facilities and school, pedestrian networks and sustainable transport modes and therefore should rank highly when tested against the other proposed housing allocations in villages. The SASEA site matrix for the site makes the following summary: "this site meets the sustainable criteria for providing access to housing (5b) and support for rural services (5a) but does not meet several of the other sustainability criteria, most notable in the fact that it is a greenfield site". However, the majority of village sites selected for development are greenfield, and therefore the site is of equal standing in this regard. We do not support the conclusion of the Site Selection Matrix (2014) which states that the land "forms an important open space with views through from the Plaistow (Playstow) and village conservation area towards Chishill windmill and the open countryside beyond. Landscape impact/servers green infrastructure link". The site has a greater affinity with the village than the open countryside beyond and development of the sites would therefore provide an extension to the existing pattern of development along Picknag Road and would not unduly impact upon the wider rural character of Barley. The viewpoints are limited and any future scheme can be integrated into the landscape through a suitable design-led approach. There are no technical constraints which would prevent the site from coming forward for development. The site does not lie within the floodplain. Vehicular access is achievable directly</p>	
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	<p>from Picknage Road and previous investigations have confirmed that there is sufficient capacity within both the water and sewerage network to facilitate a development on this scale. Release of the site for development would facilitate the proportionate growth of the village to provide both market and affordable housing opportunities. Collectively the sites have capacity to accommodate up to 20 dwellings. In conclusion, there are no obvious constraints to delivery or site BL/r02 and 024. The site could come forward in the early stages of the plan period, as necessary. It will only need a short lead in time whilst the necessary planning permission is obtained contributing towards the Council's 5 year housing land supply and is a sufficient size to trigger the provision of some affordable housing for the village. The status of Barley as a Category A village is wholly justified and supported, however this has not been reflected in the site allocations despite it being one of the more sustainable villages in the District. The methodology applied in selecting sites for allocation seems arbitrary. The evidence base should be corrected to properly recognise the existing level of facilities within Barley. It follows on that the village meets the selection criteria for locating development in the rural area and the site should be proposed for housing development in the plan period to 2031.</p>	<p>The evidence base for Barley has been reviewed in the 2016 SA report. Site 24 is too small to be an allocation, but is included within the settlement boundary so can come forward as a windfall site. Site BL/r02 is a non-preferred site. As outlined in Appendix 2 to the Housing and Greenbelt background paper the reasons for not choosing it are - This site is currently part of a larger agricultural field and forms an important open space with views through from the Plaistow and village conservation area towards Chishill windmill and the open countryside beyond. Non-Allocated sites have been assessed in Appendix 7 to the 2016 report.</p>
LDF/07933/15 Mr R Tester	<p>I found these almost impossible to follow or understand. 1100 pages! And I did wonder if anyone was able to read it between its finalisation apparently on 17 November and consideration by the council on 24 November</p>	<p>The size of the SA report is needed to meet regulatory requirements. However, a shorter Non Technical Summary is also provided.</p>



# Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

Appendix 13: Reasons for selecting sites

September 2016

# North Hertfordshire District Council

## Sustainability appraisal of the North Hertfordshire Proposed Submission Local Plan

A report by CAG Consultants

September 2016

### Revision history

Version	Date	Version summary	Approvals
RO	23/8/16	First draft	Principal author: Gerard Couper Approved by: Tim Maiden
R1	8/9/16	Updated draft with minor amendments	Approved by: Tim Maiden
R2			Approved by:
R3			Approved by:

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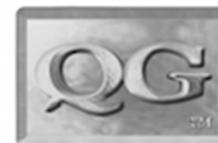
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### CAG Consultants

Founded in 1983, CAG Consultants is an independent, employee-owned co-operative. We provide support, research and analysis, policy advice and training in a wide range of fields relating to sustainable development and climate change. We have practitioners in stakeholder & community involvement, regeneration, evaluation, economics and regulatory affairs. We deliver high quality, innovative and thoughtful work for our clients, who include government departments, local authorities, public agencies, the NHS and regeneration and community planning partnerships across the UK. We pride ourselves on our strong ethical approach and our commitment to social justice and improving and protecting the environment.

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# 1 Introduction

## Housing sites

The SHLAA process helped identify sites which were deliverable. It considered sites which may be available for residential development over the period between 1 April 2011 and 31 March 2031. It assessed sites against three tests:

- Is the site suitable for development? This question is about the physical ability of the site to accommodate development and identification of (potential) policy constraints which might influence how desirable it is to develop it.
- Is the site available for development? This is about landowner intentions.
- Would development here be achievable? This question is about whether development would be financially viable or whether there might be any other reasons why it may not be delivered.

Sites which met all three tests in the SHLAA were then reviewed by the Council and a final decision made on which sites to include based on a number of key planning considerations. This information is reported in the evidence base and included in the Housing and Green Belt Background Paper. A summary showing the reasons for selecting each preferred site shown in section 2 below.

## Commercial sites

The process for selecting employment sites and retail sites largely took into account of the same considerations as those for residential. Again the information is reported in evidence base documents and included in the Employment and Retail Background Papers. A summary showing the reasons for selecting each preferred site is shown in section 3 below.

## 2 Reasons for selecting housing sites

The following information is taken from the Housing and Greenbelt Background Paper Appendix 2. It shows the reasons for allocating or not allocating individual sites.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
AS1	3	Land west of Claybush Road	Ashwell	Stevenage HMA	Allocate site	On edge of Category A village beyond the Green Belt. Currently designated as Rural Area Beyond the Green Belt. Ability to contribute to five-year supply. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address a number of issues raised through consultation
-	304	Land north of Ashwell Street and south of Lucas Lane	Ashwell	Stevenage HMA	Do not allocate site	Site to be brought within proposed village boundary where development supported in principle on unallocated sites. Potential heritage and SSSI impacts best considered through planning application and / or neighbourhood planning process. Any future development would contribute to windfall allowance.
-	305	Land west of Station Road and north of Ashwell Street	Ashwell	Stevenage HMA	Do not allocate site	Site to be brought within proposed village boundary where development supported in principle on unallocated sites. Potential heritage and SSSI impacts best considered through planning application and / or neighbourhood planning process. Any future development would contribute to windfall allowance.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
BA1	200 201 310 B/r01a B/r02a B/r11a B/r23 D (part)	North of Baldock	Baldock	Stevenage HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable and an opportunity to commence delivery within five-year period. Development at this scale able to deliver significant supporting infrastructure with wider benefits. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are considered to outweigh the harms.
BA2	B/r04	Land west of Clothall Road	Baldock	Stevenage HMA	Allocate site	Large site on land currently designated as Green Belt. Site critical to overall housing numbers achievable as enabling development to sites BA1 and BA3 and an opportunity to commence delivery within five-year period. Requires holistic approach to land on south side of Baldock to maximise benefits and deliver supporting infrastructure including roads and schools. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised through consultation. On balance, significant positive opportunities afforded by this site are considered to outweigh the harms.
BA3	B/r12	Land south of Clothall Common	Baldock	Stevenage HMA	Allocate site	Large site on land currently designated as Green Belt. Site critical to overall housing numbers achievable as enabling development to site BA1 and an opportunity to commence delivery within five-year period. Requires holistic approach to land on south side of Baldock to maximise benefits and deliver supporting infrastructure including roads and schools. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised through consultation. On balance, significant positive opportunities afforded by this site

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
						are considered to outweigh the harms.
BA4	B/r03 202	Land east of Clothall Common	Baldock	Stevenage HMA	Allocate site	Site partly within existing town and partly on land currently designated as Green Belt. Site critical to holistic approach to land on south side of Baldock in facilitating southern link road. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms
BA5	16	Land off Yeomanry Drive	Baldock	Stevenage HMA	Allocate site	Site within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts.
BA6	B/e03	Land at Icknield Way	Baldock	Stevenage HMA	Allocate site	Previously developed land within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts.
BA7	B/r06 B/r14	Land rear of Clare Crescent	Baldock	Stevenage HMA	Allocate site	Site within existing urban settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
BA8 & BA9	B/r07 B/r18	Works, Station Road & adjoining Raban Court	Baldock	Stevenage HMA	Allocate site	Previously developed land within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
BA11	307	Deans Yard, South Road	Baldock	Stevenage HMA	Allocate site	Previously developed land within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts.
-	14	Land west of Weston Way	Baldock	Stevenage HMA	Do not allocate site	Site in Green Belt parcel which makes significant contribution to Green Belt purposes. Not being promoted for development within five-year period. Proposed allocations in Baldock are considered to represent better opportunities as well as a reasonable maximum of development for this settlement.
BK1	BK/r04	Land west of Cambridge Road	Barkway	Stevenage HMA	Allocate site	On edge of Category A village beyond the Green Belt. Currently designated as Rural Area Beyond the Green Belt. The site is quite small and relates well to the existing built area of the village. Site-specific criteria allow for appropriate mitigation of potential impacts.
BK2	BK/r02 BK/r03	Land off Windmill Close	Barkway	Stevenage HMA	Allocate site	On edge of Category A village beyond the Green Belt. The site is quite small and relates well to the existing built area of the village. Site-specific criteria allow for appropriate mitigation of potential impacts.
BK3	19 22	Land west of Cambridge Road	Barkway	Stevenage HMA	Allocate site	On edge of Category A village beyond the Green Belt. Currently designated as Rural Area Beyond the Green Belt. Ability to make significant contribution to additional overall housing numbers identified since Preferred Options stage and deliver supporting infrastructure to benefit of wider village. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts.
-	18	Land east of	Barkway	Stevenage	Do not	Proposed allocations in Barkway are considered to represent better opportunities as well as a reasonable maximum of

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
		Cambridge Road		HMA	allocate site	development for this settlement.
-	21	Land north of Nuthampstead Road	Barkway	Stevenage HMA	Do not allocate site	Proposed allocations in Barkway are considered to represent better opportunities as well as a reasonable maximum of development for this settlement.
-	23	Top Fields, Royston Road	Barkway	Stevenage HMA	Do not allocate site	Proposed allocations in Barkway are considered to represent better opportunities as well as a reasonable maximum of development for this settlement.
-	203	Land south of Ash Mill	Barkway	Stevenage HMA	Do not allocate site	Proposed allocations in Barkway are considered to represent better opportunities as well as a reasonable maximum of development for this settlement.
-	BLr/02	Land east of Picknag Road	Barley	Stevenage HMA	Do not allocate site	This site is currently part of a larger agricultural field and forms an important open space with views through from the Plaistow and village conservation area towards Chishill windmill and the open countryside beyond.
EL1	ELW	Wandon Park	Cockernhoe & East of Luton	Luton HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable within Luton HMA and an opportunity to make significant contributions to five-year land supply and unmet requirements arising from within Luton. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
						considered to outweigh the harms.
EL2	ELE	Land east of Brickkiln Lane	Cockernhoe & East of Luton	Luton HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable within Luton HMA and an opportunity to make significant contributions to five-year land supply and unmet requirements arising from within Luton. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are considered to outweigh the harms.
EL3	212a	Land west of Cockernhoe	Cockernhoe & East of Luton	Luton HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable within Luton HMA and an opportunity to make significant contributions to five-year land supply and unmet requirements arising from within Luton. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
						considered to outweigh the harms.
-	340	Dancote, Cockernhoe Green, Cockernhoe	Cockernhoe & East of Luton	Luton HMA	Do not allocate site	Site to be brought within proposed village boundary where development supported in principle on unallocated sites. Potential impacts best considered through planning application and / or neighbourhood planning process. Any future development would contribute to windfall allowance.
CD1	29	Land south of Cowards Lane	Codicote	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make contribution to overall housing requirements and support vitality of village. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address a number of issues raised through the consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.
CD2	205S	Codicote Garden Centre	Codicote	Stevenage HMA	Allocate site	On edge of Category A village on previously developed land within Green Belt. Ability to make contribution to overall housing requirements and support vitality of village. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised through the consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
CD3	32	Land north of The Close	Codicote	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make contribution to overall housing requirements and support vitality of village. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.
CD5	31 313	Land south of Heath Road	Codicote	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make significant contribution to additional overall housing numbers identified since Preferred Options stage and deliver supporting infrastructure to benefit of wider village. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.
-	30	Land at Codicote House, Heath Road	Codicote	Stevenage HMA	Do not allocate site	Proposed allocations in Codicote are considered to represent better opportunities as well as a reasonable maximum of development for this settlement.
-	205N	Codicote Garden Centre (north)	Codicote	Stevenage HMA	Do not allocate site	Proposed allocations in Codicote are considered to represent better opportunities as well as a reasonable maximum of development for this settlement.
-	315	Mansells Farm (B)	Codicote	Stevenage HMA	Do not allocate site	Acceptability of site contingent on delivery of Site 205N which has not been selected.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
GR1	208N	Land at Milksey Lane	Graveley	Stevenage HMA	Allocate site	Small site on edge of Category A village on land currently within Green Belt. Whole village presently washed over though proposal to inset provides opportunity to establish long-term boundaries. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.
GA1	NES3	Land at Roundwood	Great Ashby & NE Stevenage	Stevenage HMA	Allocate site	Large site on land currently designated as Green Belt. Substantial contribution to overall housing numbers achievable and critical to achievable levels of five-year delivery. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address a number of issues raised through the consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.
GA2	226 323	Land off Mendip Way	Great Ashby & NE Stevenage	Stevenage HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable and an opportunity to make significant contribution to five-year land supply. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site and potentially make contributions with wider community benefit. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are considered to outweigh the harms.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
HT1	39 326	Land at Highover Farm	Hitchin	Stevenage HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable and an opportunity to make significant contribution to five-year land supply. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are considered to outweigh the harms.
HT2	98	Land north of Pound Farm	Hitchin	Stevenage HMA	Allocate site	On edge of town on land currently within Green Belt. Would contribute to overall housing requirements. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.
HT3	H/r30	Land south of Oughtonhead Way	Hitchin	Stevenage HMA	Allocate site	On edge of town on land currently within Green Belt. Ability to make contribution to overall housing requirements. Well contained site with defensible boundaries. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised from consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.
HT5	H/r25	Land at junction of Grays Lane and Lucas Lane	Hitchin	Stevenage HMA	Allocate site	On edge of town on land currently within Green Belt. Ability to make contribution to overall housing requirements. Well contained site with defensible boundaries. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised from consultation. On balance, positive opportunities afforded by this site are

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
						considered to outweigh harms.
HT6	H/r14	Land at junction of Grays Lane and Crow Furlong	Hitchin	Stevenage HMA	Allocate site	On edge of town on land currently within Green Belt. Ability to make contribution to overall housing requirements. Well contained site with defensible boundaries. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised from consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.
HT8	H/r52	Cooks Way	Hitchin	Stevenage HMA	Allocate site	Previously developed land within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts.
HT10	366	Former B&Q	Hitchin	Stevenage HMA	Allocate site	Previously developed land within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts.
-	225	Land west of Hitchin Lane (St Ippolyts parish)	Hitchin	Stevenage HMA	Do not allocate site	SHLAA identifies that, in urban layout terms, suitability is largely contingent on development occurring within area of flood risk. Site not required under Sequential Testing approach. Additional concerns over suitable access.
-	110	Oakfield Farm, Stevenage Road	Hitchin	Stevenage HMA	Do not allocate site	SHLAA identifies that, in urban layout terms, suitability is largely contingent on development occurring within area of flood risk. Site not required under Sequential Testing approach. Additional concerns over suitable access.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
IC1	41	Duncots Close	Ickleford	Stevenage HMA	Allocate site	Green Belt Review says makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Known areas of surface water flood risk on site.
IC2	40	Burford Grange, Bedford Road	Ickleford	Stevenage HMA	Allocate site	Includes part of wildlife site ecology study required. Known area of surface water flood risk. Green Belt Review says makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Adjoins flood plain to south, but site large enough to have development set back from river's edge and flood plain.
IC3	330	Land at Bedford Road	Ickleford	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make significant contribution to additional overall housing numbers identified since Preferred Options stage and deliver supporting infrastructure to meet wider needs. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.
LS1	331	Land at Ramerick	Ickleford	Stevenage HMA	Allocate site	On edge of proposed Category A village on land currently designated as Rural Area Beyond the Green Belt. Ability to make significant contribution to additional overall housing numbers identified since Preferred Options stage and five-year land supply. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
-	329	Arnolds Farm, Chambers Lane	Ickleford	Stevenage HMA	Do not allocate site	Heritage impact assessment advises against allocation of this land.
KM3	K/r01	Land north of High Street	Kimpton	Stevenage HMA	Allocate site	On edge of Category A village beyond the Green Belt. Currently designated as Rural Area Beyond the Green Belt. Ability to contribute to overall housing numbers. Site-specific criteria allow for appropriate mitigation of potential impacts and address a number of issues raised through consultation
KW1	51	Land west of The Heath, Breachwood Green	King's Walden	Luton HMA	Allocate site	On edge of Category A village on land currently within the Green Belt. Ability to contribute to overall housing numbers and meet local needs arising within that part of the district in the Luton HMA. Site-specific criteria allow for appropriate mitigation of potential impacts and address issues raised through consultation.
-	49	Allotments south of Colemans Road, Breachwood Green	King's Walden	Luton HMA	Do not allocate site	Cumulative loss of allotments arising from allocation of this site <u>and</u> site 51 together would be unacceptable and Site 51 considered the better opportunity of the two available options.
KB1	52 335	Land at Deards End	Knebworth	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make contribution to overall housing requirements and five-year supply. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address a number of issues raised through the consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
KB2	53	Land off Gypsy Lane	Knebworth	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make contribution to overall housing requirements and provide infrastructure with potential wider community benefits. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and address a number of issues raised through the consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.
KB3	KB/m1	Builders' Yard, London Road	Knebworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
KB4	55 57 58 336	Land east of Knebworth	Knebworth	Stevenage HMA	Allocate site	On edge of Category A village on land currently within Green Belt. Ability to make significant contribution to additional housing numbers identified since Preferred Options stage and five-year land supply. Opportunity to investigate infrastructure provision for wider community benefits. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, positive opportunities afforded by this site are considered to outweigh harms.
LG1	NL	Land north of Letchworth	Letchworth	Stevenage HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable and an opportunity to make significant contribution to five-year land supply. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site. Site-specific criteria require consideration of key landscape, Green Belt, ecology, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
						considered to outweigh the harms.
LG3	L/r13	Land east of Kristiansand Way and Talbot Way	Letchworth	Stevenage HMA	Allocate site	On edge of town on land currently within Green Belt. Contribution to overall housing numbers achievable and five-year land supply. Site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts and to address issues raised through consultation. On balance, positive opportunities afforded by this site are considered to outweigh harms.
LG4	L/r18	Land north of former Norton School, Norton Road	Letchworth	Stevenage HMA	Allocate site	Site within existing town. Site-specific criteria allow for appropriate mitigation of potential impacts and address comments raised through consultation.
LG5	L/r16 356	Land at Birds Hill	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
LG6	L/r24 337	Land off Radburn Way	Letchworth	Stevenage HMA	Allocate site	Site within existing town, partially previously developed. Site-specific criteria allow for appropriate mitigation of potential impacts and address comments raised through consultation.
LG8	234	Pixmore Centre, Pixmore Avenue	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
LG9	L/o2	Former Lannock School	Letchworth	Stevenage HMA	Allocate site	Site within existing town, partially previously developed. Site-specific criteria allow for appropriate mitigation of potential impacts and address comments raised through consultation.
LG10	L/o7	Land off Croft Lane	Letchworth	Stevenage HMA	Allocate site	Opportunity for modest number of additional homes within existing town boundary. Site-specific criteria allow for appropriate mitigation of potential impacts and to address issues raised through consultation.
LG13	339	Glebe Road industrial estate	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
LG14	354	Nursery, Icknield Way	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
LG15	355	Garages, Icknield Way	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
LG16	338	Foundation House	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
LG17	357	Hamonte	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
LG18	L/r02	Former Depot, Icknield Way	Letchworth	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
PR1	215	Land off Templars Lane	Preston	Stevenage HMA	Allocate site	On edge of proposed Category A village on land currently designated as Rural Area Beyond the Green Belt. Contribution to overall housing numbers and most viable site in village once conclusions relating to other opportunities taken into consideration. Site-specific criteria allow for appropriate mitigation of potential impacts and address comments raised through consultation.
-	65	Land west of Back Lane	Preston	Stevenage HMA	Do not allocate site	Decision to propose extension to Green Belt means Back Lane provides most appropriate defensible edge to west of Preston in this location. Proposed allocation site in Preston represents a better opportunity.
-	67	Land north of Chequers Lane	Preston	Stevenage HMA	Do not allocate site	Decision to propose extension to Green Belt means Chequers Lane provides most appropriate defensible edge in this location. Proposed allocation site in Preston represents a better opportunity.
-	216	Land west of Butchers Lane	Preston	Stevenage HMA	Do not allocate site	Decision to propose extension to Green Belt means Butchers Lane provides most appropriate defensible edge to west of Preston in this location. Proposed allocation site in Preston represents a better opportunity.
RD1	RD/r01	Land at Blacksmiths Lane	Reed	Stevenage HMA	Allocate site	On land currently designated as rural area. Reed proposed as Category A village and allocation would allow definition of coherent boundary along Blacksmith's Lane. Site-specific criteria allow for appropriate mitigation of potential impacts.
-	81	Reed House,	Reed	Stevenage	Do not	Site access via The Joint makes it poorly related to the village in

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
		Jacksons Lane		HMA	allocate site	social terms.
RY1	218	Land west of Ivy Farm	Royston	Stevenage HMA	Allocate site	Large site on land current designated as Rural Area beyond the Green Belt. Ability to make significant contribution to overall housing numbers and critical to five-year land supply if housing requirements are to be met in full. Potential impacts, particularly on heritage and SSSI, full acknowledged. Site-specific criteria provide mechanism for mitigation of these and address comments raised through consultation. On balance, positive opportunities offered by this site are considered to outweigh the potential harms.
RY2	85	Land north of Newmarket Road	Royston	Stevenage HMA	Allocate site	Principle of residential development on this site accepted through resolution to grant planning permission. Site-specific criteria ensure key impacts would be addressed in the event of any alternate application.
RY4	R/r11	Land north of Lindsay Close	Royston	Stevenage HMA	Allocate site	Site on land currently designated as Rural Area beyond the Green Belt. Allocation allows for clear definition of town boundary. Site-specific criteria allow for appropriate mitigation of potential impacts and address comments raised through consultation.
RY5	R/r06	Agricultural supplier, Garden Walk	Royston	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
RY7	217	Anglian Business Park, Orchard	Royston	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
		Road				
RY8	R/e2	Land at Lumen Road	Royston	Stevenage HMA	Allocate site	Previously developed land within existing settlement. Site-specific criteria allow for appropriate mitigation of potential impacts.
RY10	346	Land south of Newmarket Road	Royston	Stevenage HMA	Allocate site	Large site on land currently designated as Rural Area beyond the Green Belt. Ability to make significant contribution to additional housing requirements identified since Preferred Options stage. Site-specific criteria allow for appropriate mitigation of potential impacts.
RY11	358	Land at Barkway Road	Royston	Stevenage HMA	Allocate site	Site on edge of existing town on land currently designated as Rural Area beyond the Green Belt. Allocation allows for clear definition of town boundary.
-	R/r07	Royston Football Club, Garden Walk	Royston	Stevenage HMA	Do not allocate site	Appropriateness of site contingent on relocation / replacement of existing use. No formal proposal for a replacement site.
SI1	221	Land south of Waterdell Lane	St Ippolyts	Stevenage HMA	Allocate site	On edge of Category A village on land currently within the Green Belt. Contribution to overall housing numbers and support vitality of the village. Site-specific criteria and dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised through the consultation.
SI2	SI/r3	Land south of Stevenage Road	St Ippolyts	Stevenage HMA	Allocate site	On edge of Category A village on land currently within the Green Belt. Contribution to overall housing numbers and support vitality of the village. Site-specific criteria and dwelling estimate allow for appropriate mitigation of potential impacts and address issues raised through the consultation.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
SP2	348	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	Stevenage HMA	Allocate site	On edge of Category A village on land currently designated as Rural Area beyond the Green Belt. Proposal to designate additional Green Belt in this area provides opportunity to establish clear boundary whilst site previously supported in this location not under consideration for this iteration of the plan.
NS1	NS	North Stevenage	Stevenage (adjoining)	Stevenage HMA	Allocate site	Substantial site on land currently designated as Green Belt. Critical to overall housing numbers achievable. Development at this scale able to deliver supporting infrastructure to meet needs arising from within site. Site-specific criteria require consideration of key landscape, Green Belt, flood risk and heritage implications and assist in addressing site-specific issues raised through consultation. On balance, significant positive opportunities afforded by this site are considered to outweigh the harms.
-	WS	West Stevenage (north)	Stevenage (adjoining)	Stevenage HMA	Remove from green belt and notate as safeguarded land.	Substantial site on land currently designated as Green Belt. Ability to contribute within plan period limited by infrastructure costs of accessing site. However, similarly acknowledged that Stevenage likely to substantively exhaust opportunities within the Borough by 2031 while North Hertfordshire will continue to experience on-going housing needs beyond the plan period. This site has been recognised in previous plans as a suitable location for growth. Land to be removed from the Green Belt and safeguarded pending a future review of this plan which looks at longer-term issues, including options relating to a new settlement, holistically.

Plan ref	SHLAA ref(s)	Site	Place	Housing Market Area	Outcome	Summary of reasoning
TH1	119	Land at Police Row	Therfield	Stevenage HMA	Allocate site	On edge of selected village on land currently designated as Rural Area Beyond the Green Belt. Ability to contribute to overall numbers and vitality of village. Site-specific criteria and proposed dwelling estimate allow for consideration of potential impacts and address issues raised through consultation.
WE1	228 351	Land off Hitchin Road	Weston	Stevenage HMA	Allocate site	Land on edge of village currently washed over by Green Belt but proposed to be inset providing opportunity to create defensible boundary and support vitality of the village. Site-specific criteria allow for appropriate consideration of potential impacts.
-	121	Land west of Little Wymondley	Wymondley	Stevenage HMA	Do not allocate site	SHMA makes clear that acceptability contingent on Sequential and Exception Test if insufficient opportunities identified elsewhere. Sufficient sites identified to meet objectively assessed needs without report to land in the flood plain.
WY1	122 232	Land south of Stevenage Road, Little Wymondley (see also WY1)	Wymondley	Stevenage HMA	Allocate site	Large site on land currently designated as Green Belt. Important contribution to overall housing numbers and opportunity for substantial contribution to five-year land supply. Site-specific criteria require consideration of key issues, including heritage and flood risk, which assists in addressing identified issues and comments made through consultation process.

## 3 Reasons for selecting commercial sites

The following information is taken from the Employment and Retail Background Papers

Allocation	Previous reference	Name	Place	Type	Evidence and reasoning
<b>Employment</b>					
BA10	Be01, Be02		Baldock	Employment	Given levels of housing growth anticipated in Baldock, this area along Royston Road affords the only meaningful opportunity to create a new employment area. Adjoins current small business area. Good access to A505 / B656 and thereby to A1(M) and Stevenage, providing logical location to meet additional employment need from SBC. Known areas of surface water flood risk on site. Western-most part of site not in green belt. For part of site in green belt, Green belt review says site makes a moderate contribution in an area which makes a moderate contribution to green belt purposes. Adjoins railway line. Baldock currently lacks critical mass of employment land. Landscape relatively well contained. Low to moderate landscape sensitivity. Grade 2 agricultural land.
LG12	L/e01 -	Former Power Station site	Letchworth	Employment	Site has been granted planning permission for employment uses previously. Pragmatic inclusion within designated employment area.

RY9	R/e01	York Road,	Royston	Employment	The allocation of additional land in Royston is a logical strategy, based on the existing situation of successful employment area. Modest employment expansion to absorb job requirements of the new population which will occupy the new housing. Planning permission has been granted for employment uses in this area already. The site is partly in health and safety zone around Johnson Matthey. Small area of surface water flood risk on site. Moderate landscape sensitivity. Well contained by A505 bypass.
<b>Retail</b>					
HT11	H/m02	Land at and around Churchgate	Hitchin	Mixed use	The Town Centre and Retail Study (2016) identifies need for additional town centre uses (A1 to A5 use classes) in Hitchin in the short, medium and long term. This site provide an opportunity to meet this need. The site's town centre location means it includes and is located near to a number of heritage assets including Hitchin Conservation Area, St Mary's Church (Grade I), The Biggin, The Sun Hotel and various buildings on the Market Place, for which appropriate mitigation will be required. The site provides the opportunity to improve the Churchgate Centre which has a detrimental impact on the environmental quality of the Town Centre. The site also provides opportunity to provide phased development - improvement of Churchgate Centre in the short term, with redevelopment medium-longer term. The town centre location means no sequential test is required. The site will help Hitchin maintain its market share in the medium term.

HT12	H/m01	Land at Paynes Park	Hitchin	Mixed use	The Town Centre and Retail Study (2016) identifies need for additional town centre uses (A1 to A5 use classes) in Hitchin in the short, medium and long term. This site provide an opportunity to meet this need. The town centre location means that the site includes and is located near to a number of heritage assets including The Cock Public House, Paynes Park House, The Green Hythe, Bank Flat and 3-4 High Street for which mitigation will be required. Redevelopment of the area will help improve the environmental quality of this part of the town centre. The town centre location means no sequential test is required. The site will help Hitchin maintain its market share in the medium term.
LG19	L/m2	Land at The Wynd	Letchworth	Mixed use	The Town Centre and Retail Study (2016) identifies need for additional town centre uses (A1 to A5 use classes) in Letchworth beyond 2021. Sites in Letchworth also provide the opportunity for longer term need accross the district to be met i.e. from Hitchin. Site provides opportunity for a mix of uses. The town centre location means no sequential test is required. The town centre location also means that the site includes and is located near to a number of heritage assets including Letchworth Conservation Area and 52-58 Leys Avenue.
LG20	L/m1	Library and museum site, Gernon Road	Letchworth	Mixed use	The Town Centre and Retail Study (2016) identifies need for additional town centre uses (A1 to A5 use classes) in Letchworth beyond 2021. Sites in Letchworth also provide the opportunity for longer term need accross the district to be met i.e. from Hitchin. Site provides opportunity for a mix of uses. The town centre location means no sequential test is required. The town centre location means that the site includes and is located near to a number of heritage assets including Letchworth Conservation Area, Vasant Hall and theTown Hall.

LG21	L/s2	Arena Parade	Letchworth	Retail	The Town Centre and Retail Study (2016) identifies need for additional town centre uses (A1 to A5 use classes) in Letchworth beyond 2021. Sites in Letchworth also provide the opportunity for longer term need across the district to be met i.e. from Hitchin. Site provides opportunity for a mix of uses. The town centre location means no sequential test is required. The town centre location means that the site includes and is located near to a number of heritage assets including Letchworth conservation area, the Town Hall and Broadway Chambers.
RY12	R/m2	Civic Centre, Melbourn Street	Royston	Mixed use	Town Centre and Retail Study sets out requirement for additional need in Royston for additional town centre uses (A1 to A5 use classes) beyond 2021. The site has been previously identified in Town Centre Strategy and landowners are currently working to identify potential scheme. The sites location within the town centre means that a sequential test is not required. The town centre location means site is located near to heritage assets including Royston Conservation Area and Listed Buildings along Melbourn Street. Site also includes Town Hall building of Local Interest which should be retained. Likely phasing 2021-2031