

Site ASI above a principal aquifer class H1-2-3. HU 14, 149

ASHWELL



Contents

Preferred site: 2

Non-preferred sites: 4

NHDC

Preferred Site:

New site reference: AS1

Site:	3	Parish:	Ashwell	Primary Proposed Use:	residential				
Location:	Land west of, Claybush Road								
MAJOR CRITERIA (distances are in metres)									
Flood Zone:	Zone 1	Zone 2	Zone 3	Proximity to SSSI:	454	Airport Safety Zone:	no	Hazardous Sites:	None
	yes	no	no	Score:	-1	Score:	2	Score:	1 -1
OTHER CRITERIA									
<i>Facilities (distances are in metres)</i>									
Medical:	298	Town Centre:	5581	Right of Way:	56	Primary or first School:	80		
Score:	2	Score:	-2	Score:	1	Score:	2		
Bus Services:	126	Local centre:	266	Food Shop:	266	Employment area:	5013	Green Space type:	J - School
						Distance:	80		
Score:	2	Score:	2	Score:	2	Score:	-2	Score:	2
Community:	The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are some nursery school places available. Appears to be capacity at the Ashwell surgery. X								
Gas:	Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before.								
Electricity:	Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before.								
Wastewater:	Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network								
<i>Site suitability (distances are in metres)</i>									
Land contamination:	none	Air quality Management Areas:		>50m	Groundwater:	Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I49			
Score:	1	Score:	0	Score:	-1				
Surface Water:	None	Greenbelt:		No	Score:	2			
Score:	1	Score:	1	Score:	2				

Local Road impact:		Transport comments:	Transport Assessment required
Strategic Road impact:			

<i>Heritage assets (distances are in metres)</i>			
Conservation area:	73	Listed buildings:	270
Score:	1	Score:	1
Buildings of local interest:	1000+	Historical Parks and Gardens:	520
Score:	1	Score:	1
<i>Landscape and natural Environment (distances are in metres)</i>			
Tree Preservation Orders:	319	Wildlife Sites:	398
Score:	1	Score:	2
Area of Outstanding Natural Beauty:	No	Agricultural classification:	3
Score:	2	Score:	0
Natural beauty:	0	Score:	2
Landscape Comments:	Partly screened by existing housing on two sides, otherwise open landscape.		

Summary	<p>Site located relatively close to Ashwell Springs SSSI although impact is unlikely to be significant based on proximity.</p> <p>Rural location means that it is located away from town centres and designated employment areas.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Secondary school capacity issues in Baldock</p> <p>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 <u>ridge line</u> also access could be gained off Claybush Road (need to check access with HH).</p> <p>Site scores neutral / positive for most other criteria.</p>		
Further work:	Transport further advice needed:	Waste/Water Infrastructure further evidence needed:	
	Safety audit required of potential access from Claybush Road,.	Yes	

Non-preferred sites:

Site:	1	Parish:	Ashwell	Primary Proposed Use:	residential				
Location:	Land east of Ashridge Farm, Ashwell Street								
MAJOR CRITERIA (distances are in metres)									
Flood Zone:	Zone 1	Zone 2	Zone 3	Proximity to SSSI:	578	Airport Safety Zone:	no	Hazardous Sites:	None
	yes	no	no	Score:	0	Score:	2	Score:	1
OTHER CRITERIA (distances are in metres)									
Medical:	742	Town Centre:	6392	Right of Way:	6	Primary or first School:	896		
Score:	2	Score:	-2	Score:	0	Score:	0		
Bus Services:	306	Local centre:	Food Shop:	Employment area:	5845	Green Space type:	1 - Outdoor Sports Facilities		
	570	q	84900						
Score:	2	649	649	Score:	-2	Distance:	0		
	10	1000	1180	Score:	2	Score:	2		
Community:	The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are some nursery school places available. Appears to be capacity at the Ashwell surgery.								
Gas:	Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before.								
Electricity:	Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before.								
Wastewater	Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network								
Site suitability (distances are in metres)									
Land contamination:	none	Air quality Management Areas:		>50m	Groundwater:	Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I47			
Score:	1	Score:	0	Score:	-1				
Surface Water:	None	Greenbelt:	No	Score:	2				
Score:	1	Score:	2						

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

<i>Heritage assets (distances are in metres)</i>			
Conservation area:	193	Listed buildings:	401 <i>360</i>
Score:	1	Score:	1
Buildings of local interest:	1000+ <i>1100</i>	Historical Parks and Gardens:	883
Score:	1	Score:	1
<i>Landscape and natural Environment (distances are in metres)</i>			
Tree Preservation Orders:	534	Wildlife Sites:	566 <i>1100+</i>
Score:	1	Score:	2
Area of Outstanding Natural Beauty:	No	1000+	Grade 2
Score:	2	Score:	-1
Natural beauty:	50-59	1	
Landscape Comments:	Edge of settlement site, bounded by hedgerows. Forms rural buffer to village.		

Summary:	<p>Site includes a designated archaeological site, which will require investigation before the site can be developed.</p> <p>It is also located on Grade 2 agricultural land</p> <p>Rural location means that it is located away from town centres and designated employment areas.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Secondary school issues at Baldock.</p> <p>Location on edge of village will mean it is prominent in the landscape.</p> <p>Site has potential access issues.</p> <p>Scores neutral or positively for most other criteria.</p>				
Further work:	<table border="1"> <tr> <td>Transport further advice needed:</td> <td>N/A</td> <td>Waste/Water Infrastructure further evidence needed:</td> <td>Yes</td> </tr> </table>	Transport further advice needed:	N/A	Waste/Water Infrastructure further evidence needed:	Yes
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