ASHWELL

Contents

Non-preferred sites:	Preferred site:
Non-preferred sites:4	Preferred site: 2
ē	
4	2

Preferred Site: New site reference: AS1

			2	oeit:	Score:			C 45. 6		1 1016	Water.	Score:
	No.	No.	7 0	onhol*	200					Non-	Water	Surface
Score:	Score:	Score:	(0)		0			Score:				Score:
Groundwater: Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I49	Groundwater:	Ground	-	ă	>50m	ň	Air quality Management Areas:	Air quality Areas:		none	nation:	Land contamination:
								etres)	are in m	stances	ability (di	Site suitability (distances are in metres)
				řk	je netwo	wera	surface water be accepted into the foul sewerage network	accepted int	ater be a	urface w	S	
All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will			itilise su uld be s	hy and u work sho	e hierarci	ainage ater p	ere to the dr	should adh	pments : Disposal	vii develo		
						ork	Capacity at STW and in foul sewage network.	and in foul s	at STW a	apacity a		Wastewater:
	•)	fore.	locations. No rural issues were raised before.	l issues we	No rura	ocations.	-	
Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in	ven a possible increase	ven a possible	ven a po	vorks, gi	wer Netw	K Po	areas with L	tus of rural	heck sta	leed to c		Electricity:
Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before.	possible increase in grov	possible increas	possible	given a	al Grid, g	vation	efore.	No rural issues were raised before	heck sta	leed to c	77	Gas
some nursery school places available. Appears to be capacity at the Ashwell surgery.X	at the Ashwell surgery.X	at the Ashwell	at the As	apacity	s to be ca	ppear	vailable. A	ool places	sery sch	ome nur	S	
The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are	scondary school within Ba with within the town and	condary school within the t	condary owth with	The se	l pupils/	ditional k to ac	imodate addithin Baldocl	w school w	e school y or a ne	he villag		Community:
-2 Score: 2-1	-2	-2		Φ.	Score:		2		2	<u>;</u> _}	2	Score:
Distance: 80	· · ·						266		266			Services
5013	5013		area:	Employment area:	Empl	٠.	Food Shop:	Local centre:	Local	126		Bus
1 Score: 2	7	_		e:	Score		2	13	Score:	1	2	Score:
y: 56 Primary or first 80 School:	56	. /	y: 6	Right of Way:	Right		5581	Town Centre:	Town	298		Medical:
									metres	(distances are in metres)		Facilities
										NA N	CRITERIA	OTHER
2				Score:		<u>-</u>	Score:	no	no		yes	
Airport Safety Zone: no Hazardous None Sites:	ne:	rt Safety Zone	rt Safet	Airpoi	4	454	Proximity to SSSi:	Zone 3	Zone 2	Zone 1	201	Flood Zone:
								(distances are in metres)	inces are		CRITERIA	MAJOR
							sh Road	and west of, Claybush Road	ind west	Le	7.	Location:
Primary Proposed Use: residential	Primary						Ashwell	Parish:		ω		Site:

Horiton poort (dist	impact:	Strategic Road	impact:	Local Road
		comments.	comments.	Transport
			Trainsport Assessment required	200

Further work: Transport furth Safety audit requ	Summary	Comments:	Van V	Score:	Beauty:	Score:	ree Preservation Orders:	Landscape and natural Env	Score: 1	nterest:	Buildings of 1000+	Score: 1	area:	Heritage assets (distances are in metres	impact:	impact:
Transport further advice needed: Safety audit required of potential access from	Site located relatively close to Ashwell Springs SS proximity. Rural location means that it is located away from the Site located above Source Protection Zone 2/3 or Secondary school capacity issues in Baldock. The edge of village location and prominence in the design and layout required in terms of ridge line also check access with HH. Site scores neutral / positive for most other criterial	Partly screened by existing housing on two sides, otherwise open landscape.	0 2	2	rai No 1000+		319	Landscape and natural Environment (distances are in metres)	Score:	Gardens:	Lintoine.	O COSTO	Listed buildings:	are in metres)		
+	Site located relatively close to Ashwell Springs SSSI although impaproximity. Rural location means that it is located away from town centres and Site located above Source Protection Zone 2/3 or principal aquifer. Secondary school capacity issues in Baldock. The edge of village location and prominence in the landscape mak design and layout required in terms of ridge line also access could check access with HH. Site scores neutral / positive for most other criteria.	ides, otherwise open landscape.		Score:	Agricultural classification:	Score:	Wildlife Sites:		1 Score:	Archaeological sites:	Score:		270 Scheduled			Transport Transports:
Waste/Water Infrastructure further evidence needed:	Site located relatively close to Ashwell Springs SSSI although impact is unlikely to be significant based on proximity. Rural location means that it is located away from town centres and designated employment areas. Site located above Source Protection Zone 2/3 or principal aquifer. Secondary school capacity issues in Baldock The edge of village location and prominence in the landscape makes the site very open and exposed, careful design and layout required in terms of ridge line also access could be gained off Claybush Road (need to check access with HH. Site scores neutral / positive for most other criteria.		,		ယ	2	308	C		gical sites: 58		ts:	uled Ancient 355			Transport Assessment required

Non-preferred sites:

		impact:
		Strategic Road
	comments:	impact:
Access route carefully assessed to calculate capacity	Transport	Local Road

		Yes				Z	
r evidence needed:	waste/water intrastructure further evidence needed:	ANGS (S) ANG (S)		e lieeded	Hallapoit fulfilet auvice needeu.	Hodelibit	MICHGI WOIN.
a suite and a second second	, indupote	Waste Micto		o poodod	further advice	Tranenort	Further work.
	•	Scores neutral or positively for most other criteria.	vely for m	al or positiv	Scores neutra		
	•		s issues.	ntial acces	Site has potential access issues		
	Location on edge of village will mean it is prominent in the landscape.	ean it is promine	age will m	dge of villa	Location on ed		
		ock.	s at Bald	hool issue	Secondary school issues at Baldock.		
		ne 2/3.	ection Zor	ource Prot	Site above Source Protection Zone 2/3		
entres and designated employment areas.	town centres and desig	Rural location means that it is located away from town ce	nat it is loc	means th	Rural location		
		cultural land	de 2 agrio	ed on Gra	It is also located on Grade 2 agricultural land		
edane investigation belote the site can be		cological site, wi	מים מו	2000	developed.		
nation before the site can be		Site includes a designated archaeological site which will	ted archai	designa	Site includes		Summarv:
							Comments:
	to village.	Edge of settlement site, bounded by hedgerows. Forms rural buffer to village.	erows. Fo	d by hedgo	t site, bounded	e of settlemen	_andscape
				_	50-59		Natural beauty:
	-	Score:			2		Score:
		classification:					Beauty:
2	Grade 2	Agricultural	+	1000+	No		Area of Outstanding Natural
		Score:			_		Score:
1100+	566	Wildlife Sites:			534		Tree Preservation Orders:
			tres)	are in me	ent (distances	ural Environme	Landscape and natural Environment (distances are in metres
-2	Score:	(0			Score:		Score: 1
					Gardens:	100	local Interest:
0	Archaeological sites:		883	rks and	Historical Parks and	1000+	Buildings of 1
	Score:	**	1		Score:		Score: 1
	monuments:						area:
928	Scheduled Ancient	31 ALC 104	401	ngs:	Listed buildings:	193	Conservation 1
					monco)	2000 210	