

Sustainability Appraisal and SEA of North Hertfordshire Local Plan Preferred Options

Appendix 8: Appraisal of sites not taken forward – significance criteria, summaries and matrices

November 2014

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Appraisal Framework

The framework below was used to appraise site 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. It was also modified in response to consultation comments on the Land Allocations SA/SEA Scoping Report (September 2007).

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>
ECONOMIC ACTIVITY	
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> encourage new business to start-up and thrive in the District? support and encourage the rural economy and diversification? improve the quality of local jobs available to people in the District?
LAND USE AND DEVELOPMENT PATTERNS	
<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"> be located on brownfield land? be located on land of low environmental and amenity value? avoid using the best and most versatile agricultural land? reduce quantity of unremediated contaminated land?
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> be accessible to green spaces²? avoid reducing access to existing green and open spaces?
<u>2 (c) Deliver more sustainable location patterns and reduce the</u>	<ul style="list-style-type: none"> be accessible to key local services such as food shops, primary school and post office by walking and cycling? be accessible to employment, education and training, shopping,

¹ those relevant to the SEA Directive are shown underlined

² 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>use of motor vehicles</u>	<p>healthcare and other services by walking, cycle, bus, and train?</p> <ul style="list-style-type: none"> • avoid exacerbating local traffic congestion?
ENVIRONMENTAL PROTECTION	
<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> • protect habitats and species, especially those designated as being of importance, and in river corridors, and provide opportunities for creation of new habitats? • avoid habitat fragmentation and provide habitat linkages
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> • protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> • conserve and enhance the historic built character of the District's town's and villages? • protect sites of archaeological and historic importance, whether designated or not?
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> • protect the water quality of rivers? • protect groundwater resources? <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>
CLIMATE CHANGE	
<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"> • avoid development in areas at risk from flooding? • promote development in locations where SUDS can be used? • avoid development in areas with clay soil susceptible to subsidence? • avoid development on northern-facing slopes? • promote development that can support CHP schemes? <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>
A JUST SOCIETY	
<u>5(a) Share benefits of</u>	<ul style="list-style-type: none"> • contribute to regeneration of deprived areas?

prosperity fairly and promote community cohesion	<ul style="list-style-type: none"> • recognise and value cultural and ethnic diversity? • retain rural services, especially shops, post offices, schools, health centres and bus services?
5(b) Increase access to decent and affordable housing	<ul style="list-style-type: none"> • increase access to affordable housing, particularly for the young, the disabled and key workers?
<u>5(c) Improve conditions and services that engender good health and reduce health inequalities</u>	<ul style="list-style-type: none"> • avoid increasing the level of nuisance, ambient noise or cumulative effect on quality of life on existing residential areas? • be located away from ambient noise?
RESOURCE USE AND WASTE	
<u>6 Use natural resources efficiently; reuse, use recycled where possible</u>	<ul style="list-style-type: none"> • protect water resource availability and promote water efficiency through location and design? • ensure developments are not undertaken without evidence of available water resources and sewerage infrastructure capacity? <p><i>Note that protection of groundwater resources are addressed in 4(a) and therefore not repeated here</i></p>
TOWN CENTRES	
7 Promote sustainable urban living	<ul style="list-style-type: none"> • encourage wider range of shops and services in town centres? • encourage more people to live in town centres? • encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?

Significance criteria

Note: the following criteria were updated in February 2009 and further updated in September 2014 to reflect changes in data availability.

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
ECONOMIC ACTIVITY					
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> encourage new business to start-up and thrive in the District? support and encourage the rural economy and diversification? improve the quality of local jobs available to people in the District? 	Employ., 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
LAND USE AND DEVELOPMENT PATTERNS					
<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"> be located on brownfield land? be located on land of low environmental and amenity value? avoid using the best and most versatile 	All	Site information shows whether greenfield or brownfield and may comment on environmental and amenity value. GIS layer shows	Site on brownfield land which offers the opportunity for remediation. Does not impact on areas of high agricultural value (grades 1, 2 or 3a), areas of high amenity	Greenfield site which is sensitive in terms of ecology, agriculture or/and amenity

³ those relevant to the SEA Directive are shown underlined

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	agricultural land? <ul style="list-style-type: none"> reduce quantity of unremediated contaminated land? 		agricultural land quality of greenfield sites (though doesn't separate 3a and 3b), Information on possible contaminated land.	value or any ecological designations.	
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> be accessible to green spaces? avoid reducing access to existing green and open spaces? 	All	Location maps and site descriptions (residential greenfield sites provide for half site as green space/ infrastructure which is likely to mean roughly a quarter for green space). GIS layer showing rights of way. 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)	Housing within 400 metres of green space accessible by existing footpaths or cycleways. Site provides additional access to green space	Reduces distance or accessibility to open space from existing residential properties Housing further than 800 metres from green space
<u>2 (c) Deliver more sustainable location patterns and</u>	<ul style="list-style-type: none"> be accessible to key local services such as food shops, primary 	All	Site information provided by NHDC, including distance	Within 800m of a station	In a village without a regular bus service

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<u>reduce the use of motor vehicles</u>	<p>school and post office by walking and cycling?</p> <ul style="list-style-type: none"> be accessible to employment, education and training, shopping, healthcare and other services by walking, cycle, bus, and train? avoid exacerbating local traffic congestion? 		<p>from services.</p> <p>Public transport access maps</p>	In a town within 400m of a bus stop	Further than 800m from a station or 400m from a bus stop
ENVIRONMENTAL PROTECTION					
<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> protect habitats and species, especially those designated as being of importance, and in river corridors, and provide opportunities for creation of new habitats? avoid habitat fragmentation and provide habitat linkages 	All	GIS layer showing wildlife sites and SSSIs ⁴	Site will not impact on any sites designated for their ecological value or features of ecological interest and is likely to 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"> protect and enhance landscapes, especially 	All	GIS layer showing AONB	Location in an area of low landscape	Location in an area of low or moderate

⁴ 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 ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	those of historic, recreational or amenity value, and within the Chilterns AONB?		Landscape studies produced for NHDC	sensitivity and high capacity.	capacity
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> conserve and enhance the historic built character of the Districts/towns and villages? protect sites of archaeological and historic importance, whether designated or not? 	All	GIS layer showing historic Parks and Gardens, Archaeological sites, ancient monuments, listed buildings and conservation areas	Site will not impact on conservation areas and features of cultural and archaeological interest and will contribute to protecting these features	Potential impact on conservation areas and features of cultural and archaeological interest
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> protect the water quality of rivers ? protect groundwater resources? <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 not repeated here.</i></p>	All	Site location map (showing whether bordering watercourse) GIS layer showing groundwater source protection zone information Information on contaminated land supplied by Environmental Health.		Site located in source protection zone 1 or 2, with land contamination issues, or bordering watercourse
CLIMATE CHANGE					
<u>4(a) Reduce greenhouse gas</u>	<ul style="list-style-type: none"> avoid development in areas at risk from 	All	GIS layer from SFRA showing SUDS	Sustainable energy solutions viable due to	Located in high flood risk area, or with

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<u>emissions and improve the District's ability to adapt to climate change</u>	flooding? <ul style="list-style-type: none"> avoid development in areas with clay soil susceptible to subsidence? avoid development on northern-facing slopes? promote development that can support Combined Heat and Power schemes? promote development in locations where SUDS can be used ? <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>		viability and flood risk, and surface flooding issues. No information available on subsidence issues.	the size of the development	surface water flooding issues and significant constraints on the use of SuDS
A JUST SOCIETY					
5(a) Share benefits of prosperity fairly and promote community cohesion	<ul style="list-style-type: none"> contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)? recognise and value cultural and ethnic diversity ? 	All	Information on location of deprived areas Information on local service provision in the villages	Potential to provide new/improved services/facilities for deprived areas Potential for site to support existing rural services	Site will compete with services in deprived or rural areas

SA Objective ³	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"> retain rural services, especially shops, post offices, schools, health centres and bus services? 				
5(b) Increase access to decent and affordable housing	<ul style="list-style-type: none"> increase access to affordable housing, particularly for the young, the disabled and key workers? 	Housing	Information on size of site	Sites of 10 or more dwellings	
<u>5(c) Improve conditions and services that engender good health and reduce health inequalities</u>	<ul style="list-style-type: none"> avoid increasing the level of nuisance, ambient noise or cumulative effect on quality of life on existing residential areas? be located away from ambient noise? 	All	GIS layer showing Luton airport noise contour. Site information showing proximity to major roads, and existing housing and possibly Environmental Health comments on air quality issues.		Housing site located in Luton noise contour, adjacent to a major road, or major development located near existing residential area
RESOURCE USE AND WASTE					
<u>6 Use natural resources efficiently; reuse, use recycled where possible</u>	<ul style="list-style-type: none"> protect water resource availability and promote water efficiency through location and design? ensure developments are not undertaken without evidence of available water resources and sewerage 	All	No information available on water supply issues, except that the Infrastructure Delivery Plan and Royston WCS identifies that upgrades to the existing STW will need to occur to support the growth of Royston		Significant constraints on water resources and sewerage infrastructure.

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	<p>infrastructure capacity?</p> <p><i>Note that protection of groundwater resources are addressed in 4(a) and therefore not repeated here</i></p>		and the developments north of Stevenage.		
TOWN CENTRES					
7 Promote sustainable urban living	<ul style="list-style-type: none"> encourage wider range of shops and services in town centres? encourage more people to live in town centres? encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services? 	All	<p>Site location maps</p> <p>Town Centre and Retail Study</p> <p>Baldock, Hitchin</p> <p>Letchworth and Royston Town Centre Strategies</p>	<p>Site providing additional shops and services in town centres</p> <p>Housing or mixed use site within 800m of town centre</p>	Out of town site likely to compete with shops and services in town centres

Sites not taken forward: overview

This document contains the site summaries and matrices for sites previously appraised and not taken forward into preferred options. It contains sites appraised in the following documents:

[Land Allocations Issues and Options paper](#): January 2008

[Land Allocations Additional Suggested Sites](#): July 2009

[Housing Options Growth Levels and Locations 2011 -2013](#): February 2013

[Housing Additional Locations Options](#): July 2013.

Since the site assessments were produced over a period from 2008 to 2013, there was a need to review the assessments to ensure the information provided was up-to-date, consistent and accurate. This review was undertaken in September 2014. The information review took account of a number of new or revised sets of information, including:

- Surface water flooding data
- Bus routes and frequencies data
- Landscape impact reports
- Land contamination information
- Green infrastructure opportunities
- Infrastructure requirements
- Consultation comments.

As a result of the review, the site summaries for sites included in the Local Plan Preferred Options report were updated in September 2014 to identify any changes required as a result of new information or changes in information, and to correct mistakes.

The full matrices for strategic sites⁵ were also reviewed and updated at that time in order to support the process of choosing the preferred strategic options. Matrices for other sites were not updated at that time, and should be read in conjunction with the summaries for the relevant site, which present the significant sustainability effects for each site.

For ease of reference, sites appraised in 2008 are included separately, as they used a different numbering system.

Some previous appraisals have not been included here. They comprise:

- sites which have already received planning permission
- village boundary amendments which are not considered to be site allocations
- sites not now being dealt with in the Local Plan process, eg; for open space, waste, and transport.

⁵ Sites considered as strategic options in February 2013 plus two additional sites considered as strategic options in July 2013 - North of Baldock (BA1) and North East of Luton (EL3 (previously 212a) and 212b and 212c).

Site summaries

Site summaries for sites not taken forward are shown below. The summaries list the key significant sustainability effects of the sites as follows:

- General effects which relate to all development in a specific town or village are listed first beside the town or village heading.
- Site specific effects are then listed by site.

Sites are for housing unless otherwise stated. Shaded sites are those that would provide 100 dwellings or more.

Sites appraised in 2008

Site	Strengths	Weaknesses
Baldock	Baldock has a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	The following are general issues for Baldock: <ul style="list-style-type: none"> • There are capacity issues in relation to both primary and secondary schools. • There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. • A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility.
B/r06 adj. 68 London Road Baldock	<ul style="list-style-type: none"> • Within 400m of green space • Within 400m of bus stop with regular services 	<ul style="list-style-type: none"> • The site is too small to provide affordable housing • The site is located in Groundwater Source Protection Zone 1 • Further than 800m from the station and town centre
Barkway	School, village hall and bus service (services less frequent than hourly). Category A village in settlement hierarchy	The following are general issues for Barkway: <ul style="list-style-type: none"> • No shops, post office or doctor's surgery • Development is likely to increase use of cars for commuting • To meet proposed additional housing, it is likely there would be a need for extra primary school capacity by developing on the reserve school site. Additional nursery provision may also be required.
BK/r01 Garages r/o Windmill Close Barkway	<ul style="list-style-type: none"> • Several public rights of way and accessible green space close to site 	<ul style="list-style-type: none"> • The site is too small to provide affordable housing • Located on a greenfield site of grade 2 agricultural land • Potential surface water flooding

Site	Strengths	Weaknesses
Barley	Range of local facilities including a school and bus service (services less frequent than hourly). Category A village in settlement hierarchy	The following are general issues for Barley: <ul style="list-style-type: none"> No shops, post office or doctor's surgery Development is likely to increase use of cars for commuting
BL/r01 Coach Depot and Garage adj. Greenbury Close Barley	<ul style="list-style-type: none"> Brownfield site, with opportunity for remediating contaminated land Accessibility to green space and public rights of way 	<ul style="list-style-type: none"> The site is too small to provide affordable housing Land contaminated from underground petrol storage Located in conservation area and area of archaeological interest and near a number of listed buildings
BL/r02 Land east of Picknag Road Barley	<ul style="list-style-type: none"> Site would provide 15 dwellings, which could include affordable housing Accessibility to green space and public rights of way 	<ul style="list-style-type: none"> Within a conservation area Close to a location where protected species have been identified
Hitchin	Hitchin is a large town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth.
H/m01 mixed use Land at Paynes Park Paynes Park Hitchin	<ul style="list-style-type: none"> Mixed use (employment and housing development) should support the town centre Within 800m of town centre 	<ul style="list-style-type: none"> Site is in a conservation area Site is in an area of archaeological interest Listed building onsite More than 800m from station Potential surface water flooding
H/m02 mixed use Land at and around Churchgate Hitchin	<ul style="list-style-type: none"> Mixed use (employment and housing development) should support the town centre Would provide 60 dwellings including affordable housing Within 800m of town centre 	<ul style="list-style-type: none"> 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

Site	Strengths	Weaknesses
H/r02 Bevan House r/o 34 Bancroft Hitchin	<ul style="list-style-type: none"> Greenfield access within 400m (but footpath access could be improved) Within 400m of regular bus routes and close to town centre 	<ul style="list-style-type: none"> Located in conservation area and area of archaeological interest and near a number of listed buildings More than 800m from the station Site too small to provide affordable housing
H/r04 Between 38 & 44 Bearton Road Hitchin	<ul style="list-style-type: none"> Greenspace within 400m accessible via footpaths Regular bus route within 400m 	<ul style="list-style-type: none"> Further than 800m from station Site too small to provide affordable housing Potential surface water flooding
H/r06 r/o Fieldfares Benslow Lane Hitchin	<ul style="list-style-type: none"> Good access to green spaces and footpath access Central location, less than 800m from the station 	<ul style="list-style-type: none"> Not within 400m of a bus stop Site too small to provide affordable housing Potential surface water flooding
H/r22 Land off Hine Way Hitchin	<ul style="list-style-type: none"> Within 400m of regular bus service 	<ul style="list-style-type: none"> Has limited access to Green space areas Further than 800m from station Will not provide affordable housing
H/r26 Gardens backing onto Matthew Gate Hitchin	<ul style="list-style-type: none"> Within 400m of regular bus route 	<ul style="list-style-type: none"> Further than 800m from the station Limited access to Green spaces Will not provide affordable housing
H/r28 Goods Yard Nightingale Road Hitchin	<ul style="list-style-type: none"> Would provide 163 dwellings, including affordable housing Good public transport links: closer than 400m from regular bus route and 800m from station Potentially regenerating contaminated land 	<ul style="list-style-type: none"> Site may impact on local traffic congestion. Adjacent to conservation area High levels of noise disturbances from the adjacent railway tracks for the future residents living there. Short term impact of construction on existing residents Potential surface water flooding Land contamination from former rail uses

Site	Strengths	Weaknesses
H/r33 Railway sidings St Michael's Road Hitchin	<ul style="list-style-type: none"> • Would provide 182 dwellings, including affordable housing • Good public transport links: regular bus route within 400m and very close to station • Potentially regenerating contaminated land 	<ul style="list-style-type: none"> • Site may impact on local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Protected species identified on the site • Adjacent to conservation area • Short term impact of construction on existing residents • Contamination from use as rail land and filled quarry • Potential surface water flooding
H/r43 r/o The Aspens, 46 Wymondley Road Hitchin	<ul style="list-style-type: none"> • Regular bus route within 400m and station within 800m • Good access to green spaces 	<ul style="list-style-type: none"> • Site too small to provide affordable housing • Constraints on use of SUDS • Adjacent to conservation area
H/r45 Top field Fishponds Road, Hitchin Football field, clubhouse and car park	<ul style="list-style-type: none"> • Urban location within easy reach of shopping, civic and leisure facilities. • Situated within 400m of a bus route with frequent services. • Hitchin town centre is within 800m walking distance, and a food supermarket and community/leisure facilities are located even closer. • Would provide 56 dwellings, including affordable housing 	<ul style="list-style-type: none"> • The development of the site would result in the loss of sporting facilities. However, the consultation document makes clear that development is conditional on relocation of football club. • Constraints on use of SUDS • Potential surface water flooding
H/r46 B & Q Nightingale Road Hitchin	<ul style="list-style-type: none"> • Will provide 21 dwellings including affordable housing • Potential to remediate contaminated land • Good access to public transport; within 800m of a station and 400m of a bus route 	<ul style="list-style-type: none"> • No current green spaces within 800m • Potential contamination from former uses on site • Potential surface water flooding
H/r48 59	<ul style="list-style-type: none"> • Good access to public transport; within 800m of a station and 400m of a bus route 	<ul style="list-style-type: none"> • Removal of an existing business and business site • More than 800m from accessible green spaces

Site	Strengths	Weaknesses
Walsworth Road Hitchin	<ul style="list-style-type: none"> • Potential to remediate contaminated land • Would provide 17 dwellings, including possibly affordable housing 	<ul style="list-style-type: none"> • Noise effects from railway station • Potential contamination from former uses on site
Ickleford	Village has a range of facilities including a school and regular bus service. Category A village in settlement hierarchy	No post office or doctor's surgery
I/r01 adj 69 Arlesey Road Ickleford	<ul style="list-style-type: none"> • Within 400m of a bus stop with regular services 	<ul style="list-style-type: none"> • Site too small to provide affordable housing • On the edge of a conservation area • In area of archaeological interest • In a village site, further than 800m from a station • Potential surface water flooding
I/r02 r/o 55 Arlesey Road Ickleford	<ul style="list-style-type: none"> • Within 400m of a bus stop with regular services 	<ul style="list-style-type: none"> • On the edge of a conservation area • In area of archaeological interest • In a village site, further than 800m from a station
Kimpton	Has a range of facilities, including school and bus service. Category A village in settlement hierarchy	The following are issues for Kimpton: <ul style="list-style-type: none"> • Hitchin secondary schools will be at capacity and additional places will need to be found. • Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. • Development is likely to increase use of cars for commuting
K/r03 Land and garages off	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. 	

Site	Strengths	Weaknesses
Wren Close Kimpton	<ul style="list-style-type: none"> Will provide 11 dwellings including possibly affordable housing 	
Knebworth	<p>Has a range of facilities, including doctor, school, train station and regular bus service. Category A village in settlement hierarchy</p>	<p>The following are issues for Knebworth:</p> <ul style="list-style-type: none"> The village school is at capacity with limited potential to expand; new development would require a new school Further development would result in nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments The village halls are likely to be at capacity, and there may be capacity issues for the medical centre.
KB/m1 mixed use Builders' Yard London Road Knebworth	<ul style="list-style-type: none"> Mixed employment and housing use should support local services Potentially reclaiming contaminated land. Within 800m of village centre Within 400m of bus stop Within 800m of train station 	<ul style="list-style-type: none"> Site too small to provide affordable housing Site may be contaminated from commercial/industrial use Potential surface water flooding
Letchworth Garden City	<p>Letchworth Garden City is a large town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.</p>	<p>There are capacity issues in relation to GP surgeries and the North Herts Leisure Centre is in need of major refurbishment/rebuild.</p>
L/m1 mixed use Library and museum site Gernon Road Letchworth	<ul style="list-style-type: none"> Would contribute to town centre regeneration Would provide 12 dwellings, including possibly affordable housing The site is within 800m of the train station The site is within 400m of a regular bus route Located within 400m of Green space The site is located in the town centre 	<ul style="list-style-type: none"> Site is in a conservation area and adjacent to designated Historic Park and Garden Site includes a listed building
L/m2 mixed use	<ul style="list-style-type: none"> Would contribute to town centre regeneration 	<ul style="list-style-type: none"> Site is in a conservation area

Site	Strengths	Weaknesses
Land at The Wynd Letchworth	<ul style="list-style-type: none"> • Would provide 70 dwellings, including affordable housing • Within 400m of green space areas • Located in the town centre. • Located very close to the train station. • The site is within 400m of a regular bus route 	<ul style="list-style-type: none"> • Located close to railway line; potential noise impacts • Potential surface water flooding
L/o1 mixed use Old Grammar School Broadway Letchworth	<ul style="list-style-type: none"> • Proposed retail/mixed use should support town centre regeneration • Site is within 800m of the train station • The site has access to bus stops with regular services within 400m • The site is within the town centre 	<ul style="list-style-type: none"> • Site is in a conservation area and adjacent to designated Historic Park and Garden • Potential surface water flooding
L/s2 retail Arena Parade Arena Parade Letchworth	<ul style="list-style-type: none"> • Proposed retail/mixed use would contribute to town centre regeneration • Site would be likely to provide affordable housing (proposed a total of 300 dwellings, but this is unrealistic, given the size of the site) • The site is within 400m of green space • The site is very close to the station • The site is located within 400m of a bus stop with regular services • Site located within town centre 	<ul style="list-style-type: none"> • Site is in a conservation area and adjacent to designated Historic Park and Garden • There is a listed building adjacent to the site. • Potential surface water flooding
L/r02 opp 382-392 Icknield Way Letchworth	<ul style="list-style-type: none"> • Within 400m of a bus stop with regular services • Would provide 50 dwellings, including affordable housing • Potential to reclaim contaminated land 	<ul style="list-style-type: none"> • Site located next to railway tracks; potential noise impacts in the long term • Located over 800m from the town centre • Further than 800m from the station • Probable land contamination from former use as depot and underground fuel tanks • Possible ecological interest • Potential surface water flooding

Site	Strengths	Weaknesses
L/r08 St Michael's House, 105 Norton Way South Letchworth	<ul style="list-style-type: none"> • Access to historic parks and green spaces within the town area. • Within 400m of a regular bus route and 800m of the station • Close to the town centre 	<ul style="list-style-type: none"> • Site too small to provide affordable housing • Site located within conservation area • Part of the site is in flood zone 3 • Loss of centrally located employment • Potential surface water flooding
L/r11 Ivel Court Radburn Way Letchworth	<ul style="list-style-type: none"> • Shops are being kept as part of redevelopment • Would provide 70 dwellings, including affordable housing, and contribute to a deprived area of Letchworth • Provides good access to Green spaces (within 400m to the site) • Bus stop and regular service within 400m of the site 	<ul style="list-style-type: none"> • Located over groundwater Source Protection Zone 2 • Train station over 800m from the site.
L/r25 Former goods yard & car dealers Norton Way North Letchworth	<ul style="list-style-type: none"> • Regular bus services within 400m and with 400m of the station • Potential to remediate contaminated land • Would provide 53 dwellings, including affordable housing • Development close to town centre 	<ul style="list-style-type: none"> • Noise disturbances from railroad • Potential surface water flooding • Contaminated from previous rail use
L/r30 Laundry Pixmore Avenue Letchworth	<ul style="list-style-type: none"> • Would provide 30 dwellings, including affordable housing • Within 400 of bus stop with regular services • Within 800 m of station • Within 800m of town centre • Opportunity to reclaim contaminated land 	<ul style="list-style-type: none"> • Contaminated from previous use as a dry cleaner • Borders a conservation area • Site is located in groundwater Source Protection Zone 2 • Mature trees onsite
L/r33 Land north of	<ul style="list-style-type: none"> • Would provide 94 dwellings, including affordable housing 	<ul style="list-style-type: none"> • Land of grade 2 agricultural quality • Adjacent to conservation area and listed buildings

Site	Strengths	Weaknesses
Croft Lane Letchworth	<ul style="list-style-type: none"> • Good access and public rights of way to green spaces • Within 400m of bus stop with regular services 	<ul style="list-style-type: none"> • Adacent to designated archaeological area • Adjacent to area where protected species have been identified • Further than 800m from the station • Large site could increase local traffic congestion • Constraints on use of SUDS • Potential surface water flooding
Royston	Royston is a town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	<p>The following issues relate to development in Royston</p> <ul style="list-style-type: none"> • There may be issues with the capacity of sewerage infrastructure in Royston to accommodate the proposed levels of development. • There are capacity issues in relation to nursery provision. • There may be a shortfall in relation to community hall provision. • There are known capacity issues in relation to GP surgeries in Royston.
R/m2 mixed use Civic Centre Melbourn Street Royston	<ul style="list-style-type: none"> • By retaining facilities and services in town centre, e.g. council offices and health centre, it should support viability of the town⁶ • Within 800m of town centre • Within 400m of a regular bus service • The site is located within 800m of a train station • Opportunity to reclaim and remediate contaminated land 	<ul style="list-style-type: none"> • Site is in a conservation area • Site is in area of archaeological interest • Next to congested road (according to Town Centre and Retail Study) • Possible ecological interest (bats) • Potential surface water flooding • Contaminated from previous use as underground petrol storage • In groundwater Source Protection Zone 2

⁶ as outlined in the Town Centre Strategy 2008

Site	Strengths	Weaknesses
R/m3 mixed use Shopping parade Angel Pavement Royston	<ul style="list-style-type: none"> • Refurbishment or redevelopment of run down shopping parade that should improve environment of town⁷ and encourage other businesses and more shoppers to the town • The site is easily accessible within 400m of a regular bus route • Site is located within the town centre 	<ul style="list-style-type: none"> • Site is in a conservation area • In area of archaeological interest • Surrounded by listed buildings • The site is located further than 800m from the train station
R/o2 medical/housing Royston Hospital London Road Royston	<ul style="list-style-type: none"> • Potential to reclaim and remediate contaminated land • Green space within 400m of the site • Would provide 26 dwellings, including possibly affordable housing • Proposed inclusion of housing development would help to fund improvements to local hospital • The site is located within a area of moderate to high landscape capacity and low sensitivity according to the Landscape Capacity and Sensitivity Study • The site is located within 800m of the town centre itself 	<ul style="list-style-type: none"> • Further than 800m from the station, and 400m from regular bus routes (bus stops adjacent to the site are for routes less frequently than hourly) • Possible ecological interest (bats) • Mature trees on site • Possible contamination from previous use as hospital
R/r10 Land adj 20 Lindsay Close Royston	<ul style="list-style-type: none"> • Within 400m of regular bus route • Close to school, surgery, supermarket and employment areas 	<ul style="list-style-type: none"> • Limited open access to green spaces though this could be provided by adjacent development • Further than 800m from the station and the town centre • Mature trees on site • Too small to provide affordable housing • Potential surface water flooding
R/r12	<ul style="list-style-type: none"> • Within 800m of town centre 	<ul style="list-style-type: none"> • Loss of current use as bus station

⁷ as outlined in the Town Centre Strategy 2008

Site	Strengths	Weaknesses
The Warren Car Park London Road Royston	<ul style="list-style-type: none"> • Would provide 35 dwellings including affordable housing • Within 400m of green space 	<ul style="list-style-type: none"> • Mature trees on site • Over 800m to the station and further than 400 from a regular bus service • Located in conservation area and archaeological areas of interest • Listed buildings are present around the site • Site is located over a zone 2 groundwater Source Protection Zone 2.
R/r13 Industrial estate Lower Gower Road Royston	<ul style="list-style-type: none"> • Opportunity to remediate probable land contamination • Within 800m of town centre • Bus stop with regular services within 400m • Station within 800m • Would provide 25 dwellings including affordable housing 	<ul style="list-style-type: none"> • Loss of employment land • Noise from railway • Probable land contamination from current use as garages and historic use as laundry • Potential surface water flooding
R/r18 r/o Blackett Ord Court Stamford Avenue Royston	<ul style="list-style-type: none"> • Would provide 15 dwellings, including probable affordable housing • Within 800m of station • Within 400m of bus stop with regular services • Within 800m of town centre 	<ul style="list-style-type: none"> • Limited access to green spaces and rights of way – although some green space within 400m • Potential surface water flooding
R/r23 The Maltings Green Drift Royston	<ul style="list-style-type: none"> • Opportunity to remediate probable land contamination • Very close to the station, town centre, and bus stop with regular services 	<ul style="list-style-type: none"> • Loss of an existing local area of employment • Site too small to provide affordable housing • Limited access to greenspaces and public rights of way • Located in Groundwater protection Zone 1 • Potential surface water flooding • Evidence of land contamination from previous rail and industrial uses
R/r26 Land r/o Banyers Hotel and off	<ul style="list-style-type: none"> • Within 800m of town centre, and the station • Within 400 m of bus stop with regular services • Good access to green spaces 	<ul style="list-style-type: none"> • Site too small to provide affordable housing • Sited in a conservation area, and in the garden of listed buildings • Potential surface water flooding

Site	Strengths	Weaknesses
King James Way Royston		
Sandon	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: <ul style="list-style-type: none"> • No shops, 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
S/r3 Land north of Payne End Sandon	<ul style="list-style-type: none"> • Would provide 10 dwellings, including possibly affordable housing • Easy access to green spaces 	<ul style="list-style-type: none"> • In archaeological area • In conservation area • Mature trees on site
Therfield	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: <ul style="list-style-type: none"> • 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
T/r1 Nine Elms (adj Windrush Barn) Police Row Therfield	<ul style="list-style-type: none"> • Would provide 12 dwellings, including possibly affordable housing • Green space within 400m 	<ul style="list-style-type: none"> • Located within an archaeological area • Located within a conservation area
T/r2 adj Tussocks The Causeway Therfield	<ul style="list-style-type: none"> • Within 400 m of green space 	<ul style="list-style-type: none"> • Located within an archaeological area • Located within a conservation area • Not large enough to provide affordable housing
St Paul's Walden		
WH/r2	<ul style="list-style-type: none"> • Development is on the edge of Whitwell, which has a school, and doctors surgery. Whitwell is defined as a 	<ul style="list-style-type: none"> • No regular bus service

Site	Strengths	Weaknesses
Land south of High Street, Whitwell St Paul's Walden	<ul style="list-style-type: none"> category A village in the settlement hierarchy Site would contribute to existing local services and support the local rural economy Would provide 67 dwellings, including affordable housing 	<ul style="list-style-type: none"> Residents are likely to commute to work by car Known capacity issues in relation to secondary school provision in Hitchin and nursery school provision. Loss of informal and formal recreation areas The site is adjacent to a conservation area Potential surface water flooding

Sites appraised in 2009 and 2013 (*site numbers = digits only*)

Proposed use is residential unless otherwise noted

Site/location/ proposed use	Strengths	Weaknesses
Ashwell	Range of local facilities including a school and bus service. Category A village in settlement hierarchy	Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.
Site 1 Land east of Ashridge Farm, Ashwell Street, Ashwell	<ul style="list-style-type: none"> This site is likely to support local services. Would provide 41 dwellings including affordable housing. The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> This is a greenfield site and is grade 3 agricultural land, surrounded by established hedgerows. Within an area of archaeological interest.
Site 2 r/o 67 Station Road, Ashwell Street, Ashwell	<ul style="list-style-type: none"> The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> This is a greenfield site and is grade 2 or 3 agricultural land, surrounded by established hedgerows. Site borders an area of archaeological interest. Site too small to provide affordable housing.

Site/location/ proposed use	Strengths	Weaknesses
Site 5 Land adjoining 7 Green Lane, Ashwell	<ul style="list-style-type: none"> This site is likely to support local services. The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> The site borders a conservation area. Potential surface water flooding in northern edge. Site too small to provide affordable housing.
Site 8 Land south of 120 Station Road, Ashwell	<ul style="list-style-type: none"> Would provide 10 dwellings including possibly affordable housing. The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> This is a greenfield site and is grade 3 agricultural land. Within area of archaeological interest
Baldock	Baldock has a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	The following are general issues for Baldock: <ul style="list-style-type: none"> There are capacity issues in relation to both primary and secondary schools. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility.
Sites 9, 10 & 11 Land r/o 1-23, Letchworth Road, Baldock	<ul style="list-style-type: none"> Within 400m of green space. Within 400m of bus stop with regular services. Together the sites would provide 32 dwellings including affordable housing. 	<ul style="list-style-type: none"> Close proximity to A1(M). Further than 800m from the railway station.
Site 12 Land North of George IV PH, London Road, Baldock	<ul style="list-style-type: none"> Within 400m of green space. Within 400m of bus stop with regular services. Would provide 15 dwellings including possibly affordable housing. 	<ul style="list-style-type: none"> 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/location/ proposed use	Strengths	Weaknesses
Site 15 Land North of Willian Road, Baldock	<ul style="list-style-type: none"> • Would provide 129 dwellings including affordable housing. • Within 400m of green space. • Public rights of way border the site. • Within 400m of bus stop with regular services. 	<ul style="list-style-type: none"> • Site is located near the A1(M) which may affect health and quality of life. • Greenfield site. • Site is classified as agricultural land grade 3, with established trees and hedgerows. • Part of the site is located in Groundwater Source Protection Zone 1. • Further than 800m from the railway station. • Potential surface water flooding
Barkway	School, village hall and bus service. Category A village in settlement hierarchy	The following are general issues for Barkway: <ul style="list-style-type: none"> • No shops, post office or doctor's surgery • Development is likely to increase use of cars for commuting • To meet proposed additional housing, it is likely there would be a need for extra primary school capacity by developing on the reserve school site. Additional nursery provision may also be required.
Site 17 Land East of Burrs Lane, Barkway	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land.
Site 18 Land east of Cambridge Road, Barkway	<ul style="list-style-type: none"> • 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. • Situated within 400m of green space • Would provide 29 dwellings, some of which are likely to be affordable housing 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land • Borders Historic Park and Gardens

Site/location/ proposed use	Strengths	Weaknesses
Site 19 Land West of Cambridge Road, Barkway	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Would provide 68 dwellings including affordable housing. • Close to public rights of way and green spaces. • Situated within 400m of green space. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Adjacent to Historic Park and Gardens
Site 20 Land adjacent to Lane Farm, Gas Lane, Barkway	<ul style="list-style-type: none"> • Would provide 14 dwellings including possibly affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Within 50m of designated area of archaeological interest • Potential surface water flooding
Site 21 Land North of Nuthampstead Road, Barkway	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Site borders conservation area. • Site borders designated area of archaeological interest • Potential surface water flooding
Site 22 Land East of Royston Road, Barkway	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Would provide 89 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land.
Site 23 Top Field, Royston Road, Barkway	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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.

Site/location/ proposed use	Strengths	Weaknesses
203 - Land south of Ash Mill	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Potential amenity impact associated with adjacent chicken farm • Edge of site includes conservation area and designated area of archaeological interest • Potential surface water flooding.
Barley	Range of local facilities including a school and bus service. Category A village in settlement hierarchy	<p>The following are general issues for Barley:</p> <ul style="list-style-type: none"> • No shops, post office or doctor's surgery • Development is likely to increase use of cars for commuting
Site 24 Picknag Corner, Church End, Barley	<ul style="list-style-type: none"> • Accessibility to green space and public rights of way. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Borders a conservation area. • Close to an area where protected species have been identified. • Site too small to provide affordable housing.
Site 25 Millers Close, Picknag Road, Barley	<ul style="list-style-type: none"> • Accessibility to green space and public rights of way. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Situated within a conservation area. • Potential surface water flooding. • Site too small to provide affordable housing.
Site 26 New Hill, Picknag Road, Barley	<ul style="list-style-type: none"> • 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. • Situated within 400m of green space. • Would provide 30 dwellings, some of which are likely to be affordable housing 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Situated on the border of a conservation area.

Site/location/ proposed use	Strengths	Weaknesses
Site 204 (enlarged site 27)at Pudding Lane	<ul style="list-style-type: none"> • 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 • Situated within 400m of green space • Would provide 22 dwellings, some of which are likely to be affordable housing 	<ul style="list-style-type: none"> • 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
Clothall		
Site 28 Land at Clothall House, Ashanger Lane, Clothall	<ul style="list-style-type: none"> • Would provide 252 dwellings including affordable housing 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • This large development in a village without facilities is likely to increase commuting and private car use. • A development of this size in a rural area is likely to have a significant effect on the landscape and the character of Clothall. • Site includes a designated wildlife site. • Site contains an Ancient Monument and is within a designated area of archaeological interest. • Site is near to listed buildings. • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
Cockernhoe and east of Luton		
212 b and c –NW and NE of Cockernhoe	<ul style="list-style-type: none"> • Site 212c would provide 600 additional dwellings in North Hertfordshire, including affordable housing • Site 212b would provide significant greenspace and opportunity for wider links to green infrastructure, with and improvements to biodiversity • Opportunity for sustainable energy solutions if linked with other east of Luton developments A site of this size is likely to be able to provide significant facilities within the development. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3 • Both sites include designated archaeological area • Site borders Puttridge Bury Historic Park and Gardens • The area provides recreation space for existing residents of Luton, Cockernhoe. • A site of this size and scale in this location is likely to have a significant visual impact on landscape. The site is located on top of the plateau ridge and so will impact on surrounding views of the site, particularly from Lilley Bottom. • Constraints on use of SuDS. • Potential surface water flooding issues onsite. • The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment. • Local road network to the east is sub-standard, development in this area will make this worse, and reduce accessibility for existing residents. • Initial construction phase would be likely to create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution.

Site/location/ proposed use	Strengths	Weaknesses
Codicote	Village has range of facilities including school, village hall, and bus service. Category A village in settlement hierarchy.	The following are general issues for Codicote: <ul style="list-style-type: none"> • No doctor's surgery. Although Whitwell Surgery has capacity to accommodate additional places, this will depend on the extent of growth in other locations that serve this surgery. • The village school would need to expand to accommodate additional dwellings. • Hitchin secondary schools will be at capacity and additional places will need to be found. • Development is likely to increase use of cars for commuting
Site 30 Land at Codicote House, Heath Road, Codicote		<ul style="list-style-type: none"> • 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.
Site 31 Land south of Heath Road, Codicote	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village area and supporting its local economy • Would provide 42 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Close to designated wildlife site. • Site is potentially contaminated due to proximity to landfill site.
206 – Land at Danebury Park Road	<ul style="list-style-type: none"> • Within 400m of greenspace • Would provide 11 dwellings including possibly affordable housing • Opportunity to remediate contaminated land. 	<ul style="list-style-type: none"> • Site is proximate to the A1 – potential noise pollution • Potential contamination from former waste disposal.
207 - Land at Kimpton Road	<ul style="list-style-type: none"> • Within 400m of greenspace • Would provide 16 dwellings including possibly affordable housing 	<ul style="list-style-type: none"> • Low capacity in the landscape for development • Located on a source protection zone 1 • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
Graveley	Village has school and regular bus service and is a category A village in the settlement hierarchy	<ul style="list-style-type: none"> • The village does not have shops • Development is likely to increase private car use.
Site 34 Chesfield Downs, Jacks Hill, Graveley For intensification of sports/leisure facilities	<ul style="list-style-type: none"> • Site would support the local economy. • Leisure facilities may increase good health. • Could potentially serve several nearby towns. • Site is within 400m of a bus stop with regular services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is within an area of archaeological interest. • Site includes flood risk area - flood zone 3. • Potential surface water flooding.
Site 35 Jacks Hill Park, Jacks Hill, Graveley Extension of mobile home park	<ul style="list-style-type: none"> • Site is within 400m of a bus stop with regular services. • Would provide 88 dwellings 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is within an area of archaeological interest. • Site borders the A1(M), making noise likely to be an issue. • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
Great Ashby and north east Stevenage		
227 - Land at Manor Farm	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide some facilities within the development. However there are existing facilities close to the site. • The development would provide 425 dwellings in North Hertfordshire including affordable housing • There would be opportunities for sustainable energy, given the size of the development. • Green space would be provided within the development, and there would be opportunities for improving green infrastructure and connecting to existing green links. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3 • The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area • Designated wildlife sites are adjacent to the development area • Designated areas of archaeological interest within the proposed site • There are significant constraints on sewerage infrastructure in Stevenage. • Potential surface water flooding. • Access to the countryside would be further away for existing residents. • 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. • 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.
Hitchin	Hitchin is a large town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth.
Site 36 Playing Field, Benslow Lane, Hitchin Residential greenfield & open space	<ul style="list-style-type: none"> • Would provide some additional public open space. • Would provide 120 dwellings including affordable housing. • Site is within 800m of the railway station, but just over 400m from existing regular bus route. 	<ul style="list-style-type: none"> • Greenfield land. • Close to conservation area. • Loss of playing fields, currently informally used as open space. • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
Site 38 Land at junction with Pirton Road, Crow Furlong, Hitchin	<ul style="list-style-type: none"> • Would provide 43 dwellings including affordable housing. • Planned houses would be within 800m of the town centre. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is currently woodland therefore development may have an adverse impact on biodiversity. • Site is in an area of archaeological interest. • Further than 800m from station. • Potential surface water flooding.
Site 110 Oakfield Farm, Stevenage Road (A602) St Ippolyts	<ul style="list-style-type: none"> • Would provide 285 dwellings including affordable housing. • Site of this size is likely to provide some facilities, including green space provision. • Parts of site located within 400m of a bus service. 	<ul style="list-style-type: none"> • 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 • Greenfield site, classified as grade 3 agricultural land. • Site is potentially contaminated at farmyard. • Parts of site within flood zone 3. • Part of site borders the A602 which may cause noise issues. • Potential surface water flooding. • Initial construction phase would be disruptive for surrounding local residential areas.
209 - Revised SW Hitchin	<ul style="list-style-type: none"> • A site this size is likely to be able to provide significant facilities within the development, including green space and public transport provision. • Development would provide 2800 dwellings including significant affordable housing • Significant opportunities for sustainable energy, given the size of the development. 	<ul style="list-style-type: none"> • Greenfield site, agricultural grade 3 • 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. • A site of this size is likely to have a significant landscape impact. Evaluation for this area describes development of greater than 5ha as not appropriate. The site borders the AONB to west. • Site contains a number of wildlife sites and existing trees and hedgerows • Site contains designated archaeological area and has potential to impact on adjacent conservation areas • Services could compete with town centre • Initial construction phase would be disruptive for surrounding local residential areas. • A development of this size would inevitably involve increased light, air and noise pollution • Additional traffic associated with this edge of town development could increase congestion. • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
Kimpton	Has a range of facilities, including school and bus service. Category A village in settlement hierarchy	The following are issues for Kimpton: <ul style="list-style-type: none"> • Hitchin secondary schools will be at capacity and additional places will need to be found. • Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. • Development is likely to increase use of cars for commuting
Site 45 Land at Ash Drive (north) Kimpton Bottom, Kimpton		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site too small to provide affordable housing.
Site 46 Land at Ash Drive (south) Kimpton Bottom, Kimpton		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Potential surface water flooding. • Site too small to provide affordable housing.
Site 47 New Bungalows, Lawrence End Road, Peter's Green, Kimpton		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site too small to provide affordable housing.
Site 48 Water Tower, Lawrence End Road, Peter's Green, Kimpton		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site too small to provide affordable housing.

Site/location/ proposed use	Strengths	Weaknesses
King's Walden	Sites are around Breachwood Green, which has a range of facilities, including school and bus service (less frequent than hourly). Breachwood Green is a category A village in settlement hierarchy.	The following are issues for development in Kings Walden parish: <ul style="list-style-type: none"> • Hitchin secondary schools will be at capacity and additional places will need to be found. • Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. • Development is likely to increase use of cars for commuting
Site 49 Allotments South of Colemans Road, Breachwood Green, King's Walden	<ul style="list-style-type: none"> • Would provide 30 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Within London Luton Airport noise contours.
Site 50 Land North of Lower Road, Breachwood Green, King's Walden		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Adjacent to wildlife site • Within London Luton Airport noise contours. • Potential surface water flooding. • Site is too small to provide affordable housing.

Site/location/ proposed use	Strengths	Weaknesses
Knebworth	Has a range of facilities, including doctor, school, train station and regular bus service. Category A village in settlement hierarchy	The following are issues for Knebworth: <ul style="list-style-type: none"> • The village school is at capacity with limited potential to expand; new development would require a new school • Further development would result in nursery capacity issues and possible impacts on the fire service. • There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments • The village halls are likely to be at capacity, and there may be capacity issues for the medical centre.
Site 54 Odyssey Health Centre, Old Knebworth Lane, Knebworth Retirement home & upgraded sports facilities.	<ul style="list-style-type: none"> • Site would support the local economy. • Would increase provision for housing for the elderly. 	<ul style="list-style-type: none"> • 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.
Site 55 Land North of Old Lane, Knebworth	<ul style="list-style-type: none"> • Site is within 800m of the village centre and the station. • Would provide 84 dwellings including affordable housing. • Development may support local services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is in groundwater source protection zone 1. • Potential surface water flooding.
Site 56 Land East of Stevenage Road, Knebworth	<ul style="list-style-type: none"> • Would provide 32 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Part of site is in groundwater source protection zone 2. • Further than 800m from the town centre and the station. • Site is located next to the railway tracks. • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
Site 57 Land South of Swangley's Lane, Knebworth	<ul style="list-style-type: none"> • Site is within 800m of the village centre and the station. • Would provide 112 dwellings including affordable housing. • Development may support local services 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Edge of site is in groundwater source protection zone 1.
Site 58 Land North of Watton Road, Knebworth	<ul style="list-style-type: none"> • Site is within 800m of the village centre and the station. • Would provide 121 dwellings including affordable housing. • Development may support local services 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is in groundwater source protection zone 1. • Potential surface water flooding.
211 - Land north of Oakfield Avenue	<ul style="list-style-type: none"> • Would provide 58 dwellings including affordable housing. • Site is within 800m of the village centre and the station. • Development may support local services. 	<ul style="list-style-type: none"> • 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
Lilley	Village hall and regular bus service.	<ul style="list-style-type: none"> • No shops, post office, doctor's surgery or school. • Development likely to increase commuting and private car use.
Site 62 Land r/o 57 West Street Lilley Bottom Road, Lilley		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site too small to provide affordable housing • Within Area of Outstanding Natural Beauty. • Site is within a designated area of archaeological interest.

Site/location/ proposed use	Strengths	Weaknesses
Nuthampstead	See site below	
Site 63 Former depot, Park Farm Lane, Nuthampstead	<ul style="list-style-type: none"> • Would provide 11 dwellings including possibly affordable housing. • Opportunity to remediate contaminated land. 	<ul style="list-style-type: none"> • Evidence of land contamination. • Site borders a flood risk zone. • Development in this small village without facilities likely to increase commuting and private car use.
Offley	Village has a range of facilities, including school and regular bus service. It is a category A village in settlement hierarchy.	<p>The following issues relate to development in Offley:</p> <ul style="list-style-type: none"> • The village school and nursery provision has capacity issues if growth is required. • Hitchin schools will be at capacity and additional places will need to be found. • Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. • Development is likely to result in the increased use of private cars for work and to access services.
213 - The Rookery, Kings Walden Road	<ul style="list-style-type: none"> • Within 400m of greenspace 	<ul style="list-style-type: none"> • 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.

Site/location/ proposed use	Strengths	Weaknesses
Pirton	Village has a range of facilities, including school and bus service (less frequent than hourly). It is a category A village in settlement hierarchy.	The following issues relate to development in Pirton: <ul style="list-style-type: none"> • No shops or doctor's surgery. • There are known capacity issues in relation to secondary schools within Hitchin. • Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. • Development is likely to result in the increased use of private cars for work and to access services
214 - Holwell Turn, West Lane	<ul style="list-style-type: none"> • Site will support rural services • Would provide 47 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site • Located on grade 2 and 3 agricultural land
Preston	School, village hall and bus service	The following issues relate to development in Pirton: <ul style="list-style-type: none"> • No shops, post office or doctor's surgery. • Development is likely to result in the increased use of private cars for work and to access services
Site 65 Land west of Back Lane, Preston	<ul style="list-style-type: none"> • Would provide 14 dwellings including possibly affordable housing. 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Would provide 26 dwellings including affordable housing. • Footpaths through site, giving access to green space. 	<ul style="list-style-type: none"> • Greenfield site, classified grade 3 agricultural land. • Site is around 100m from SSSI.
Site 69 Land South of Crunnells Green, Preston	<ul style="list-style-type: none"> • Would provide 62 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified grade 3 agricultural land. • Site is situated near listed buildings. • Site borders a conservation area. • Site is adjacent to a designated Historic Park and Gardens.

Site/location/ proposed use	Strengths	Weaknesses
Reed	Village has some facilities, including school and bus service (less frequent than hourly). It is a category A village in settlement hierarchy.	The following issues relate to development in Preston: <ul style="list-style-type: none"> • No shops, post office or doctor's surgery • Development is likely to result in the increased use of private cars for work and to access services
Site 72 Land North of Blacksmiths Lane, Reed	<ul style="list-style-type: none"> • Would provide 20 dwellings including affordable housing. • Within walking distance of school and green space. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Includes an established woodland.
Site 81 Reed House, Jackson's Lane, Reed Residential, proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Would provide 13 dwellings including possibly affordable housing. • Within walking distance of school and green space. 	<ul style="list-style-type: none"> • Site borders the village conservation area
Royston	Royston is a town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	The following issues relate to development in Royston <ul style="list-style-type: none"> • There may be issues with the capacity of sewerage infrastructure in Royston to accommodate the proposed levels of development. • There are capacity issues in relation to nursery provision. • There may be a shortfall in relation to community hall provision. • There are known capacity issues in relation to GP surgeries in Royston.
Site 126 Mile End Farm, London Road, Royston	<ul style="list-style-type: none"> • Would provide 49 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Part of site is within designated area of archaeological interest. • Greenfield site, classified as grade 2 agricultural land. • Within groundwater source protection zone 3. • Out of town site, not on a regular bus route – would result in increased use of private cars for commuting and accessing services.

Site/location/ proposed use	Strengths	Weaknesses
Sandon	Post office, school and village hall.	<ul style="list-style-type: none"> • No shops, doctor's surgery or regular bus service • Development is likely to increase commuting and private car use.
Site 86 Land at Gannock Farm Gannock Green, Sandon	<ul style="list-style-type: none"> • Would provide 17 dwellings including possibly affordable housing. 	<ul style="list-style-type: none"> • Site is located near listed buildings. • Potential surface water flooding.
Site 87 Land north of Rockells Jersey Farm, Green End, Sandon One agricultural worker's dwelling	<ul style="list-style-type: none"> • Potential to support existing rural services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Site falls partially within an area of archaeological interest. • Borders designated wildlife site.
Site 88 Rockells Jersey Farm, Green End, Sandon One agricultural worker's dwelling	<ul style="list-style-type: none"> • Potential to support existing rural services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Adjacent to a wildlife designated site. • Site falls partially within two designated areas of archaeological interest. • Site is partial within flood zone 3. • Site is potentially contaminated from farmyard use. • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
St Ippolyts	<p>Village has a range of facilities, including school. It is a category A village in settlement hierarchy.</p>	<p>The following issues relate to development in the village:</p> <ul style="list-style-type: none"> • No doctor's surgery. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin • Development is likely to result in the increased use of private cars for work and to access services • There are known capacity issues at the secondary schools within Hitchin. • Nursery capacity is limited.
219 - Land at London Road	<ul style="list-style-type: none"> • Would provide 68 dwellings including affordable housing. • Within 400m of greenspace 	<ul style="list-style-type: none"> • This is a greenfield site on agricultural Grade 3 • Potential surface water flooding.
220 - Land off Mill Road	<ul style="list-style-type: none"> • Would provide 27 dwellings including affordable housing. • Within 400m of greenspace 	<ul style="list-style-type: none"> • This is a greenfield site on agricultural Grade 3 • The NHDC landscape sensitivity and capacity study identifies this specific site as having moderate capacity and moderate sensitivity • Potential surface water flooding.
222 - Land at Hitchin Lane	<ul style="list-style-type: none"> • Development would provide 225 dwellings in North Hertfordshire, of which a proportion would be affordable • Opportunities for sustainable energy, especially linking with other development given the size of the development. • Site could contribute to deprived areas of Hitchin. • Development of this size is likely to provide some facilities, including green space and public transport provision. 	<ul style="list-style-type: none"> • Greenfield site, agricultural grade 3 • Site adjacent to wildlife site • Site will mean open countryside is further away for existing residents. • The NHDC landscape sensitivity and capacity study identifies this specific site as having moderate capacity and moderate sensitivity • Site includes borders flood zone 3 and includes flood zone 2 • Edge of town site is likely to result in increased use of cars for commuting and accessing services.
223 - Land at Folly Lane	<ul style="list-style-type: none"> • Would provide 11 dwellings including possibly affordable housing. 	<ul style="list-style-type: none"> • This is a greenfield site on agricultural Grade 3 • Site is currently greenspace • Borders conservation area, area of archaeological interest, and wildlife site.

Site/location/ proposed use	Strengths	Weaknesses
224 - Land east of Hitchin Lane at junction with A602	<ul style="list-style-type: none"> • Development would provide 48 dwellings in North Hertfordshire a proportion of which would be affordable 	<ul style="list-style-type: none"> • Greenfield site, agricultural grade 3 • Site will mean open countryside is further away for existing residents. • Potential surface water flooding. • Edge of town site is likely to result in increased use of cars for commuting and accessing services.
225 - Land west of Hitchin Lane at junction with A602	<ul style="list-style-type: none"> • Development would provide 46 dwellings in North Hertfordshire 	<ul style="list-style-type: none"> • Greenfield site located on agricultural grade 3 • Site borders wildlife site • Site will mean open countryside is further away for existing residents. • The NHDC landscape sensitivity and capacity study identifies this specific site as having high sensitivity and moderate capacity • Site includes borders flood zone 3 and includes flood zone 2 • Potential surface water flooding. • Edge of town site is likely to result in increased use of cars for commuting and accessing services.
St.Paul's Walden		See below
Site 116 The Estate Yard, Hoo Park, St Paul's Walden		<ul style="list-style-type: none"> • 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.

Site/location/ proposed use	Strengths	Weaknesses
Therfield	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: <ul style="list-style-type: none"> • 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
Site 117 Land South of Haywood Lane Therfield		<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is within an area of archaeological interest. • Site is near to listed buildings. • Potential surface water flooding. • Site is too small to provide affordable housing.
Wymondley	Little Wymondley has a school and a regular bus service.	The following issues relate to Wymondley: <ul style="list-style-type: none"> • 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 120 Land West of Gypsy Lane, Wymondley	<ul style="list-style-type: none"> • Would provide 24 dwellings including affordable housing. • Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site borders railway.
Site 121 Land North of Stevenage Road, Little Wymondley	<ul style="list-style-type: none"> • Would provide 63 dwellings, including affordable housing. • Access to green space • Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> • 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/location/ proposed use	Strengths	Weaknesses
Site 122 Land South of Stevenage Road, Little Wymondley	<ul style="list-style-type: none"> • Would provide 184 dwellings including affordable housing. • Parts of site within 400m of a bus stop with regular services. 	<ul style="list-style-type: none"> • 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.
Site 123 Land West of Todds Green, Wymondley	<ul style="list-style-type: none"> • Site is within 400m of a bus stop with regular services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Constraints on the use of Sustainable Urban Drainage Systems. • Too small to provide affordable housing.
Site 125 Land South of Wymondley Road, Wymondley	<ul style="list-style-type: none"> • Would provide 17 dwellings including possibly affordable housing. • Site is within 400m of a bus stop with regular services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • The site is bordered by a wildlife site. • Site borders railway. • Potential surface water flooding.
229 - Land south of Wymondley Bury	<ul style="list-style-type: none"> • Site within 400m of green space • Site within 400m of bus stop with regular services • Would provide 121 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site on grade 3 agricultural land • Majority of site includes designated area of archaeological interest • Limited capacity in landscape for development • Potential surface water flooding.
230 - Land east of Wymondley Bury	<ul style="list-style-type: none"> • Site within 400m of green space • Site within 400m of bus stop with regular services • Would provide 49 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site on grade 3 agricultural land • Limited capacity in landscape for development • Site adjoins designated area of archaeological interest • Potential surface water flooding.

Site/location/ proposed use	Strengths	Weaknesses
231 - Land west of Todds Green	<ul style="list-style-type: none"> • Site within 400m of green space • Site within 400m of bus stop with regular services • Would provide 232 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site • Grade 3 agricultural land • Part of site includes designated area of archaeological interest • Limited capacity in landscape for development • Potential surface water flooding.

Strategic site options appraised in 2013

The following strategic site options were appraised in February 2013 and not taken forward as preferred options in the lists of sites.

Site/location/ current use	Strengths	Weaknesses
Option 4: South West of Hitchin	<ul style="list-style-type: none"> • A site this size is likely to be able to provide significant facilities within the development, including employment. • Opportunity for greenspace provision • Site is likely to be able to support additional bus services. • 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 . • Development would provide 6000- 7400 dwellings in North Hertfordshire, including significant affordable housing. • Significant opportunities for sustainable energy, given the size of the development 	<ul style="list-style-type: none"> • Greenfield site, agricultural grade 3. • 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. • The site includes areas of high landscape sensitivity and borders the AONB. • Site contains a number of wildlife sites and a SSSI, and is adjacent to Oughton Head / Charlton Mill Pool. • Site contains several designated archaeological areas, and borders two conservation areas. • The site borders a major Public Water Supply at Oughton Head. • Parts of the site are above Source Protection Zones 1, 2 and 3 and the site is likely to include contaminated land. • Site contains parts of the River Hiz at Wellhead, classified as functional floodplain. • Initial construction phase would be disruptive for surrounding local residential areas. • A development of this size would inevitably involve increased light, air and noise pollution. • Services could compete with town centre.

Site/location/ current use	Strengths	Weaknesses
Option 7: Rush Green	<ul style="list-style-type: none"> • Provides opportunity for remediation of existing scrapyards. • Rights of way run through and close to the site, and provide access to open countryside. • Site would provide 350 dwellings, with the opportunity to deliver affordable housing in a rural location. • Opportunities for sustainable energy. 	<ul style="list-style-type: none"> • It is unlikely that a site of this size and in this location would deliver the required services and facilities to meet the needs of an entire settlement. The remoteness of the site means that residents would be highly dependent on cars. • Site is likely to be contaminated and part is above Source Protection Zone 3. It also contains a watercourse • Site surrounded by areas of high landscape sensitivity. • Surface water flood risk issues identified onsite. Site contains Flood zone 2 and 3 as a tributary of the River Purwell flows through the site. • The site is not close to an existing urban area offering services and facilities to support growth.

Site/location/ current use	Strengths	Weaknesses
<p>Option 9: North East of Stevenage (a small part of this option was carried forward as GA2)</p>	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide significant facilities within the development; • The development would provide 2000 - 5700 dwellings in North Hertfordshire including significant affordable housing; and • There will be significant opportunities for sustainable energy, given the size of the development. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area. The requirement for a dual carriageway to serve this major development would be visible from the surrounding area, this would have a particularly negative impact on landscape. • Designated wildlife sites are included in the development area • Designated archaeological sites within the proposed site • Setting of historic assets impacted by possible access road • Possible contamination on site, and located in Source Protection Zone 2. • Surface water flooding an issue and there are constraints on the use of SuDS • There are significant constraints on sewerage infrastructure in Stevenage. • Development of this large greenfield site would inevitably involve increased light, air and noise pollution. • Initial construction phase would be disruptive for surrounding local residential areas.

Matrices

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.

These matrices were produced over a period from 2008 to 2013. 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.

Sites appraised 2008

Baldock

Type of Site and Number: Residential (Brownfield) B/r06				
Site Reference and Location: Adjacent 68 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of	0	0	0	

prosperity and economic growth				
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> The site is currently a private garden to 68 London Road. No contamination identified.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> 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	✓	✓	✓	<ul style="list-style-type: none"> Located near to school; good access to services Regular bus service and bus stop within 400m, but further than 800m from station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> 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	?	?	?	<ul style="list-style-type: none"> No information available on landscape impacts.
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Not in a conservation area or area of archaeological interest.
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is located in Groundwater Source Protection Zone 1

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	<ul style="list-style-type: none"> • May contribute to regeneration of Baldock, but a fairly small development
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> • 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	O	O	<ul style="list-style-type: none"> • Initial construction could provide noise disturbances • The site would be adjacent to current residential areas
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. • Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> • N/a
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Not in 	<ul style="list-style-type: none"> • The site is 		<ul style="list-style-type: none"> • Tree surveys; potential Tree protection orders 	

<p>conservation or archaeological areas</p> <ul style="list-style-type: none"> • Suitable for SUDS • Within 400m of green space • Within 400m of bus stop • May provide affordable housing 	<p>located in Groundwater Source Protection Zone 1</p> <ul style="list-style-type: none"> • Constraints identified; sewage, energy and education. • Further than 800m from the station 	<ul style="list-style-type: none"> • Utilities assessment (gas, electric and sewerage capacity) • SUDS • Ecology survey
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Barkway

Type of Site and Number: Residential (Greenfield) BK/r01				
Site Reference and Location: Garages r/o, Windmill Close, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • The proposed development is likely to support the provision of local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> • Mixed brown and greenfield site • Part Agricultural land Grade 2 quality • Site is of high amenity value • Mitigation – Tree surveys, assess and incorporate trees present
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • Evidence of several public rights of way close the site area • Within 400m of open Green space areas (local fields)

2 © Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	<ul style="list-style-type: none"> From the housing study, there is evidence of a regular bus service within the village itself (within 400m of site) Mitigation – improve sustainable public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The land boundaries are defined with dense hedges and garden areas The land itself is defined as scrub land with evidence of small trees. 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	0	0	0	<ul style="list-style-type: none"> Landscape surrounded by existing open fields; development could impact visually. Short term – construction phase temporary visual impact
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not located on a conservation sites or a site of archaeological interest.
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> Site not located on a North facing slope No evidence to support location of Groundwater source protection zone within this village
CLIMATE CHANGE				
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"> The site appears to be at no risk of flooding SUDS viability is uncertain according to the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site may provide access to affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Site has no identified constraints

TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	• N.a
Summary				
The location of this site as well as being Greenfield provides negative ratings against several of the sustainable objectives. (1, 2a, 3c). The development of Greenfield areas has potential to restrict access to green space areas and develop high value agricultural land.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Site could support local rural services • Several public rights of way and accessible green space close to site • Regular bus service operating within the village area (within 400m) • Would provide affordable housing 	<ul style="list-style-type: none"> • No services except school in village. Likely to lead to increase in commuting for employment, shopping and other services • Part located on a Greenfield site of Grade 2 agricultural land 		<ul style="list-style-type: none"> • Tree surveys, assess and incorporate trees present • Ecological survey of local hedgerows and surrounding land • Improve public transport • Investigate SUDS 	

Barley

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: Bl/r01 Coach Depot and Garage adj., Greenbury Close, Barley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • The proposed site has potential to support local services within the rural area • Potential loss of a local business; not known at present
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Proposed development located on Brownfield site of former coach depot. Area has evidence of potential land contamination from underground fuel storage tanks. Development could aid in regeneration of land space in need of remediation. Mitigation – Land contamination assessment; remediation of land if needed
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There are footpaths adjacent and surrounding the site There is access within 400m of the site to Green fields and Green space areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The Housing development study highlights a regular bus service operating in the area (accessible within 400m) Mitigation – Encourage alternative sustainable transport to local town centres
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity Scrubland present on site; doesn't appear to have major habitat provision
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> No identified visual constraints or capacity constraints.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is located within an archaeological area The site is located within a conservation area There are numerous listed buildings located around the site itself. Mitigation – To ensure the development does not impact on the conservation or archaeological sites Mitigation – Conduct conservation and archaeological surveys Mitigation – Ensure the development adheres to the local character i.e. <u>size, design, building materials</u>
3(d) Reduce pollution from any source	○	OX	OX	<ul style="list-style-type: none"> Site is not on a north facing slope No identified Groundwater Source Protection Zones within the area Potential land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	<ul style="list-style-type: none"> The site appears to be at no risk of flooding The site is unsuitable for SUDS due to potential unsuitable drift according to the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of	✓	✓	✓	<ul style="list-style-type: none"> Site could support local services by attracting people to the village area

prosperity fairly				<ul style="list-style-type: none"> and supporting its local economy Relatively small development may not have significant changes on providing new services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The number of dwellings proposed could support the creation of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> Initial construction would provide temporary disruptions No evidence of long term effects from this relatively small development
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	<ul style="list-style-type: none"> Site has no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> N.a
Summary				
<p>The location of the site on a former Brownfield area suggests the site has suitability for development. The site itself meets sustainability criteria of 1, 2a, 2b, 2c, 5a, 5b. The site has suitability with regards to public transportation as well as Green space areas.</p> <p>Alternatively potential conflicts with archaeological areas and conservation areas (3c) would not follow suitable sustainability guidelines.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Land is potentially contaminated; provides chance for remediation Accessibility to Green space and public rights of way Regular bus service within village Site could support local services by attracting people to the village area and supporting its local economy 		<ul style="list-style-type: none"> Located in conservation area and area of archaeological interest and near a number of listed buildings Village location is likely to result in commuting for work SUDS not viable 		<ul style="list-style-type: none"> Land contamination assessment; remediation of land if needed Encourage alternative sustainable transport to local town centres To ensure the development does not impact on the conservation or archaeological sites Conduct archaeological surveys Ensure the development adheres to the local character i.e. size, design etc

Type of Site and Number: Residential (Greenfield) BL/r02				
Site Reference and Location: Land East of Picknage Road, Barley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> The proposed development is on a Greenfield, agricultural site Would mean the loss of Agricultural Land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There are several footpaths adjacent and surrounding the site There is good access to surrounding Green fields and Green space areas (within 400 m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> The Housing development study highlights a regular bus service operating in the area. There is a bus stop within 400m of the site. Village location means that people are likely to rely on personal cars and commute out to work Mitigation – Encourage alternative sustainable transport to local town centres
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> The land boundaries are defined with dense hedges and trees as seen from site photographs Site unlikely to enhance biodiversity Mitigation – Ecological survey of local hedgerows and surrounding land
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Potential to be a visual constraint within the surrounding agricultural area The character assessment describes the landscape as open arable land – this development Cumulative impact if this site and BL.01 go ahead: changing the character of the edge of the village (visual impact).

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is partially located within a conservation area There are numerous listed buildings located near to the site itself. Mitigation – Ensure the development does not impact on the conservation area and is in keeping with local character, e.g. size, design, building materials
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site does not border a watercourse No information provided regarding Groundwater Source Protection Zones in this village
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	O	O	O	<ul style="list-style-type: none"> The site appears to be at no risk of flooding SUDS Viability Plan shows that SUDS are not viable at this location
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village Cumulative effects – Proposed Coach Depot adjacent to site has potential to support improvement of local services and provisions
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> No information given on the number of dwellings proposed
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> Initial construction would provide temporary disruptions No evidence of long term effects from this development
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> N.a
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 notably in the fact that it is a greenfield site.				
Strengths	Weaknesses		Potential mitigation	

<ul style="list-style-type: none"> • Accessibility to green space and public rights of way • Regular bus service within village – bus stop within 400m • Site could support local services by attracting people to the village area and supporting its local economy 	<ul style="list-style-type: none"> • Village location means that people are likely to rely on personal cars and commute out to work • Impact upon a conservation area • Potential ecological losses 	<ul style="list-style-type: none"> • Tree surveys; Incorporate as many trees to development as possible • Promote and maintain hedgerows between sites • Encourage alternative sustainable transport to local town centres • Ensure the development adheres to the local character i.e. size, design, building materials
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Hitchin

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>H/m01, Paynes Park, Hitchin</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Accessible retail/mixed development in town centre • 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. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • No evidence of ecological sensitivity • Public right of way through site must be maintained. • The benefits of developing on brownfield land and avoiding greenfield land are long lasting.
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> • Does not impact upon or improve access to green spaces.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town • 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. • 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. • Most of the bus stops are conveniently located in relation to the main shopping area and this site is within 400m of a bus stop • The site is further than 800m from the train station • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • There is no vegetation on the site • It has no ecological designations.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area, has a listed building on the site and is in an area of archaeological interest. • However, site is already used as a mixed use retail/office/car park space. • 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. • 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.
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> • Site is not in a Groundwater Source Protection Zone • Site is not immediately adjacent to the River Hiz, but fairly close
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not in a flood risk area • SUDS should be feasible in this area according to the Viability Map • Mitigation – look at the possibility of including CHP in developments
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> • This development will contribute to the regeneration of Hitchin and may tempt more people to do their shopping in the town. • Areas of Hitchin are identified as being deprived

5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Positive impacts should be long lasting. n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> Close to residential properties and retirement properties Impacts on local residents worse in short term due to construction activities.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited, though may place some extra pressure on water supply if development it more intensive. May be constraints with sewage and energy Mitigation – site specific assessment of utilities
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. Within 800m of town centre Positive impacts should start in the short term and be long lasting.
Summary				
Site redevelopment in the centre of Hitchin, which meets a number of the criteria well, especially in terms of town centre regeneration.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site Similar existing use Town centre regeneration promoting sustainable urban living Benefits to local economy Site is not in a Groundwater Source Protection Zone SUDS should be feasible in this area according to the Viability Map 	<ul style="list-style-type: none"> 84% currently access town centre by car. Close to residential properties Site is in a conservation area Site is in an area of archaeological interest Listed building onsite More than 800m from station May be utilities constraints 		<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Archaeological survey 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. SUDS Site specific assessment of utilities 	

<ul style="list-style-type: none"> • Within 800m of town centre • Within 400m of bus stop 		
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Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>H/m02, Churchgate, Hitchin</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Accessible retail/mixed development in town centre • 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. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • Public right of way through site must be maintained. • The benefits of developing on brownfield land and avoiding greenfield land are long lasting.
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> • Does not impact upon or improve access to green spaces. • There are mature trees on the site. • Mitigation – carry out a tree survey; try to retain trees if possible.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town • 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. • 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. • Most of the bus stops are conveniently located in relation to the main shopping area and there are bus stops within 400m • Train station is just within 800m of the site • Car parking space could potentially be used as retail/office space • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • There are mature trees located on the site. • It has no ecological designations. • Mitigation – carry out tree survey; try to retain trees if possible.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area, has a listed building on the site and is in an area of archaeological interest. • However, site is already used as a mixed use retail/office/car park space. • 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. • 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.
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • The site is located on the River Hiz. • 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. • Site is not contaminated • Site is not in a Groundwater Source Protection Zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	X	X	X	<ul style="list-style-type: none"> • The site is on the River Hiz and in a flood risk area. • Existing land use is similar to proposed use.

Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> 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 SUDS would be viable in this area
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> This proposed development will contribute to the regeneration of Hitchin and may tempt more people to do their shopping in the town. Positive impacts should be long lasting. Areas of Hitchin have been identified as being deprived
5(b) Increase access to decent and affordable housing	0	0	0	n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> Close to residential properties to the south and east of the site Impacts on local residents worse in short term due to construction activities.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited, though may place some extra pressure on water supply if development it more intensive. May be constraints with sewage and energy Mitigation – site specific assessment of utilities
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers – within 800m of town centre Positive impacts should start in the short term and be long lasting.
Summary				
Contributing to the regeneration of the town centre. However, there may be issues with the flood risk.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Similar existing use Town centre regeneration promoting sustainable urban living Good public transport links 		<ul style="list-style-type: none"> 84% currently access town centre by car. Close to residential properties Site is in a conservation area Site is in an area of archaeological interest 		<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Archaeological survey Tree Survey Try to retain existing mature trees on site Prevent impact on listed building and ensure that development is in keeping with character of local area, e.g.

<ul style="list-style-type: none"> • Benefits to local economy • Within 800m of town centre • Within 400m of bus stop • Not in a Groundwater Source Protection Zone • SUDS are feasible 	<ul style="list-style-type: none"> • 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 • May be constraints with sewage and energy 	<ul style="list-style-type: none"> ○ materials, style of buildings, height restrictions. ○ Consider 'zoning' the land next to the river as car parking in case of flooding. ○ SUDS ○ site specific assessment of utilities
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Type of Site and Number: Residential (Brownfield) H/r02				
Site Reference and Location: Bevan House, r/o 34 Bancroft, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> • N.a.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • Proposed development located on Brownfield site of former Office buildings and car park • Land area has no evidence of contamination. • Benefits of developing a Brownfield site and avoiding developing Greenfield sites has benefits in the short term and is long lasting. • Development could be potentially regenerating vacant land in need of remediation.

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There are several facilities within 400m proximity to the site. • Playing fields within reasonable accessibility as well as bowling greens • Limited access via footpaths or public rights of way • Mitigation – Increase pedestrian routes to green areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Along Bancroft road there is a regular coach and bus service route with regular stops (within 400m of the site) but further than 800m from the station • Mitigation –For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site currently has no evidence of visible vegetation present • Site not listed as area of ecological or environmental sensitivity.
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a.
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> • The proposed site is located within the centre of the historic core of Hitchin • The development has potential to impact upon conservation sites as well as sites of archaeological interest. • There are many listed buildings present surrounding the site itself. • Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height • Mitigation – Archaeological survey of site and surrounding area
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> • The site is not located over a Groundwater Source protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • The site is not at risk of flooding • The site is suitable for SUDS according to the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • Areas within Hitchin facing relative deprivation, this small scale development could potentially benefit and contribute to regeneration. • Any construction on vacant brownfield land within an urban area supports sustainable development. • There is potential to support local services from such a small dwelling location within the area and increase the use of public transportation to access the town centre.

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Although the development is small, in the long term the potential cost generation in the future could be high The site would contribute to the much needed houses within Hitchin itself
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> Initial construction would provide temporary disruptions No evidence of long term effects from this relatively small development
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Potential pressure on water provisions; need for boosters to maintain decent pressure levels throughout residential areas Energy reinforcement of Gas and Electric to ensure levels are maintained before and after development Mitigation – Ensure reinforced infrastructure to capacitate development
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Suburban area regeneration contributes to town centre regeneration. New housing in close proximity to the town centre. Encouraging people to use local shops and town centre. Close to centre, benefits for access to employment sector.
<p>Summary</p> <p>The site provides a suitable location for proposed residential development. The site is located upon an existing Brownfield site of former vacant office buildings. The location within deprived areas of Hitchin is likely to contribute to needed urban regeneration. Elements of constraints regarding the city are likely to cause initial problems for development and need for mitigation measures to ameliorate them.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Proposed development located on Brownfield Greenfield access within 400m (but footpath access could be improved) Within 400m of regular bus routes SUDS viable 		<ul style="list-style-type: none"> Located in conservation area and area of archaeological interest and near a number of listed buildings More than 800m from the station Infrastructure constraints; water and energy reinforcements Will not provide 		<ul style="list-style-type: none"> Increase pedestrian routes to green areas Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height Archaeological survey of site and surrounding area Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions

	affordable housing	
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Type of Site and Number: Residential (Brownfield) H/r04				
Site Reference and Location: Between 38 & 44 Bearton Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Proposed development located on Brownfield site. Land area has no evidence of contamination. Development could be potentially regenerating vacant land in need of remediation.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There are adjacent footpaths that lead to local playing fields alongside the proposed development (accessible within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular accessible Bus stops within 400m of the site itself but further than 800m from the station Mitigation -For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> Site not listed as area of ecological or environmental sensitivity. Mitigation - Some trees present on site, surveys, incorporate as much as possible into development Mitigation – Ecology survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Not located on conservation sites Site is not located upon a site of archaeological interest
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> The proposed site is not located over any groundwater source protection zones
CLIMATE CHANGE				

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"> The site proposal is not at risk in short term or long term from flooding effects. The site is suitable for SUDS according to the SUDS viability plan Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Areas within Hitchin facing relative deprivation, this small scale development could benefit and contribute to regeneration. The site itself is located close to the Western deprived estate areas Any construction on vacant brownfield land within an urban area supports sustainable development. There is potential to support local services from such a small development
5(b) Increase access to decent and affordable housing	X	0	0	<ul style="list-style-type: none"> The size of the development is small in terms of scale, suggesting limited affordable housing will be constructed Long term potentially it could benefit as it is development within an suburban area of Hitchin
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> Initial construction would provide temporary disruptions No evidence of long term effects from this relatively small development
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Potential pressure on water provisions; need for boosters to maintain decent pressure levels throughout residential areas Energy reinforcement of Gas and Electric to ensure levels are maintained before and after development Mitigation – Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Suburban area regeneration contributes to town centre regeneration. New housing in close proximity to the town centre. Encouraging people to use local shops and town centre. Provides potential benefits for access to employment sector.
Summary				
This Brownfield site development supports a number of the sustainable criteria reinforcing its suitability for residential development. Its				

accessibility to public services and transportation as well access to Green spaces and limited impact upon important environmental features are important with regards to sustainable development. (2a, 2b, 2c, 3a, 5a)

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> Proposed development located on Brownfield site Greenspace within 400m accessible via footpaths Regular bus route within 400m SUDS viable 	<ul style="list-style-type: none"> Further than 800m from station Will not provide unaffordable housing Infrastructure constraints; water and energy reinforcements Photos indicate obvious parking issues along road side, could contribute to road congestion 	<ul style="list-style-type: none"> Some trees present on site, surveys, incorporate as much as possible into development For the long term the need to improve and encourage the use of alternative transport routes in and around the town. Ecological and habitat studies within site Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions SUDS

Type of Site and Number: Residential (Brownfield) H/r06				
Site Reference and Location: r/o Fieldfares, Benslow Lane, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	√	<ul style="list-style-type: none"> Proposed development located on Brownfield site. Land area has no evidence of contamination. Development could be potentially regenerating vacant land in need of remediation.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There are adjacent footpaths that lead to local playing fields alongside the proposed development (Site is within 400m of a green space area)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> • There appears to be no bus or coach stops near to the site location. (No stops within 400m) • Restricted services run along Highbury road • Railway station is accessible via footpaths and local roads • Mitigation – Improved sustainable transport; increase bus stops within minor road areas
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site currently has evidence of mature trees and densely populated vegetation. • However the site not listed as area of ecological or environmental sensitivity. • Mitigation – Ecological and habitat studies within site • Mitigation – Tree Surveys; incorporate trees and as much vegetation in to the build as possible
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • No sites of historical conservation value or of archaeological interest within the vicinity of the development.
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> • The proposed site is not located over any groundwater source protection zones • The site does not border a watercourse
CLIMATE CHANGE				
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"> • The site proposal is not at risk in short term or long term from flooding effects. • The site is suitable for SUDS according to the SUDS viability plan • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The potential of this smaller scale development could benefit and contribute to areas of urban regeneration. • Any construction on vacant brownfield land within an urban area supports sustainable development. • There is potential to support local services within the area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The housing study outlines that this development could support affordable "decent" housing • It is located within Hitchin itself and could contribute to urban regeneration
5(c) Improve conditions	X	0	0	<ul style="list-style-type: none"> • The initial construction phase could provide temporary disruptions for

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> local residents No evidence of long term effects from this relatively small development
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. There are potential pressure on water provisions; need for boosters to maintain decent pressure levels throughout residential areas Energy reinforcement of Gas and Electric to ensure levels are maintained before and after development Mitigation – Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> The site is located within good access to local services and facilities; could enable support Located with reasonable access to the town centre Would enable people to move in to the centre for employment means; enable the reduction of commuting
Summary				
The site is located upon an existing Brownfield site and is likely to contribute to needed urban regeneration. Elements of constraints regarding the city are likely to cause initial problems for development and need for mitigation measures to ameliorate them				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Good access to Green spaces and footpath access Access to affordable housing Central location, less than 800m from the station SUDS viable 	<ul style="list-style-type: none"> Not within 400m of a bus stop Potential loss of biodiversity Identified constraints with regards to water and energy services 		<ul style="list-style-type: none"> Tree Surveys; incorporate trees and as much vegetation in to the build as possible Improve sustainable transport Improved sustainable transport; increase bus stops within minor road areas Ecological and habitat studies within site Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions SUDS 	

Type of Site and Number: Residential (Brownfield) H/r22		
Site Reference and Location: Land off Hone Way, Hitchin		
	What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Proposed development located on Brownfield site The land area has no evidence of land contamination. The site does not impact on areas of high ecological or environmental value
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site has limited access to areas of green spaces There are no visible designated footpaths; site is located within an estate so Green spaces may be minimal Mitigation – Green space provision and mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The site has access to local bus and coach route services; provision for more stops may be an option Mitigation – Sustainable transport strategies for the western estates
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site currently has evidence of vegetation and some trees present. Site not listed as area of ecological or environmental sensitivity.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> No sites of historical conservation value or of archaeological interest within the vicinity of the development.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located on a groundwater source protection zone The site does not border any local watercourses
CLIMATE CHANGE				
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"> The site proposal is not at risk in short term or long term from flooding effects. The site is suitable for SUDS according to the SUDS viability plan Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This small scale development could potentially benefit and contribute to regeneration of its particular area in the long term. Development on vacant brownfield land within an urban area supports

				<ul style="list-style-type: none"> sustainable development. The site is located within one of the identified deprived estate areas, this development could be seen as a starting point of regeneration There is potential to support local services
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Site is below the set criteria to allow the potential for affordable housing; development is too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Small scale development unlikely to cause significant disruption to local residents Site is located within a residential area, noise unlikely to significantly alter
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	0	0	<ul style="list-style-type: none"> Short term impacts could cause constraints on utilities Small development unlikely to have significant impact although current pressures are a problem Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Potential pressure on water provisions; need for boosters to maintain decent pressure levels throughout residential areas Energy reinforcement of Gas and Electric to ensure levels are maintained before and after development Mitigation – Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Suburban area regeneration contributes to town centre regeneration. New housing within deprived areas Encouraging people to use local shops and town centre
Summary				
<p>The developments location within one of the most deprived areas of Hitchin has the potential to allow sustainable regeneration of the most deprived estates within the area. The small scale of the development would therefore not contribute to large scale impacts upon the existing constraints of the city.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Located on a designated Brownfield site Located in one of highlighted deprived 		<ul style="list-style-type: none"> Has limited access to Green space areas Further than 800m from station Unlikely to contribute 		<ul style="list-style-type: none"> Green space provision and mapping Sustainable transport strategies for the Western estates Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions SUDS

<ul style="list-style-type: none"> • areas • Potential regeneration of area • Promotes sustainable urban living • Within 400m of regular bus service • SUDS viable 	<ul style="list-style-type: none"> • to affordable housing • Potential infrastructure constraints 	
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Type of Site and Number: Residential (Brownfield) H/r26				
Site Reference and Location: Gardens backing onto Matthew Gate, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	<ul style="list-style-type: none"> • N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • Development located on Brownfield site; currently unused land area. • No evidence of land contamination. • Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. • Mitigation- Conduct tree surveys on site
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • The site is over 400m from accessible Green space areas and public rights of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Development in the town of Hitchin, close to the town centre. • Public Transportation routes are easily accessible from the proposed site (within 400m) • The Town Centre and Retail study highlighted public transportation as good and provides reasonable accessibility to local services. • Mitigation –improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • This is an existing brown field site. • It has no ecological designations • There are some trees present on the site. • The development would be unlikely to enhance biodiversity within the area but current vegetation would need to be protected within the build. • Mitigation – Ecology Survey; Tree survey; try to retain trees where possible.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • Development will not impact upon conservation features and features of archaeological interest as not in a designated conservation area. • Some listed buildings within area but not in immediate proximity.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • The site is not located on a groundwater protection source location • The site does not border a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not located within a high flood risk area. • Not on a north facing slope • The site is suitable for SUDS according to SUDS viability plan

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The development could contribute to the regeneration of the deprived areas within Hitchin. There is potential to support local services within the area Potential to encourage town centre vitality.
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> 9 dwellings proposed for the site so will not provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	○	○	<ul style="list-style-type: none"> Close to other residential properties. Short term impacts during the construction phase, would result in noise and disruption.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	○	○	<ul style="list-style-type: none"> Short term impacts could cause constraints on utilities Small development unlikely to have significant impact although current pressures are a problem Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Potential pressure on water provisions; need for boosters to maintain decent pressure levels throughout residential areas Energy reinforcement of Gas and Electric to ensure levels are maintained before and after development Mitigation – Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Suburban area regeneration contributes to town centre regeneration. New housing in close proximity to the town centre. Encouraging people to use local shops and town centre.
Summary				
<p>The site location fits well into the proposed area of development and appears to meet significant sustainability criteria (1, 2a,2b,2c,3a,3c,3d, 4a,4b,5a, 7)</p> <p>Limited access to Green spaces and public rights of way within a residential area would be difficult to overcome.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Development located on brown field site. Not designated as ecologically sensitive 		<ul style="list-style-type: none"> Further than 800m from the station Short term implications of noise 		<ul style="list-style-type: none"> Tree Survey Try to retain existing trees on the site Ecological Survey Improve and encourage the use of public transport

<ul style="list-style-type: none"> location. Potential to support local services within the area SUDS Within 400m of regular bus route 	<ul style="list-style-type: none"> and disruption during the construction phase for local residents Limited access to Green spaces Will not provide affordable housing 	<ul style="list-style-type: none"> SUDS
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Type of Site and Number: Residential (Brownfield) H/r28				
Site Reference and Location: Goods Yard, Nightingale Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> Proposed development located on Brownfield site of former Railroad Goods yard. Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. Development could be potentially regenerating contaminated land. Mitigation – Land contamination assessment and remediation if necessary.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site lies almost adjacent to local playing fields Mitigation – Green Space Strategy survey within area

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Due to the large number of dwellings proposed on the site, the site may impact on local traffic congestion. • There is accessibility to frequent bus services and stops within 400m from the site. • Access to local facilities and services using the public transport • Train station is almost directly adjacent to the proposed site within 800m. • Mitigation –For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • This is a Brownfield site. • It is not designated ecological area. • There are some trees present on the site from photographic evidence. • Mitigation – Tree surveys; try to retain trees where possible.
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Site not located on an groundwater source protection zone • Does not border a watercourse. • Land area currently designated as potentially contaminated. • Development could be potentially regenerating contaminated land. • Mitigation – Land contamination assessment and remediation if necessary.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	<ul style="list-style-type: none"> • The site is not identified at risk of flooding • Mitigation – Investigate potential of CHP for large scale build. • The site is not suitable for SUDS as identified from the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • Large scale development could benefit and contribute to regeneration. • 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	✓	✓	✓	<ul style="list-style-type: none"> • Development is within the town of Hitchin. • Provides access to 'decent' housing • The number of dwellings suggests a proportion of these will be 'affordable housing'.
5(c) Improve conditions and services that engender good health and reduce health inequalities	XX	XX	XX	<ul style="list-style-type: none"> • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Housing development will be in location of current suburban area. • Mitigation – Noise assessment; Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • 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.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • New housing in close proximity to the town centre. • 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.
Summary				
<p>The sites location aims to develop a former industrial Brownfield site adjacent to a railway site. The site with regards to public transport meets the sustainable criteria however generated noise and potential health constraints are likely to be problematic in the long term for these residential properties.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Provides affordable housing • Contributes to regeneration of Hitchin. • Potential to support local services within the area • Good public transport links: closer than 		<ul style="list-style-type: none"> • Site may impact on local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Short term impact of construction on existing residents 		<ul style="list-style-type: none"> • Land contamination assessment and remediation if necessary. • Green Space Strategy survey within area • Improve and encourage the use of public transport. • Tree surveys • Try to retain trees where possible. • Noise assessment • Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier. • Investigate potential of CHP for large scale build.

<p>400m from regular bus route and 800m from station</p> <ul style="list-style-type: none"> Potentially regenerating contaminated land 	<ul style="list-style-type: none"> Potential issues with development pressure on utilities 	
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Type of Site and Number: Residential (Brownfield) H/r33				
Site Reference and Location: Railway sidings, St Michael's Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> The proposed site is currently a brown field site used primarily for storage and car parking. Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. Evidence of potential contamination; source of pollution is unknown Mitigation – Land contamination assessment and remediation if necessary.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Footpaths adjacent to development site, lead to playing fields in N.E direction (within 400m of site) Mitigation – Green Space Strategy

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • Due to the large number of dwellings proposed on the site, the site may impact on local traffic congestion. • There is accessibility to frequent bus services and ability to access local facilities and services using the public transport • Train station is next to the proposed site (within 800m) • Potential traffic problems generated from large development. • Footpath network nearby • Mitigation –For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> • A number of trees in southern part of site, potentially could be incorporated as part of the development. • This is a brown field site. • It has no ecological designations • Mitigation – Tree survey; retain trees where possible; and Ecology Surveys
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> • The site does not impact upon conservation areas or areas of archaeological interest
3(d) Reduce pollution from any source	√ X	√ X	√ X	<ul style="list-style-type: none"> • The site is not on a groundwater source protection zone • It does not border a watercourse. • Evidence of potential contamination; source of pollution is unknown.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • The site would be suitable for SUDS according to the SUDS viability plan • Mitigation - SUDS • Mitigation – Investigate potential of CHP for large scale build.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • Areas within Hitchin facing relative deprivation, this large scale development could benefit and contribute to regeneration. • There is potential to support local services
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • Development is within the town of Hitchin. • Provides access to 'decent' housing • The number of dwellings suggests a proportion of these will be 'affordable housing'.

5(c) Improve conditions and services that engender good health and reduce health inequalities	XX	XX	XX	<ul style="list-style-type: none"> • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Housing development will be in location of current suburban area. • Disruption and noise during the construction phase for existing residents nearby. • Mitigation – Noise assessment; Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • 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.
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> • New housing in close proximity to the town centre. • 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.
<p>Summary The large scale development proposed is likely to support to the provision of needed houses within Hitchin as well as contributing to the essential urban regeneration and promote town centre vitality. The location near to a direct train station would be likely to provide cumulative noise effects from the other development H.r28 as well as the current designation.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Development located on brown field site. • Not designated as ecologically sensitive location. • Provides affordable housing • Contributes to regeneration of Hitchin. • Good public transport links: regular bus route within 400m and station within 800m • Potential to support local services within 	<ul style="list-style-type: none"> • Site may impact on local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Short term impact of construction on existing residents • Potential issues with development pressure on utilities • Public right of way should be retained 		<ul style="list-style-type: none"> • Land contamination assessment and remediation if necessary. • Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier. • Investigate potential of CHP for large scale build. • SUDS 	

<ul style="list-style-type: none"> the area Potentially regenerating contaminated land SUDS viable 		
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Type of Site and Number: Residential (Brownfield) H/r43				
Site Reference and Location: r/o The Aspens, 46, Wymondley Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> The site is located upon a former Brownfield site. Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. No identified risk of land contamination.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Location of footpaths nearby the proposed sites. Location of green areas near to the site (not within 400m).
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Local public transport provides an accessible route to a main bus service. Train station within close proximity (within 800m) Mitigation –For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> Boundaries of the plot consist of trees and wooded vegetation areas. Potential for TPOs Mitigation – Ecological Survey; Tree surveys; incorporate trees into build as much as possible.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> No sites of historical conservation value or of archaeological interest within the vicinity of the development. Some listed buildings within area but not in immediate proximity
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located on a groundwater source protection zone The site does not border a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> No flood risk identified in the area. The site is not suitable for SUDS according to SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> The site is unlikely to have a significant impact upon the local town area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Development is within the town of Hitchin. Provides access to affordable and 'decent' housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Initial construction phase may impact upon local residents and cause disruption. No current outlined problem regarding noise within area.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Cumulative – Development coincides with H.r44; potential impacts of joint development Potential pressure on water provisions from such a large scale development.
TOWN CENTRES				
7 Promote sustainable urban living	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> Suburban area regeneration contributes to town centre regeneration. New housing in close proximity to the town centre. Encouraging people to use local shops and town centre.
Summary				

The development meets several areas of the sustainable criteria. The size of the development is unlikely however to contribute greatly to local services within the town centre and unlikely to improve vitality of the town centre. The designation of the site is within an existing residential area developing vacant land providing good access to public transportation and areas of green spaces.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Development located on brown field site. • Not designated as ecologically sensitive location. • regular bus route within 400m and station within 800m • Good access to green spaces • Provides affordable housing • Contributes to regeneration of Hitchin. • Potential to encourage people to centre for living. 	<ul style="list-style-type: none"> • Short term implications of noise and disruption during the construction phase for local residents • Not suitable for SUDS 	<ul style="list-style-type: none"> • Tree Survey • Try to retain existing trees on the site • Ecological Survey • Improve and encourage the use of public transport

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: H/r45, Top Field, Fishpond Road Land south of Oughton Lane Hitchin.				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		?	?	The development of the site would result in the loss an urban green space used by Hitchin Town football club, a sporting facility of some cultural and tourism value.
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	Green (but within urban area). Site (Hitchin Town Football Club) has high cultural value for local residents. Not identified within the Contaminated Land Study
2(b) Provide access to green spaces	0	0	0	With Butts Close public open space situated just to south, the proposed development would not unduly increase the distance from existing housing to open space. Although it would result in an irreversible loss of an existing playing field with associated facilities, it was used by Hitchin Town Football Club i.e. no access for informal recreation.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	Situated within 400 metres of a bus route with frequent services, and just outside the 800 metre radius of Hitchin train station. Hitchin town centre is within 800m walking distance, and a food supermarket and community/leisure facilities are located even closer. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	There is no biodiversity designation on the site. Previous use as a football pitch indicates a "green desert" of little wildlife value. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Mature trees should be kept.
3(b) Protect and enhance landscapes	✓	✓	✓	No landscape designations on site.
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	No historical designation on the site.
3(d) Reduce pollution from any source	✓	✓	✓	Site is not listed within the contaminated land study and does not border any watercourses. Site is not located within a groundwater protection zone.
CLIMATE CHANGE				
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. Due to economies of scale climate change mitigation and adaptation measures during construction, site layout and building operation could be viable. Suds not viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	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.. The housing land study has identified that there is no need to release Greenfield sites around Hitchin. (The allocation is a fall back in case sites around other towns do not come forward.)
5© Improve conditions and services that engender good health and reduce health inequalities	√	√	√	No environmental Health Issues (Environmental Health Study)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Potential to use sustainable construction and site operation techniques.
TOWN CENTRES				
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.
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Urban location within easy reach of shopping, civic and leisure facilities. Situated within 400m of a bus route with frequent services, and just outside the 800m radius of Hitchin trains station. Hitchin town centre is within 800m walking distance, and a food supermarket and community/leisure facilities are located even closer. Provision of affordable housing. Site is not within a flood risk area. 	<ul style="list-style-type: none"> The development of the site would result in the loss of sporting facilities. However, the consultation document makes clear that development is conditional on relocation of football club. SUDS not viable 		<ul style="list-style-type: none"> Replacement facilities for formal recreation should be provided Hedgerow and trees should be kept. 	

Type of Site and Number: Residential (Brownfield)			
Site Reference and Location: H/r46 B & Q, Nightingale Road, Hitchin			
	<table border="1"> <tr> <td>What is the predicted effect on</td> <td>Justification for assessment and any mitigation measures</td> </tr> </table>	What is the predicted effect on	Justification for assessment and any mitigation measures
What is the predicted effect on	Justification for assessment and any mitigation measures		

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	√√	√√	√√	<ul style="list-style-type: none"> Located near centre, access to public transport. Bus stops 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> The site is not located near any conservation or historical designated areas.
3(d) Reduce pollution from any source	0 X	0 X	0 X	<ul style="list-style-type: none"> The site is not located on a Groundwater source protection zone The site does not border a watercourse. The site has potential land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	√	√	√	<ul style="list-style-type: none"> Not located within flood risk area. Not on a north facing slope Site has potential suitability for CHP

ability to adapt to climate change				<ul style="list-style-type: none"> The site is suitable for SUDS according to SUDS viability plan. Mitigation –CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	O	O	O	<ul style="list-style-type: none"> Site not large enough to potentially contribute to urban vitality
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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	XX	X	X	<ul style="list-style-type: none"> Cumulative effects - It would not be located away from noise due to other proposed developments within the local vicinity e.g H.r28, H.r36 Within 800m of the station –Generated noise and health impacts upon these proposed developments Mitigation – Noise screening; Protect properties from noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> 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.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> 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.
Summary				
The site would replace an existing centre for employment with housing. Could be considered a suitable technique of remediation. Many sustainable objectives for the site have been met.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Development located on brown field site. Not designated as ecologically sensitive location. Will provide affordable housing Potential to remediate contaminated land SUDS viable Good access to public 	<ul style="list-style-type: none"> No current green spaces within 800m Potential contamination 		<ul style="list-style-type: none"> Green Space Strategy Mapping Potential for CHP scheme. SUDS Land contamination assessment 	

transport; within 800m of a station and 400m of a bus route		
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: H/r48 Kwik Fit, 59 Walsworth Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> Located on current Brownfield area on land that is of low amenity value. Land is potentially contaminated through current use as garage and automotive site Opportunity to reclaim contaminated land. Mitigation – Contaminated land survey; remediation if necessary
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> Footpaths and public rights of way located near to the site. Limited accessible Green space from the site location; located more in residential and retail zone Green space is over 800m from the site; not readily accessible Mitigation – Green Space Strategy
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Located near centre, access to public transport. Site is within 800m of the train station The site is accessible to local bus and coach routes; bus stops located along adjacent road to the site (within 400m) Access to local services and amenities without the need for increased car usage.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> This is an existing brown field site. It has no ecological designations Impending There is no evidence of vegetation present on the site, unlikely to impact upon biodiversity
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not located near any conservation or historical designated areas.
3(d) Reduce pollution from any source	OX	OX	OX	<ul style="list-style-type: none"> The site has evidence of potential land contamination Site does not impact upon a Groundwater Source Protection Zone Site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not located within flood risk area. The site is not on a north facing slope The site is suitable for SUDS according to SUDS viability plan Mitigation – Potential CHP scheme; development size has potential to support sustainable scheme.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> Development has potential to contribute to the much needed regeneration of Hitchin's urban areas
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The dwelling estimate for the site indicates access to affordable housing Long term – Regenerated "decent" housing within the town centre
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> Located within close proximity to train station; noise effects from railway Initial construction within residential area; noise related effects Mitigation – Noise screening
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> 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 constraints prior to development Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> 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.

Summary		
<p>The site is located adjacent to several proposed developments e.g. H.r36 and H.r38. As a combined development the provision of houses within Hitchin itself would be a great benefit to the urban regeneration and potential sustainable urban revitalisation. The proposed development would promote the reclamation of potentially contaminated land and promote the accessibility to good levels of public transportation accessible to the site itself.</p>		
Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Potential land contamination; suitable for remediation • Good access to public transport; within 800m of a station and 400m of a bus route • No effects on ecological areas or areas of biodiversity • No identified impacts on historical or archaeological sites • Site not at risk of flooding • Contribution to regeneration of urban areas • Provision of affordable housing • SUDS 	<ul style="list-style-type: none"> • Removal of an existing business and business site • Limited access to Green spaces • Noise effects from railway station • Land contamination • Potential utilities constraints; existing water, gas and electric 	<ul style="list-style-type: none"> • Contaminated land survey and remediation if necessary • Green Space Strategy • Potential CHP scheme; development size has potential to support sustainable scheme • Alternative energy resources • Improve initial utilities constraints prior to development • Alternative energy resources • Noise screening • SUDS

Ickleford

Type of Site and Number: <i>Residential (Brownfield)</i>		
Site Reference and Location: <i>I/r01, adj 69, Arlesey Road, Ickleford</i>		
	What is the predicted effect on	Justification for assessment and any mitigation measures

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> The site is small, but could contribute to the rural economy by supporting the local services within the village. Its proposal is a small development in the village of Ickleford on the edge of Hitchin.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> The location of the site is a Brownfield site. No evidence of land contamination. Benefits of developing a Brownfield site and avoiding developing Greenfield sites has benefits in the short term and is long lasting.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location backs out on to large expanses of open fields. Access to green space within 800m of the site. There are numerous footpaths around the site.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0√	0√	0√	<ul style="list-style-type: none"> Local bus service runs through the village connecting to the nearby towns. Bus stop location is easily accessible within 400m of the 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.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> This is an existing brown field site. It has no ecological designations There are some trees and vegetation present on the site from photographic evidence. 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	0	0	0	<ul style="list-style-type: none"> There is no information regarding the landscape sensitivity and capacity upon the site.

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is adjacent to a conservation area The site is partially within 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	0	0	0	<ul style="list-style-type: none"> The site is not located in a Groundwater Source Protection Zone. The site is not bordering a watercourse directly but is in the close proximity of the River Hiz.
CLIMATE CHANGE				
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"> There is no evidence suggesting the area is subject to flooding The site would be suitable for SUDS according to the SUDS viability plan The site would be too small to support CHP Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The proposed development of this site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Located as an adjoining village to the town of Hitchin which is a town identified as needing more 'decent and affordable' housing. Site too small to significantly create a large impact.
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Initial impacts would be the pressures of construction on the surrounding residential areas. Relatively small development; unlikely to have long term effects
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No identified resource constraints imposed on the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
The development within one of the surrounding villages to Hitchin does not generally contribute greatly to improvement of Hitchin itself. It does not support widely sustainable transportation as many people would still be reliant upon cars to access city centre areas.				
Strengths	Weaknesses		Potential mitigation	

<ul style="list-style-type: none"> The site could contribute to retaining local services in the village. Regular bus service to the village Development located on brown field site. Not designated as ecologically sensitive location. SUDS is viable 	<ul style="list-style-type: none"> On the edge of a conservation area In area of archaeological interest In a village site, further than 800m from a station Sensitive housing design required to ensure that proposed housing density is in keeping with village 	<ul style="list-style-type: none"> Tree surveys Retain trees where possible Flood risk assessment and potential defence measures Ecology survey Archaeological survey Investigate the possibility of utilising sustainable drainage solutions Consider the density of development so that it is in-keeping with the rest of the village Ensure that the development is sympathetic to the local area and is in keeping with local character, e.g. building materials, style and height of the buildings. Improve and encourage alternative transport
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: I/r02 r/o 55, Arlesey Road, Ickleford				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> The site is small, but could contribute to the rural economy by supporting the local services within the village. Proposal is a small development in the village of Ickleford on the edge of Hitchin
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> The location of the site is a Brownfield site. No evidence of land contamination. Benefits of developing a Brownfield site and avoiding developing Greenfield sites has benefits in the short term and is long lasting.

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There are numerous footpaths around the location. • Suggests good accessibility to Green Space areas. • Green spaces are located within at least 800m of the site; are easily accessible • Mitigation – Green Space mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	○	○	○	<ul style="list-style-type: none"> • Local bus service runs through the village connecting to the nearby towns; bus stop is within 400m of the site • However, those living in Ickleford are likely to commute out to work. • There is not a station near to the site and that is easily accessible (the site is over 800m from the site) • Mitigation – improve and encourage the use of alternative transportation.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • This is an existing brown field site. • It has no ecological designations • There are some trees and vegetation present on the site from photographic evidence. • 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	○	○	○	<ul style="list-style-type: none"> • There are no landscape capacity or sensitivity information for the village.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • The site is adjacent to a conservation area and is • The site is within 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.
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> • The site is not located in a Groundwater Source Protection Zone. • The site is not bordering a watercourse directly but is in the close proximity of the River Hiz.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	<ul style="list-style-type: none"> • The site is not in immediate risk of flooding. • The site is suitable for SUDS according to the SUDS viability plan. • Mitigation – Flood risk assessment for potential impact of site • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site could aid in retaining local services within the area. • Cumulatively – I.r01 and I.r02 combined could support and encourage

				services.
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Site too small to encourage affordable housing; village areas usually hold high residential prices
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Initial impacts would be the pressures of construction Smaller locations likely to become affected from construction phase Relatively small development; unlikely to have long term impacts
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No identified resource constraints imposed on the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
<p>The site is of relatively small size in order to largely contribute to affordable housing aspects within the area as well as towards local services. The limited access to public transportation including over designated 800m limits sustainable transport options within the area and relies mainly upon the single bus service (stops within 400m to the site). The site is situated upon an archaeological area suggesting the sustainable criteria for this is not being met. The site provides suitable access to SUDS and is unlikely to contribute to existing or potential constraints upon the village.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> The site could contribute to retaining local services in the village. Development located on brown field site. Not designated as ecologically sensitive location. No evidence of land contamination Public transport good; bus service 400m from site SUDS viable Cumulative – I.r01 & 	<ul style="list-style-type: none"> On the edge of a conservation area In area of archaeological interest Village location is likely to result in the use of cars for commuting and accessing services Sensitive housing design required to ensure that proposed housing density is in keeping with village 		<ul style="list-style-type: none"> Tree surveys Retain trees where possible Ecology Survey Archaeological survey Investigate the possibility of utilising sustainable drainage solutions Consider the density of development so that it is in-keeping with the rest of the village Ensure that the development is sympathetic to the local area and is in keeping with local character, e.g. building materials, style and height of the buildings. Improve and encourage alternative transport SUDS 	

I.r02 combined will increase potential contribution towards retaining services.		
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Kimpton

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: K/r03, Garages off Wren Close, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Services within the village stated as "Good" from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The development is located on a Brownfield site.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Bridleway has access through the site. Mitigation - Retain the public right of way Mitigation - Green space provision
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	<ul style="list-style-type: none"> Good accessibility using local bus service; bus stops are within 400m of the site - readily accessible No access to rail services within the village; station is further than 800m to the site Long term - Could encourage use of motor vehicles for commuting from village areas. Mitigation - Pedestrian cycle and walkway route mapping Mitigation - promote and encourage alternative transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • 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; ecology survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • There is no available information suggesting Landscape sensitivity or capacity for the village
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • Site will not impact upon cultural and archaeological features.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • Site not located in Groundwater Source Protection Zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site is relatively small scale; unlikely to have significant impacts within the rural area. • The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Provide access to affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> • 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • Identified constraints on sewage within the village • Development pressures could increase the problem
TOWN CENTRES				
7 Promote sustainable	0	0	0	<ul style="list-style-type: none"> • N.a

urban living				
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Local bus service • Development located on brown field site. • Not designated as ecologically sensitive location. • Provides access to affordable housing • Site will not impact upon archaeological sites • No evidence of land contamination • The site does not impact upon a Groundwater source protection zone • The site does not border a watercourse • SUDS are viable 	<ul style="list-style-type: none"> • Poor pedestrian access routes within the village • Public right of way runs through centre of property • Sewerage constraints • Rural village location may contribute to commuting 		<ul style="list-style-type: none"> • Tree surveys • Retain as many trees on the site as possible • Ecology survey • Retain public right of way • Pedestrian cycle and walkway route mapping • Encourage and improve alternative transport • SUDS 	

Knebworth

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>KB/m1, Builders Yard, London Road, Knebworth.</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short	Med	Long	

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • 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.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • 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	○	○	○	<ul style="list-style-type: none"> • The development would have no impact on access to green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	○	○	○	<ul style="list-style-type: none"> • The site is within 400m of a bus stop • 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.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site. • It has no ecological designations
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> • Site will not impact upon conservation areas or features of cultural or archaeological interest.
3(d) Reduce pollution from any source	√√	√√	√√	<ul style="list-style-type: none"> • The site is not located in Ground Water Source Protection Zone and does not border a watercourse. • The site is possibly contaminated from commercial/industrial use. • Mitigation – contaminated land survey and remediation if necessary
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • The site is not in a high flood risk area and is not on a north facing slope. • The site is suitable for SUDS • Mitigation - consider incorporating CHP into new development.

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> • 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	√	√	√	<ul style="list-style-type: none"> • Will provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> • 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • Water supply and energy supply for non-domestic development in Knebworth has not been identified as a problem.
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> • 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
Summary				
Accessible mixed use development contributing to regeneration				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Brownfield site • Similar existing use • Contributing to village regeneration • Benefits to local economy • Will provide affordable housing • Potentially reclaiming contaminated land. • Within 800m of village centre • Within 400m of bus stop 	<ul style="list-style-type: none"> • Existing congestion on London Road • Surrounded by residential properties • Site may be contaminated from commercial/industrial use 		<ul style="list-style-type: none"> • Encourage use of alternative transport • Look at making development more sustainable by incorporating CHP • Contaminated land survey and remediation if necessary. • SUDS 	

<ul style="list-style-type: none"> • Within 800m of train station • The site is not located in Ground Water Source Protection Zone and does not border a watercourse • The site is not in a high flood risk area and is not on a north facing slope. • The site is likely to be suitable for SUDS 		
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Letchworth

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>L/m1, Gernon Road and Broadway, Letchworth</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Accessible retail/mixed development in town centre • 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. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • There is no evidence of land contamination
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • Site next to designated Historic Park and Gardens, Broadway Gardens. • Located within 400m of Green space • No public right of way through site, so should not affect access to Broadway Gardens.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • The site is within 800m of the train station • The site is within 400m of an accessible bus stop and service route • 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. • Most of the bus stops and the train station are conveniently located in relation to the main shopping area. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • It has no ecological designations; however, there are trees and hedges on the site. • Mitigation – ecological survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area, and neighbours a designated Historic Park and Garden. • Site includes a listed building • However, site is already used as a council building, library, museum and community hall. • 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. • Mitigation –prevent impact on listed building; ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.
3(d) Reduce pollution from any source	√√	√√	√√	<ul style="list-style-type: none"> • The site is not located on a ground water source protection zone • The site does not bordering a watercourse. • There is no evidence of land contamination

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√√	√√	√√	<ul style="list-style-type: none"> The site is not in a high flood risk area and is not on a north-facing slope. The site is suitable for SUDS according to the SUDS viability plan Mitigation - look at the possibility of including CHP in developments
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> This proposed development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town. The site is not within a deprived sector of Letchworth according to the deprivation study Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> N.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Surrounded by retail properties Long term the site is unlikely to contribute to generated noise and other such effects.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	OX	OX	OX	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited though may place some extra pressure on water supply if development is more intensive. Potential in the long term for constraints on sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. The site is located within 800m of the town centre Positive impacts should start in the short term and be long lasting.
Summary				
With reference to the sustainable objectives regarding the site this Brownfield site for mixed use development meets all criteria except 3b,3c, 5b,5c and several identified conflicts of 6a. The site overall has a good location and prospect for a suitable development.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Town centre regeneration promoting sustainable 		<ul style="list-style-type: none"> Site is in a conservation area Next to a Historic Park and Garden 		<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Prevent impact on listed building and ensure that

<ul style="list-style-type: none"> urban living The site is within 800m of the train station The site is within 400m of an accessible bus stop and service route The site is not located on a ground water source protection zone The site does not bordering a watercourse. There is no evidence of land contamination Benefits to local economy Located within 400m of Green space SUDS The site is located within 800m of the town centre 	<ul style="list-style-type: none"> Site includes a listed building Potential in the long term for constraints on sewage disposal 	<ul style="list-style-type: none"> development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. SUDS
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Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>L/m2, Openshaw Way and The Wynd, Letchworth</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Accessible retail/mixed development in town centre 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. Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • The land has no evidence of contamination
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • The site is within 400m access to Green space areas. • The development would have no impact on access to green spaces.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> • The site is central to the town • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • The site is located within 800m of the train station. • The site has easy access to bus services and stops are evident within 400m to the site. • 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. • Most of the bus stops and the train station are conveniently located in relation to the main shopping area. • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • It has no ecological designations; however, there are trees, shrubs and hedges on the site. • Mitigation – ecological survey, tree survey.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area • Site is already used as a car park and for retail and commercial purposes. • Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. • Mitigation – ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> • The site is not located on a ground water source protection zone • The site does not border a watercourse • There is no evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse	√√	√√	√√	<ul style="list-style-type: none"> • The site is not in a high flood risk area.

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> Site is not on a north-facing slope. The site would be suitable for SUDS according to the SUDS viability plan. Mitigation - look at the possibility of including CHP in developments
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> This potential development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town. Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> N.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	XX	X	X	<ul style="list-style-type: none"> Close to residential properties to the north and east of the site. Impacts on local residents worse in short term due to construction activities. Located close to railway route; potential generated noise impacts
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	OX	OX	OX	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited though may place some extra pressure on water supply if development is more intensive. Potential in the long term for constraints on sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. Located within 800m to the centre. Positive impacts should start in the short term and be long lasting.
Summary				
The site conforms to the Sustainable criteria for 1,2a,2b,2c,3a,3d,4a,5a & 7.				
The site fails to meet 3c,5c and elements of 6a.				
Strengths				
Weaknesses				
Potential mitigation				
<ul style="list-style-type: none"> Brownfield site Similar existing use The site is within 400m access to Green space areas Town centre regeneration 	<ul style="list-style-type: none"> Over 60% currently access town centre by car. Site is in a conservation area Next to residential areas 	<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Ecological Survey 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. 		

<p>promoting sustainable urban living; Located within 800m to the centre.</p> <ul style="list-style-type: none"> • Good public transport links; The site is located within 800m of the train station. • The site has easy access to bus services and stops are evident within 400m to the site. • SUDS viable • Benefits to local economy • The site is not in a high flood risk area. • Site is not on a north-facing slope. • The site is not located on a ground water source protection zone • There is no evidence of land contamination 	<ul style="list-style-type: none"> • Located close to railway route; potential generated noise impacts 	<ul style="list-style-type: none"> • SUDS
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Type of Site and Number: <i>Other/Mixed Use</i>			
Site Reference and Location: <i>L/01, Old Grammar School, Broadway Letchworth</i>			
	What is the predicted effect on each SA objective?		
SA Objectives	Short term	Med term	Long term
Justification for assessment and any mitigation measures			

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Accessible retail/mixed development in town centre • 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. • Potential new location for District Council Offices – very central and just across the road from old council offices. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • No evidence of land contamination
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • The site is within location of Green space (within 400m) • The development would have no impact on access to green spaces, though it does border designated historic park and garden, Broadway Gardens.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • 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. • Most of the bus stops and the train station are conveniently located in relation to the main shopping area. • Site is within 800m of the train station • The site has access to bus stops within 400m • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site • It has no ecological designations; however, there are trees and hedges on the site. • Mitigation – ecological survey, tree survey.
3(b) Protect and enhance landscapes	0	0	0	N/A

3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area • Former/existing use as a Grammar School, County Council Offices, Medical Centre and events venue. • Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. • Mitigation – ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.
3(d) Reduce pollution from any source	√√	√√	√√	<ul style="list-style-type: none"> • The site is not located on a Ground water source protection zone • The site does not border a river. • No evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • The site is not in a high flood risk area. • The site may not be suitable for SUDS according to the SUDS viability plan • Site is not on a north-facing slope. • Mitigation - look at the possibility of including CHP in development
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> • This development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town. • Positive impacts should be long lasting. • Not located within a deprived area.
5(b) Increase access to decent and affordable housing	0	0	0	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> • Close to residential properties to the west of the site. • Impacts on local residents worse in short term due to construction activities.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • Existing site use similar, so additional stress limited though may place some extra pressure on water supply if development is more intensive.
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> • Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. • The site is within 800m of the town centre • Positive impacts should start in the short term and be long lasting.

Summary

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.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Town centre regeneration promoting sustainable urban living • Good public transport links • Benefits to local economy • The site is not located on a Ground water source protection zone • The site does not border a river. • No evidence of land contamination • 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 within 800m of the town centre 	<ul style="list-style-type: none"> • Over 60% currently access town centre by car. • Site is in a conservation area • Next to residential areas • The site may not be suitable for SUDS according to the SUDS viability plan 	<ul style="list-style-type: none"> • Encourage use of alternative transport • Look at making development more sustainable by incorporating CHP • Ecological Survey • Tree survey • Try to retain existing trees. • 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. • SUDS

Type of Site and Number: <i>Other/Mixed Use</i>			
Site Reference and Location: <i>L/s1, Garden Square Shopping Centre, Leys Avenue, Letchworth</i>			
	What is the predicted effect on each SA objective?		
SA Objectives	Short	Med	Long
Justification for assessment and any mitigation measures			

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Site is very well located in terms of access and other facilities. The station is located very close to this site. • Accessible retail/mixed development in town centre • 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. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • Public right of way through the site must be maintained.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • The site is within location of Green space (within 400m) • The development would have no impact on access to green spaces, though it does border designated historic park and garden, Broadway Gardens.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town. • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • Site is within 800m of the train station • The site has access to bus stops within 400m • 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. • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> This is a brown field site with a similar existing use. It has no ecological designations; however, there are trees and hedges on the site. Mitigation – ecological survey, tree survey; 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	XX	X	X	<ul style="list-style-type: none"> Site is in a conservation area However, the site is already used as a car park and for retail and commercial purposes. Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. Mitigation – ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> 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
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not in a high flood risk area, though it is not far from one as it is close to the river. The suitability for SUDS is unclear Site is not on a north-facing slope. Mitigation - look at the possibility of including CHP in developments
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> This development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town. Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	0	0	0	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> Close to residential properties to the south of the site. Impacts on local residents worse in short term due to construction activities. Long term effects neutral as proposed use very similar to existing use.
RESOURCE USE AND WASTE				
6(a) Use natural resources	0	0	0	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited though may place

efficiently; reuse, use recycled where possible				some extra pressure on water supply if development is more intensive.
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> • Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. • Site is within 800m of the town centre • Positive impacts should start in the short term and be long lasting.
Summary				
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.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • 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 		<ul style="list-style-type: none"> • Over 60% currently access town centre by car. • Site is in a conservation area • Near to residential areas 		<ul style="list-style-type: none"> • Encourage use of alternative transport • Look at making development more sustainable by incorporating CHP • Retain public right of way through site • Ecological Survey • Tree survey • Try to retain existing trees • Ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.

the town centre		
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Type of Site and Number: Other/Mixed Use				
Site Reference and Location: L/s2, Arena Parade, Eastcheap/Broadway, Letchworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Site is very well located in terms of access and other facilities. The station is located very close to this site. • Accessible retail/mixed development in town centre • 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. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • There is no evidence of land contamination
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • The site is within location of Green space (within 400m) • The development would have no impact on access to green spaces, though it does border designated historic park and garden, Broadway Gardens.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town. • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • The site is within 800m of the station • The site is located within 400m of a regular bus stop and service • 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. • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • 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	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area • There is a listed building adjacent to the site. • Site borders Historic Park and Garden. • However, the site is already used as a car park and for retail purposes. • Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. • Mitigation – ensure that development does not impact upon listed building and is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.
3(d) Reduce pollution from any source	√√	√√	√√	<ul style="list-style-type: none"> • The site does not impact upon a Groundwater Source Protection Zone • The site does not border a watercourse. • There is no evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • The site is not in a high flood risk area • The suitability for SUDS is unclear • Not on a north-facing slope. • Mitigation - look at the possibility of including CHP in developments
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> • This development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town.

				<ul style="list-style-type: none"> Area is not of high deprivation according to the Deprivation study Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	0	0	0	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Surrounded by retail and commercial properties
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited though may place some extra pressure on water supply if development is more intensive.
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. Site located within town centre (therefore within 800m) Positive impacts should start in the short term and be long lasting.
Summary				
<p>The site is proposed upon a designated Brownfield site and is proposed for a mixed use site. The constraints facing the site development are 3c & 4a. These constraints do not support the proposed sustainable criteria.</p> <p>The remainder of the of the objectives follow and support the sustainable objectives</p>				
Strengths				
Weaknesses				
Potential mitigation				
<ul style="list-style-type: none"> Brownfield site The site is within location of Green space (within 400m) Similar existing use Town centre regeneration promoting sustainable urban living It has no ecological 	<ul style="list-style-type: none"> Over 60% currently access town centre by car. Site is in a conservation area There is a listed building adjacent to the site. Site borders Historic Park and Garden. 	<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Ensure that development does not impact upon listed building and is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. 		

<ul style="list-style-type: none"> designations • The site does not impact upon a Groundwater Source Protection Zone • The site does not border a watercourse. • There is no evidence of land contamination • Good public transport links; The site is within 800m of the station • The site is located within 400m of a regular bus stop and service • Benefits to local economy • Site located within town centre (therefore within 800m) 	<ul style="list-style-type: none"> • 	
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r02 opp 382-392, Icknield Way, Letchworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> • N.a
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> • 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	✓	✓	✓	<ul style="list-style-type: none"> • Footpaths located near proposed site • Recreation ground within close proximity (within 800m of the site) • Mitigation – Green Space infrastructure
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site located within good access to a bus route; bus stops accessible near to the site (Within 400m) • The site has good access to the train station (within 800m). • Transport study identifies no constraints for public transportation • Site provides good accessibility to local services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • 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	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • The site has no identified impact on conservation areas or on archaeological areas.
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> • 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
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	<ul style="list-style-type: none"> • The site is not located in a flood risk area. • The site is suitable for SUDS to be implemented according to the SUDS viability plan • Mitigation – Large development; potential CHP schemes
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • 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	✓	✓	✓	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Limited capacity on sewage treatment Large development; long term would encourage more pressure on its capacity.
TOWN CENTRES				
7 Promote sustainable urban living	✓ X	✓ X	✓ X	<ul style="list-style-type: none"> Long term would encourage people to move in to the town centres Site is located over 800m to the town centre.
Summary				
<p>The large development of the site aims to reclaim some potentially contaminated land in need of remediation. The site is not within a significant deprived area of Letchworth however it would contribute to the need for inner city housing and promote sustainable transport aiming to reduce elements of commuting from outside of the city itself.</p>				
Strengths				
Weaknesses				
Potential mitigation				
<ul style="list-style-type: none"> Good access to public transport – within 400m of a bus stop and 800m of a railway station The site has no identified impact on conservation areas or on archaeological areas. Brownfield site. Land has low environmental value Provision of affordable housing SUDS Encourage workers to live within city, access 	<ul style="list-style-type: none"> Site located next to Railway tracks; potential noise impacts in the long term Constraints on sewage disposal Located over 800m from the town centre 	<ul style="list-style-type: none"> Land contamination survey and remediation if necessary Green Space survey Tree Surveys on Site Incorporate as many trees as possible Ecology survey Large development; potential CHP scheme Noise mapping on current site and predicted levels Noise barriers SUDS 		

<ul style="list-style-type: none"> to office space Potential to reclaim contaminated land 		
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r08, St Michael's House, 105, Norton Way South, Letchworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> Current usage is an employment site Designated Brownfield site. Land has low environmental value There is no evidence of land contamination
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Site is adjacent to Howard Park and Playground area Close to designated Historic Park and Gardens; Site within 400m of these areas Mitigation – Green Space access mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Public transportation within the area according to the Transport study is identified as “good” Good accessibility for train station; site is within 800m of the station Regular bus routes within location of the site; stops are situated within 400m of the site Mitigation – Encourage sustainable transport initiatives; pedestrian routes
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> • Site does not impact on designated ecological areas. • Limited vegetation present on site. • Mitigation - Tree survey; try to retain existing trees where possible.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is located within designated conservation area • Site is relatively large; likely impact upon local character of development. • Mitigation – Ensure that development is in keeping with local character, e.g. building materials, style and building height.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • The site is not located on a Groundwater source protection zone 2 • Site is not bordering a watercourse • There is no evidence of land contamination upon the site.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • The site is not located in a flood risk area. • Identified problems regarding surface water, long term post development effects could be a problem. • Large site may increase runoff. • Site is not suitable for SUDS according to the SUDS viability plan • Mitigation – Large development; potential CHP schemes
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ X	✓ X	✓ X	<ul style="list-style-type: none"> • It is the removal of a former employment site; reducing prosperity. • Development of the site has the potential to help contribute to regeneration of the town. • The Town and Retail paper states a number of inhabitants commute outside of district to conduct comparison shopping and retail activities • Small scale development; likely to benefit upon a local neighbourhood level
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Developing affordable “decent” housing within Letchworth • Provide good access for workers who work within the town centre
5(c) Improve conditions and services that engender good health and reduce health inequalities	0 X	0 X	0 X	<ul style="list-style-type: none"> • Construction process likely to contribute to short term effects • Located near to railway; potential generated noise effects
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • Limited identified capacity on sewage treatment

TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Long term would encourage people to move in to the town centres, • The site is located within the town centre; therefore within 800m • This provides access for residents to services and facilities within the town; help reduce commuting
Summary				
The site is within 800m to the town centre providing good access to services and accessibility to the retail facilities. The site is located within a conservation area with surrounding listed buildings present suggesting development impact would be likely to affect these sites.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Designated Brownfield site with low environmental value • Access to historic parks and green spaces within the town area. • Within 400m of a regular bus route and 800m of the station • Contributes to regeneration of the town. • Provides affordable housing • Within 800m of the town centre 	<ul style="list-style-type: none"> • Site located within conservation area, • Construction process may be problematic for existing residents. • Potential constraints regarding sewage disposal • Part of the site in 1 in 100 year flood plain 		<ul style="list-style-type: none"> • Green Space access mapping • Tree survey • Try to retain trees where possible • Flood risk assessment • Investigate the use of sustainable drainage systems • Encourage sustainable transport initiatives, e.g. pedestrian routes • Large development; potential CHP schemes • Ensure development is in keeping with local character, e.g. building materials, style and height of buildings. 	

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r11 Ivel Court, Radburn Way, Letchworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				

1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Brownfield site. Land is not designated of environmental or ecological importance. No evidence of land contamination
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There are surrounding green spaces around the site including playing fields; within 400m of the site Mitigation – Improvements to local footpaths for access to Green Spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Good access to bus routes Transport study identifies no constraints for public transportation Transport provides accessibility to local services from the site Bus stop within 400m of the site Train station is located further than 800m from the site Not close to town centre, could encourage vehicle use above public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> Site does not impact upon designated ecological areas. No notable vegetation present on site.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not located within a Conservation are The site is not located within an archaeological area
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> Site located on a Groundwater source protection area Zone 2
CLIMATE CHANGE				
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"> The site is not located in a flood risk area. The site is suitable for SUDS according to the SUDS viability plan Mitigation – SUDS Mitigation – Large development; potential CHP schemes
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Large scale development could contribute to the regeneration of the area A number of inhabitants commute outside of district to conduct comparison shopping and retail activities

				<ul style="list-style-type: none"> The site has potential to contribute to the overall improvement of the local economy. Retaining local shops – contributes to more sustainable patterns The site is not located within a deprived area of Letchworth
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The redevelopment of this large site is likely to contribute to affordable, decent housing within the Letchworth area Mitigation – ensure there is a portion of affordable housing as part of this development
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Construction process likely to contribute to short term noise effects
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Potential in the long term for constraints on sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Encourages people to move in to the town centres Site is located over 800m to the town centre; not promoting sustainable urban living
Summary				
<p>The site meets the sustainable criteria for 2a,2b and 2c however the distance for the train station being over 800m is potentially problematic. The designation of the site is suitable regarding the limited impacts upon conservation areas as well as no impacts upon ecological areas. The site is incorporating existing services within the proposed residential development suggesting more accessibility to services within the area.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Designated Brownfield site with low environmental value Regeneration of run down site Provides decent, affordable housing, located within good distance for main centre for employment Shops are being kept as part of redevelopment 	<ul style="list-style-type: none"> Site located over groundwater source protection zone 2 Problem currently regarding sewage disposal Surface water effects; potential increased run off from development Train station over 800m from the site. 		<ul style="list-style-type: none"> Encourage sustainable transport initiatives, e.g. pedestrian routes Green Space access mapping Mapping of potential effects on groundwater Investigate use of sustainable drainage systems Ensure there is an element of affordable housing within this development 	

<ul style="list-style-type: none"> • SUDS • Provides good access to Green spaces (within 400m to the site) • Good public transport (bus stop and service within 400m of the site) • Site does not impact upon conservation area or archaeological area. 		
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Type of Site and Number: <i>Residential (Brownfield)</i>				
Site Reference and Location: <i>L/r25 Goods Yard, Norton Way North, Letchworth Garden City</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	<ul style="list-style-type: none"> • N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • Brownfield area • Land has potential contamination from former use in railroad goods yard – potential to reclaim contaminated land • Remediate land if necessary • Site has low environmental amenity and ecological importance. • Mitigation – Land contamination assessment and land remediation if necessary
2(b) Provide access to green spaces	?	?	?	<ul style="list-style-type: none"> • Limited public rights of way around the site • Access to green space is unclear, but development is large enough to provide some open space • Mitigation – Green space mapping and designation

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site is located adjacent to railway station (located within 800m) • Site is accessible to the town centre from the use of public transport • Regular bus routes connect site to town centre; (bus stops within 400m) • Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> • The site is not designated as an important ecological site • Some trees and vegetation present on site • Mitigation - tree survey; try to retain trees where possible; ecology survey
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	○	○	○	<ul style="list-style-type: none"> • Site is adjacent to a conservation area. • Site is not located on a site of archaeological importance. • Mitigation - if site is redeveloped as residential, try to make it sympathetic to adjacent conservation area.
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> • The site is not located near a watercourse • Site is not located over a Ground water Source Protection Zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • There are identified problems regarding surface water runoff from the Transport and Utilities constraints study • Unsuitable topography for Solar energy alternatives • Site is not suitable for SUDS according to SUDS viability plan • Mitigation – Large development; potential CHP schemes
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ X	✓ X	✓ X	<ul style="list-style-type: none"> • Fairly large scale residential development or potentially staying as a car dealership • A number of inhabitants commute outside of district to conduct comparison shopping and retail activities • Potential removal of an existing employment building • The site is not located within a deprived area of Letchworth according to the deprivation study • The site is likely to contribute to the overall improvement of the local economy.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Development is proposed to capacitate 53 dwellings. • Will provide affordable housing.

5(c) Improve conditions and services that engender good health and reduce health inequalities	XX	X	X	<ul style="list-style-type: none"> • There are railway lines to the south and east of the site - potential to cause significant noise pollution. • Initial construction period has potential to affect residential areas. • Mitigation – Noise survey and noise screening
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • Current infrastructure pressures identified - sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to town centre, could lower commuting levels to employment sectors. • Location provides good access to services • Site within 800m of town centre • Encourage people to live in town centre areas, good access to main area
<p>Summary</p> <p>The site is within good accessibility of public transport facilities, located within 800m of the train station itself. The site is adjacent to a conservation area suggesting development in a sustainable context would have to conserve and promote a sensitive approach to ensure development follows the characteristic.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Brownfield site. • Good public transport; accessible to bus and train services. (Bus within 400m and train within 800m) • Regeneration of urban area; revitalisation • Potential to remediate contaminated land • Will provide affordable housing • Development close to town centre within 	<ul style="list-style-type: none"> • Surface water run off. • Noise disturbances from railroad • Infrastructure pressures – sewage • Unsuitable for SUDS 		<ul style="list-style-type: none"> • Land contamination assessment and land remediation if necessary • Enhance pedestrian routes • Try to ensure that if site is redeveloped, the buildings are sympathetic to the adjacent conservation area • Noise survey and screening • Ensure appropriate access to green space 	

<ul style="list-style-type: none"> 800m Large development; potential CHP schemes 		
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Type of Site and Number: Residential (Brownfield) L.30				
Site Reference and Location: Laundry, Pixmore Avenue, Letchworth GC				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> Brownfield, contaminated site (existing use as motor works/laundry) Remediation would be necessary Mitigation - land contamination survey and remediation
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> This site is within 400 m of green space and a public right of way runs along the boundary
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> This site is within 800 m of the station and within 400 m of a bus stop. Several bus services operate along Pixmore Avenue
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> Brownfield site, not designated for biodiversity or ecological value Mature trees onsite Mitigation - Tree survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site adjacent to conservation area Mitigation - Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height.

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • Site is potentially contaminated from its use as a laundry and motor works • Site is located in Groundwater Source Protection Zone 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not north facing • Site does not border a watercourse • Site is not in a flood risk area • May be unsuitable for SUDS according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This development could contribute to the regeneration of Letchworth • There is potential for this site to support services and facilities in Letchworth. Particularly if it is part of a larger development (i.e. site L.r10)
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This is a development of 36 residences within Letchworth – providing decent and affordable housing •
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> • Cumulative impact of construction on existing residents • Largely an existing residential area
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	0	0	<ul style="list-style-type: none"> • Limited sewage capacity – sites could be phased for after 2012 • Limited capacity at secondary schools • Mitigation – assess sewage capacity
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Housing within 800m of town centre
<p>Summary</p> <p>Site meets several of the criteria, in particular 2a, 2c, 5b and 7.</p> <p>If this site goes ahead as well as L/r10, the cumulative impact of these extra residences would be quite large on this area and on utilities.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Brownfield site • Site is not north facing • Site does not border a watercourse 	<ul style="list-style-type: none"> • Contaminated land • Borders a conservation area • Site is located in 		<ul style="list-style-type: none"> • Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height. • Land contamination survey and remediation 	

<ul style="list-style-type: none"> • Site is not in a flood risk area • Providing decent and affordable housing in Letchworth • Contributing to regeneration • Within 400 of bus stop • Within 800 m of station • Housing within 800m of town centre • Opportunity to reclaim contaminated land • Will provide affordable housing 	<p>Groundwater Source Protection Zone 2</p> <ul style="list-style-type: none"> • Cumulative impact of a large residential development when viewed alongside L.r10 • Mature trees onsite • May be unsuitable for SUDS • Limited capacity at secondary schools • Limited sewage capacity – sites could be phased for after 2012 	<ul style="list-style-type: none"> • Ensure that there is a proportion of affordable housing • Tree survey • Assess sewage capacity • Investigate suitability for SUDS
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Type of Site and Number: Residential (Greenfield) L/r33				
Site Reference and Location: Land North of Croft Lane, Letchworth GC				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	<ul style="list-style-type: none"> • N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> • Greenfield site • Agricultural Grade 2
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • The site has good access to surrounding green spaces • There are numerous footpaths running adjacent and around the site itself

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Site on the edge of town • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> • The site is not located within any ecological designated zones • Boundaries are defined by hedgerows • Development unlikely to improve biodiversity • Mitigation – Ecology survey • Mitigation – Ensure hedgerows are maintained
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> • The Landscape Capacity Study identifies this site as being of moderate sensitivity to development and having a moderate capacity for development.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • The site is located adjacent to a conservation area • There are listed buildings present around the site • Mitigation – Ensure the development does not impact upon the setting of the conservation area
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • The site is not located near a watercourse or over a Groundwater Source Protection Zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • The site is not located in a flood risk area. • Potential long-term cumulative impacts of building on greenfield land - identified problems regarding surface water from Constraints study; development of Greenfield would contribute to surface runoff • The size of the development could potentially support a CHP scheme • The site would not be suitable for a SUDS scheme according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> • Not in a deprived part of Letchworth
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Development is proposed to capacitate 94 dwellings. • Provides the opportunity of affordable and decent housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> • The initial construction period has potential to affect residential areas

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • There are current infrastructure pressures identified from sewage disposal of surrounding residential areas within Letchworth. • The large size development is likely to contribute to increasing pressure on resource constraints
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> • The site is not located near to the main urban centre • Could encourage the use of cars in and around the town
<p>Summary</p> <p>Greenfield development on high quality agricultural land does not score well against criteria 2a.</p> <p>The location of the site is on the edge of the town itself and may face utilities constraints through the size of its development.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Good access and public rights of way to Green spaces • Within 400m of bus stop • Not in Groundwater Source Protection Zone • Provides access to affordable housing • Could support CHP scheme 	<ul style="list-style-type: none"> • Greenfield site • Land of grade 2 agricultural quality • Potential impact upon the setting of the conservation area and surrounding listed buildings • Identified constraints; sewage capacity • Could encourage the use of cars; large site increased local congestion • Site on the edge of town • Not suitable for SUDS • Construction disruption for residents 		<ul style="list-style-type: none"> • Enhance pedestrian routes; encourage and promote sustainable transport initiatives • Ecology survey • Ensure hedgerows are maintained • Ensure the development does not impact upon the setting of the conservation area • Ensure buildings fit with local character in terms of materials, size etc 	

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Royston

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>R/m2, Civic Centre, Melbourne Street, Royston.</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Site is well located in terms of access and other facilities. • Improvement of existing facilities on site and development of residential properties which has potential to support and encourage the local economy. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of existing facilities and development of residential properties to fund improvements. • The site is Brownfield • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • This site has been identified as being likely to have contaminated land and so provides an opportunity to reduce quantity of unremediated contaminated land. • Mitigation – contaminated land survey and remediation if necessary.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • Park is located to the south of the site (within 400m to the site) • However, there is no right of way across the site. • New residential properties will be close to a green space which is positive. • Mitigation – ensure that access to the park is not infringed by new development.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town. It is important to keep the health centre, town hall, police station and council offices central and accessible. • Site is easily accessible (within 400m) to a bus service and stop locations • The site is located within 800m of a train station • Less than 50% of shoppers surveyed had driven into Royston. Most walk. Few use public transport • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site. • There are trees and shrubs onsite • It has no ecological designations • Mitigation - Ecological survey; tree survey; try to retain trees as part of improvement works.
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> • Site is in a conservation area and in an area of archaeological interest. • Proposed site use is improving existing facilities onsite. • Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. • Mitigation – ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. • Mitigation – archaeological survey
3(d) Reduce pollution from any source	✗	✗	✗	<ul style="list-style-type: none"> • The site is located in Ground Water Source Protection Zone 3 • Site does not border a watercourse • The site is potentially contaminated from its existing use as car parking facilities • The source is likely from underground fuel storage tanks
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • The site is not in a high flood risk area and is not on a north facing slope • The site is suitable for SUDS according to the SUDS viability plan • Regenerating existing site use. • Mitigation – look at including CHP as part of the improvement works.
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> This development will contribute to the regeneration of Royston and helps to retain important services and facilities in the town, e.g. health centre and council offices. Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Proposed number of dwellings unknown
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Predominantly surrounded by residential properties. However, existing site use is similar.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited though may place some extra pressure on water supply because of residential development. However this site has not been identified as being problematic.
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration Housing within town centre (within 800m) Positive impacts should start in the short term and be long lasting.
Summary				
<p>The site is proposed upon an existing Brownfield site with evidence of land contamination. The proposed uses range from a police station to residential to offices.</p> <p>Overall, the site supports the sustainable criteria and objectives well however 3c & 3d would need to be addressed before development could take place.</p>				
Strengths				
<ul style="list-style-type: none"> Brownfield site Improving existing facilities Retaining facilities and services in town centre, e.g. council offices and health centre Access to Green space within 400m Benefits to local 		Weaknesses		Potential mitigation
		<ul style="list-style-type: none"> Site is in a conservation area Site is in area of archaeological interest Next to congested road (Town Centre and Retail Study) Surrounded by residential properties Biological Records Centre indicates that 		<ul style="list-style-type: none"> Tree survey Retain trees as part of development Ecological survey Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Contaminated land survey and remediation if appropriate. Ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. Archaeological survey SUDS

<p>economy</p> <ul style="list-style-type: none"> • Housing in town centre (within 800m) • Providing 'decent' housing in Royston • Site is easily accessible (within 400m) to a bus service and stop locations • The site is located within 800m of a train station • SUDS • Opportunity to reclaim and remediate contaminated land • Flat topography 	<p>this site has potential ecological interest.</p>	
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Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>R/m3, Shopping Parade, Angel Pavement, Royston.</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> • Site is central and well located in terms of access and other facilities. • 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. • 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. • Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Refurbishment or redevelopment of a run down shopping parade • The site is Brownfield • There is no evidence of land contamination • The benefits of redeveloping on brownfield land and avoiding greenfield land are long lasting.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • The site is within 400m of Priory Gardens • The site has no accessible public rights of way • The development would have no impact on access to green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√ X	√ X	√ X	<ul style="list-style-type: none"> • The site is 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. • The site is easily accessible within 400m to bus service and stops • The site is located further than 800m to the train station • Less than 50% of shoppers surveyed had driven into Royston. Most walk. • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • It has no ecological designations
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	√ X	√ X	√ X	<ul style="list-style-type: none"> • Site is in a conservation area and in an area of archaeological interest • It is surrounded by listed buildings. • However, the site has been identified as being run down and needing improvement. • 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 • 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. • Archaeological survey • Mitigation – try to adopt a joint management plan for the shopping parade to ensure that it does not become run down in the future.

3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> The site is located in Ground Water Source Protection Zone 3 Site does not border a watercourse There is no evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> The site is not in a high flood risk area The site is on a slight north facing slope The site is suitable for SUDS according to the SUDS viability plan Look at the possibility of installing CHP as part of the refurbishment/redevelopment
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√√	√√	√√	<ul style="list-style-type: none"> 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. Site is not within a deprived area according to the Deprivation study Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	0	0	0	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Surrounded by retail and commercial properties; Unlikely to have significant changes
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 X	0 X	0 X	<ul style="list-style-type: none"> Proposed development is refurbishment or redevelopment of existing shopping parade, so do not anticipate additional stress. Identified sewage constraints from the Transport and Utilities study; large development could increase pressure upon these services
TOWN CENTRES				
7 Promote sustainable urban living	√√	√√	√√	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. Site is located within the town centre (easily within 800m) Positive impacts should start in the short term and be long lasting.
<p>Summary 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 & 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 & 7</p>				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Encourage use of alternative transport • Look at making development more sustainable by incorporating CHP • 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. • Archaeological survey • SUDS

Type of Site and Number: Other/Mixed Use				
Site Reference and Location: R/02, Royston Hospital, London Road, 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	
ECONOMIC ACTIVITY				

1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • Proposal for housing on hospital site to fund improvements. • The site is on the edge of the settlement of Royston, but this is quite close to the town, so is good in terms of accessibility.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> • Brownfield site • The benefits of redeveloping on brownfield land and avoiding greenfield land are long lasting. • It is likely that this site is contaminated and so provides an opportunity to reclaim contaminated land • Mitigation – contaminated land survey and remediation where necessary.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • The development is on the edge of the settlement near to plenty of open space (site is easily accessible to Green space within 400m) • However, the information says that the site is grassed, so it is important to maintain a garden/outside area for patients and visitors to sue. • There is a public right of way along the boundary of the site. • Mitigation – ensure that the public right of way is maintained and not blocked. • Mitigation – ensure outside space is maintained for hospital patients and visitors.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • The site is located over 800m from the nearest train station • The site has access to Bus routes and stops within 400m of the site • The site is close to the town centre and should encourage people to access facilities and services by foot or alternative transportation. • In the town centre and retail study, a high proportion of shoppers in Royston came into the town by foot.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • This is a brown field site • It has no ecological designations • There are some trees present • Mitigation – tree survey and try to retain trees as part of development
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> • The site is located within a moderate to high capacity area according to the Royston capacity study • The site is located within an area of low sensitivity according to the sensitivity study for Royston
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • This site is not in a conservation area

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is located in Ground Water Source Protection Zone 3 Site does not border a watercourse The Site has potential contamination from its use as a hospital
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not in a flood risk area The site is on a slight north facing slope The site is suitable for SUDS according to the SUDS viability plan Mitigation - Look at the possibility of installing CHP as part of the development
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The development of housing on this site has the potential to fund improvements to the local hospital which is positive for local people and the area. The site is not within a deprived area according to the Deprivation study
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This development will provide 'decent' housing The number of proposed houses on the site is unknown Mitigation - ensure a portion of housing is 'affordable housing'.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> May be noise issues for potential residents - ambulances etc
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Sewage capacity is limited in Royston up till 2015.
TOWN CENTRES				
7 Promote sustainable urban living	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> This site would provide housing near to the town centre which will support the local economy and promote sustainable living patterns The site is located within 800m of the town centre itself The development will fund improvements to the local hospital.
Summary				
<p>The site is proposed upon a Brownfield site upon the outskirts of Royston. The proposed use of the site is for housing development.</p> <p>The current constraints upon the site are 3d, 5c, 6a. Site has potential to support a significant number of the sustainable objectives.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site 	<ul style="list-style-type: none"> Site is on a north 		<ul style="list-style-type: none"> Encourage use of alternative transport 	

<ul style="list-style-type: none"> • Accessible for facilities and services in the town • Benefits to local economy • Potential to reclaim and remediate contaminated land • Close to lots of open space (Green space within 400m of the site) • Helps to fund improvements to local hospital • The site has access to Bus routes and stops within 400m of the site • The site is located within a moderate to high capacity area according to the Royston capacity study • The site is located within an area of low sensitivity according to the sensitivity study for Royston • The site is located within 800m of the town centre itself • Suitable for SUDS 	<ul style="list-style-type: none"> • facing slope • Site is located in a Groundwater Source Protection Zone • Public right of way along site boundary • Is this the hospital's outside space? • Possible issues with parking conflicts between hospital users and residents • May be noise issues for future residents – ambulances etc • Limited sewage capacity • The site is located over 800m from the nearest train station 	<ul style="list-style-type: none"> • Look at making development more sustainable by incorporating CHP • Contaminated land survey and remediation where necessary. • Ensure that the public right of way is maintained and not blocked. • Ensure some outside space is maintained for hospital patients and visitors. • Tree survey and try to retain trees as part of development • Ensure a proportion of the development is 'affordable housing'. • SUDS
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Type of Site and Number: Residential (Uncertain – Urban area)				
Site Reference and Location: R/r10 Land adj 20, Lindsay Close, 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	

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> There is general uncertainty as to whether the site is Greenfield or Brownfield There is no impact on areas of ecological or environmental importance Long term – Potentially located on a Greenfield site within an urban area; Loss of Green space within town Mitigation – Assessment of land type; definition of whether site is Greenfield or Brownfield Mitigation – Tree surveys; trees present on current boundary, incorporate as many trees as possible into the site
2(b) Provide access to green spaces	?	?	?	<ul style="list-style-type: none"> Greenspace may be provided within development of adjacent r/r11
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> The site would be accessible through Lindsay Close for car use Bus and coach route along Burns way Train service is not located within close proximity (not within 800m) Lack of easy access could contribute to car usage Mitigation – Improve public transport access routes towards site Mitigation – Sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> Land type is defined as Scrub land Site not listed as area of ecological or environmental sensitivity
3(b) Protect and enhance landscapes	O	O	O	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Site does not conflict with any designated areas of historical interest Site does not impede on archaeological or conservation areas
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site does not border a watercourse The site is not located in a Groundwater Source Protection Zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not located in an area at risk of flooding. SUDS viable
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> The site will not contribute to specific deprived areas. Housing estimated only a small development Located on border of town itself Limited access to local services
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> The dwelling estimate for the site is 6, indicates potentially there may not be low cost housing on this site More house provision within the Royston area and adjoining Baldock
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The initial impacts would be the pressures of construction on the surrounding residential areas. Small development, long term would be unlikely to contribute to noise factors and other constraints
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	XX	X	X	<ul style="list-style-type: none"> Sewage works within area; restricted development until 2015; Need for redevelopment of Infrastructure before development can take place Potential pressures on infrastructure Energy supplies need redevelopment Short term – Initial development pressures likely to disrupt and pressurise services Mitigation – Sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Site is located further than 800m to the town centre; public transport insufficient to support access to town services
Summary				
<p>The site does not follow several of the sustainable criteria 2b, 2c, 5c, 6a & 7 Site designation is uncertain and the access of the site to transport and services is out of range to support a sustainable development</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> The site is not located on in a Groundwater Source Protection Zone. SUDs viable Within 400m of regular bus route 		<ul style="list-style-type: none"> Train service is not located within close proximity (not within 800m) General topography is undulating with a large central depression; need for landscape groundwork prior to development 		<ul style="list-style-type: none"> Assessment of land type; definition of whether site is Greenfield or Brownfield Tree surveys; trees present on current boundary, incorporate as many trees as possible into the site Potential Green Space designation and improved accessibility Improve public transport access routes towards site Sustainable transport initiatives Sustainable energy solutions SUDS

	<ul style="list-style-type: none"> • Too small to provide affordable housing • Potential infrastructure constraints especially sewage • Site is located further than 800m to the town centre; public transport insufficient to support access to town services 	
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: R/r12 The Warren Car Park, London Road, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Housing estimated large size development • Located in town historic centre • Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • The site is located on a Brownfield area. • Mitigation – Incorporate Greenspace into the site development • Mitigation – Some mature trees present; surveys to protect and incorporate them in to the development
2(b) Provide access to green spaces	X√	X√	X√	<ul style="list-style-type: none"> • Green space currently part of the site usage – could lead to loss of green space • Within 400m of green space • Several footpaths evident but not adjoining site itself • Mitigation – Retain Green space in development

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	✓	✓	<ul style="list-style-type: none"> • Site currently used as bus station; Could lead to loss of potential bus services • Within 400m of bus stop • Over 800m to train station • Site also used for car parking; lead to loss of car parking facilities, could be more sustainable in centre • Short term could be problematic in services coping •
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • Some vegetation present on site; mature trees and grass • Site not listed as area of ecological or environmental sensitivity
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is located within Royston historic core • Located in conservation area and archaeological areas of interest • Listed buildings are present around the site • Mitigation – Archaeological survey of site and surrounding area • Mitigation - Ensure that development is in keeping with local character, e.g. building materials, style, height
3(d) Reduce pollution from any source	X?	X?	X?	<ul style="list-style-type: none"> • 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 is located over a zone 2 Groundwater source protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	<ul style="list-style-type: none"> • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. • Site is not located in a flood risk area • CHP could be a suitable sustainable option for size of site. • SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> • Site is proposing to remove a bus station and service; effects within the centre in terms of public transport • Long term - Site has potential to support local services within the retail centre • Not identified as a deprived area

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the site is proposed at 55 dwellings; providing affordable housing Housing located within the town centre, accessible to range of social classes
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> Initial construction phase likely to disrupt centre and contribute to generated noise Located within residential and retail centre, could have little impact in the long term
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> 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.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> New housing located in the town centre (within 800m) Encouraging people to use local shops and town centre Could reduce commuting for employment in centre.
Summary				
Brownfield residential development within the town centre.				
Main constraints would be utilities, historic/cultural restrictions and groundwater.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Location of site within centre, support for economy - within 800m of town centre Brownfield site Provide access to affordable housing New housing located in the town centre. Encouraging people to use local shops and town centre Could reduce commuting for employment in centre. SUDs viable 	<ul style="list-style-type: none"> Loss of current use as bus station Could lead to loss of green space Over 800m to the station Located in conservation area and archaeological areas of interest Listed buildings are present around the site There are significant constraints on the capacity of the Royston sewage 		<ul style="list-style-type: none"> Ensure that the STW can effectively protect water quality before proceeding with development. Ensure high levels of water efficiency in development Incorporate green space into the site development Some mature trees present; surveys to protect and incorporate them in to the development Retain Green space in development Relocation of bus stop/service to counteract the site Sustainable transport; local bus for in and around centre Archaeological survey of site and surrounding area Ensure that development is in keeping with local character, e.g. building materials, style, height Potential groundwater impacts from development Sustainable energy solutions for large scheme SUDS 	

<ul style="list-style-type: none"> • Within 400m of bus stop • Within 400m of green space 	<p>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.</p> <ul style="list-style-type: none"> • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. • Site is located over a zone 2 Groundwater source protection zone. 	
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: R/r13 Industrial estate, Lower Gower Road, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	<ul style="list-style-type: none"> • Site proposes to remove local businesses and a thriving employment area • Doesn't support prosperity or economic growth for the local economy
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The site is located on a designated Brownfield area. Land is suitable for remediation Site is not specified for agricultural amenity or of environmental importance.
2(b) Provide access to green spaces	?	?	?	<ul style="list-style-type: none"> Limited access to Green spaces from site – some spaces within 400m, but no evidence of public rights of way surrounding site.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The local bus service with regards to the site has a restricted service Bus stop within 400m Station within 800m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site currently has no evidence of visible vegetation present Site not listed as area of ecological or environmental sensitivity.
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Site does not conflict with any designated areas of historical interest Site does not impede on archaeological or conservation areas
3(d) Reduce pollution from any source	X?	X?	X?	<ul style="list-style-type: none"> 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 The site does not border a watercourse The site is not located on in Groundwater Source Protection Zone. Site has evidence of land contamination; from historic laundry and current garages Mitigation – Land contamination assessment ; remediation if needed
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	<ul style="list-style-type: none"> Improvements required to the Royston STW to facilitate development are likely to be energy intensive. The site is not located in an area at risk of flooding. SUDs viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Removal of local "thriving" family businesses Small development, reduced support for existing services Area is not identified as being deprived

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The dwelling estimate for the site is relatively large; therefore would support affordable housing More house provision within the Royston area and adjoining Baldock
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> Site will be located adjacent to railway line, noise and pollution generated from this Mitigation – Noise reduction barriers
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	<ul style="list-style-type: none"> A medium sized 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.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> New housing in close proximity to the town centre – within 800m Encouraging people to use local shops and town centre Could reduce commuting for employment in centre.
Summary				
Brownfield development within 800m of the town centre.				
The main constraints are related to utilities and the potential noise from the railway.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> The site is located on a designated Brownfield area. Site has evidence of land contamination; suitable for remediation Provides good model of sustainable urban living – within 800m of town centre The site is not located on in Groundwater Source Protection Zone. 	<ul style="list-style-type: none"> Removal of local business; economic and local service effects Noise effects from railway Infrastructure pressures currently and long term from site build Contaminated land There are significant constraints on the capacity of the Royston sewage 		<ul style="list-style-type: none"> Ensure that the STW can effectively protect water quality before proceeding with development. Ensure high levels of water efficiency in development Incorporate green space into the site development Land contamination assessment; remediation if needed Alternative CHP schemes for smaller developments Noise reduction barriers Sustainable energy solutions for large scheme SUDS 	

<ul style="list-style-type: none"> • SUDs viable. • Bus stop within 400m • Station within 800m • Will provide affordable housing 	<p>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.</p> <ul style="list-style-type: none"> • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. 	
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: R/r18 r/o Blakett Ord Court, Stamford Avenue, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Royston attracted high levels of office space to date • Site located in good access to employment and business sector
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • The site is located on a designated Brownfield area.
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • There is limited access to Green spaces from site – but some green space within 400m • No evidence of public rights of way surrounding site.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • There is a regular bus route along Queens and Mill road adjacent to site – bus stop within 400m • Site is in close proximity to the train station (within 800m)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> • The site has evidence of dense scrubland present; potential habitats present • Initial development could disrupt habitats that may exist there • Site not listed as area of ecological or environmental sensitivity.
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of historical interest • Site does not impede on archaeological or conservation areas
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • Not in Groundwater Source Protection Zone • Not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • The site is not located in an area at risk of flooding. • SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> • Site has potential to support existing services and support new proposals in the long term • Royston is not identified as being deprived
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The proposed dwelling estimate for the site is 15; could provide affordable housing • Essentially ideal for people working in and around the centre
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	○	○	<ul style="list-style-type: none"> • The initial impacts would be the pressures of construction on the surrounding residential areas. • Long term - Small development would be unlikely to contribute to noise factors within a current residential area
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	XX	X	X	<ul style="list-style-type: none"> • Sewage works within area; restricted development until 2015; Need for redevelopment of Infrastructure before development can take place • Site pressures during construction • Energy supplies need redevelopment

				<ul style="list-style-type: none"> Mitigation – Sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> New housing located in 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 support centre Could reduce commuting for employment in centre.
Summary				
Brownfield residential development within 800m of town centre and close to bus stop and train station.				
Main constraints will be utilities.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site Affordable housing Support local services in town centre; supports sustainable urban living SUDs viable Not in Groundwater Source Protection Zone Not contaminated Within 800m of station Within 400m of bus stop Within 800m of town centre 	<ul style="list-style-type: none"> Limited access to green spaces and rights of way – although some green space within 400m Infrastructure pressure, sewage and energy services Parking congestion of surrounding roads; new housing will increase this problem potentially 		<ul style="list-style-type: none"> Alternative CHP schemes for smaller developments Sustainable energy solutions SUDS 	

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: R/r23 The Maltings, Green Drift, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable	√	√	√	<ul style="list-style-type: none"> The brown field residential development within the town could contribute

levels of prosperity and economic growth				<ul style="list-style-type: none"> to economic growth in that area. Removal of existing local business in the long term could have potential impacts
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The site is located on a designated Brownfield area. Land has potential for remediation Site is not specified for agricultural amenity or of environmental importance.
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> There is limited access to public footpaths and other rights of way Few areas of Green space readily accessible to site – some spaces within 400m Mitigation – Green Space mapping and designation
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> There is a frequent Bus route through the adjacent road to the site and a bus stop within 400m of the site The train station within local vicinity and within 800m Mitigation – improve access to public transport; encourage sustainable transport strategy, increase pedestrian routes
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> There are few trees and vegetation present around the site but limited in terms of additional vegetation Site not listed as area of ecological or environmental sensitivity
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Site does not conflict with any designated areas of historical interest Site is located close to conservation area combined with numerous listed buildings; No short term impacts
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site location is within a Zone 1 Groundwater protection area There is evidence of potential land contamination through former use with railways and industrial history Mitigation – Groundwater assessment and development implications Mitigation – Contaminated land survey and remediation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not located in a flood risk area CHP could be a suitable sustainable option for size of site and the number of dwellings proposed SUDs viable
A JUST SOCIETY				
5(a) Share benefits of	0	0	0	<ul style="list-style-type: none"> Site is proposing to remove a current centre of employment

prosperity fairly				<ul style="list-style-type: none"> Long term - Site has potential to support local services within the retail centre Royston is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site would provide affordable housing as it does adjoin other housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> Located parallel to train lines; potential generated noise effects Potential associated health effects from being in direct contact with train lines Mitigation – Health assessment of railway Mitigation – Noise barriers
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Sewage works within area; restricted development until 2015; Need for redevelopment of Infrastructure before development can take place Large site indicated potential pressures on infrastructure Energy supplies need redevelopment Mitigation – Sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> New housing in close proximity to the town centre (within 800m) Encouraging people to use local shops and town centre Could reduce commuting for employment in centre.
Summary				
<p>This is a residential development on a brownfield site with good public transport links and within 800m of the town centre.</p> <p>Main constraints are related to utilities and Groundwater Source Protection Zone</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Potential for land remediation Site would provide affordable housing SUDs viable Within 800m of town centre Bus stop within 400m 		<ul style="list-style-type: none"> Loss of an existing local area of employment Limited access to Green spaces and public rights of way Located in Groundwater 		<ul style="list-style-type: none"> Land contamination assessment; remediation of land if needed Green Space mapping and designation Noise barriers SUDS

<ul style="list-style-type: none"> Train station within 800m 	<ul style="list-style-type: none"> protection Zone 1 Evidence of land contamination 	
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Type of Site and Number: Residential (Brownfield) R.r26 Site Reference and Location: Banyers Hotel, off King James 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> n/a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> Brownfield site
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Site is located across the road from green space (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is close to the town centre (within 800m) Site is within 400 m of a bus stop
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> Site is not a designated ecological site, however it is vegetated and contains mature trees Mitigation - ecological survey, tree survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> n/a
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> Sited in a conservation area, and in the garden of listed buildings Mitigation - Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height.

3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> No evidence of site contamination Site does not border a watercourse Not located in Groundwater Source Protection Zone 1 or 2 (is in 4)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not on a north facing slope Not at risk of flooding. Potential for SUDS Mitigation – SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> Not likely to have a large impact on community cohesion – small development of 5 residences
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Housing provision within Royston, but only 5 residences
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> Small development in existing residential area
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be problems with utilities, capacity limited to additional 150 dwellings up to 2015. This is a small development but there would be cumulative effects if all other residential developments go ahead. Mitigation – Investigate sewage capacity on site specific basis and possible reinforcement of energy supply
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Housing within 800 m of town centre thus helping to promote sustainable urban living.
Summary				
Small residential development close to centre of Royston – good use of a vacant brownfield site. Possible cumulative constraints on utilities.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Housing within 800m of town centre Site is next to a bus stop, so well within 400 m 		<ul style="list-style-type: none"> May be problems with utilities, capacity limited to additional 150 dwellings up to 2015 		<ul style="list-style-type: none"> Investigate sewage capacity on site specific basis and possible reinforcement of energy supply SUDS Ecology survey Tree survey

<ul style="list-style-type: none"> ▪ Brownfield site ▪ Good access to green spaces ▪ SUDS possible ▪ Not on north facing slope ▪ No evidence of site contamination ▪ Site does not border a watercourse ▪ Not located in Groundwater Source Protection Zone 1 or 2 (is in 4) 	<ul style="list-style-type: none"> ▪ Sited in a conservation area, and in the garden of listed buildings 	<ul style="list-style-type: none"> ▪ Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height.
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Sandon

Type of Site and Number: Residential (Greenfield) S/r3				
Site Reference and Location: Land north of Payne End, Sandon				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • The site is likely to support the existing services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> • The land is designated as Agricultural grade 3 (a or b?) • The site location is defined as Greenfield • The current land use is a paddock currently used to keep horses

2(b) Provide access to green spaces	✓	✓?	✓?	<ul style="list-style-type: none"> The site is located near several bridleways and footpaths within the village These public rights of way lead to large expanses of open green land Cumulative effects – Long term regarding proposed Gypsy site located on open space near to Residential site Potential loss of extensive Greenfield areas within one village Mitigation – Greenfield mapping and site designation
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	○	○	○	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself and site is within 400m of bus stop People likely to commute and use personal transport Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity, however, building on a greenfield site is unlikely to improve biodiversity Long term cumulative impacts regarding combined effects from proposed Gypsy site and residential area; potential to cause impacts to surrounding habitats Mitigation – ecological survey; tree survey
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> LCA describes plateau landform and predominantly arable use – development may have a detrimental impact on this rural character
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> In a conservation area In an area of archaeological impact There are numerous listed buildings located near to the proposed site Long term potential to impact upon these areas Mitigation – Archaeological surveys 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	?	?	?	<ul style="list-style-type: none"> No information regarding Groundwater Source Protection Zones for this village
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	<ul style="list-style-type: none"> The site appears to be at no risk of flooding The site may be unsuitable for a SUDS scheme according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute to supporting existing rural services within the village

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The proposed number of dwellings would provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No identified constraints in the village
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
<p>Summary</p> <p>Residential development on a greenfield site in a conservation area with archaeological interest; clashes with several criteria, notably 2b, 3a, 3b and 3c.</p> <p>If gypsy site was to go ahead there would be cumulative impacts concerning the population growth.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Potential to support existing rural services Would provide affordable housing Potential to support existing rural services Regular bus service, school and post office in village Easy access to Green Spaces 	<ul style="list-style-type: none"> In archaeological area In conservation area Potential ecological losses LCA describes plateau landform and predominantly arable use – development may have a detrimental impact on this rural character 		<ul style="list-style-type: none"> Improve public transport Conservation and Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc Ecological survey Tree survey 	

Therfield

Type of Site and Number: Residential (Unknown)				
Site Reference and Location: T/r1 Nine Elms (adj Windrush Barn), Police Row, Therfield				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The proposed site has potential to support existing rural services. Due to the lack of services within the village, there is potential to encourage new businesses to the area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	○	○	○	<ul style="list-style-type: none"> The site is not specified as being Brownfield or Greenfield The land type is defined as a derelict garden space with a derelict house There is evidence of trees present on the site Mitigation – Tree surveys; need to incorporate as many trees in to the design as possible Mitigation – Greenfield or Brownfield definition assessment
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There are numerous footpaths surrounding the site location The rights of way lead to several expanses of Green space area (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✗	✗	✗	<ul style="list-style-type: none"> There is no regular bus service within the village itself; this reduces the available transport to the surrounding town of Royston – bus stop within 400m No station within 800m Likely to contribute to car usage Mitigation – Sustainable transport strategy; improve bus service links primarily
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> The site is currently a derelict garden area (scrubland) with a derelict house situated on it There is evidence of trees and some basic vegetation acting as a temporary boundary for the site Potential for development to disrupt habitats within garden area. Mitigation – Ecological surveys
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> LCA notes that local visual impact on northern edge caused by water towers and telecommunications masts.

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is located within an archaeological area The site is located within a conservation area There are numerous listed buildings located around the site itself. Mitigation – To ensure the development does not impact on the conservation or archaeological sites Mitigation – Conduct archaeological surveys on the site prior to development Mitigation – Ensure the development adheres to the local context i.e. size, design etc
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Lacking information regarding Groundwater Source Protection Zones
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√?	√?	√?	<ul style="list-style-type: none"> The site appears to be at no risk of flooding Mitigation - The site needs to be assessed in order to see if CHP can be implemented SUDs : unsuitable Drift/Suitable Solid
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site has potential to support existing services within the rural area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> Access to 'decent' affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> N.a
Summary				
Residential development in a village with few services and not a regular bus service.				
Strengths	Weaknesses		Potential mitigation	

<ul style="list-style-type: none"> • Potential to support existing rural services • Will provide affordable housing • Green space within 400m • LCA notes that local visual impact on northern edge caused by water towers and telecommunications masts. 	<ul style="list-style-type: none"> • No regular bus service. Village location is likely to result in commuting for work and to access services • Located within an archaeological area • Located within a conservation area 	<ul style="list-style-type: none"> • Tree surveys; need to incorporate as many trees in to the design as possible • Greenfield or Brownfield definition assessment • Sustainable transport strategy; improve bus service links primarily • Ecological and environmental surveys • To ensure the development does not impact on the conservation or archaeological sites • Ensure the development adheres to the local context i.e. size, design etc • The site needs to be assessed in order to see if CHP can be implemented • SUDS may be viable
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Type of Site and Number: Residential (Unknown)				
Site Reference and Location: T/r2 Land adjacent to Tussocks, The Causeway, Therfield				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • The proposed site has potential to support existing rural services. • Due to the lack of services within the village, there is potential to encourage new businesses to the area. No food shop or post office in the village
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	<ul style="list-style-type: none"> • The site is not specified as being Brownfield or Greenfield • The land type is defined as a Greenspace • There is evidence of lots of trees present on the site • Mitigation – Tree surveys; need to incorporate as many trees in to the design as possible • Mitigation – Greenfield or Brownfield definition assessment

2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • There are numerous footpaths surrounding the site location • The rights of way lead to several expanses of Green space area (within 400m) • Long term development of a current Green Space is reducing accessibility to these areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> • There is no regular bus service within the village itself; this reduces the available transport to the surrounding town of Royston • Bus stop within 400m • No station within 800m • Likely to contribute to car usage • Mitigation – Sustainable transport strategy; improve bus service links primarily
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> • The site is currently Greenspace area • There is evidence of trees and large grass areas on the site • Potential for development to disrupt habitats within the area • There is a pond sited next to the development •
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> • LCA notes that local visual impact on northern edge caused by water towers and telecommunications masts.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • The site is situated within an archaeological area • The site is situated within a conservation area • There are numerous listed buildings located around the site itself. • Mitigation – To ensure the development does not impact on the conservation or archaeological sites • Mitigation – Conduct archaeological surveys on the site prior to development • Mitigation – Ensure the development adheres to the local context i.e. size, design etc
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> • No info on Groundwater Source Protection Zones in this area •
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√?	√?	√?	<ul style="list-style-type: none"> • The site appears to be at no risk of flooding • Mitigation - The site needs to be assessed in order to see if CHP can be implemented • SUDs : unsuitable Drift/Suitable Solid
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support existing services within the rural area
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> The proposed number of dwellings is 5, unlikely to increase access to low cost housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> N.a
Summary				
Residential development in a rural village with poor transport links and few local services.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Support for existing rural services Within 400 m of green space Within 400m of bus stop LCA notes that local visual impact on northern edge caused by water towers and telecommunications masts. 	<ul style="list-style-type: none"> No regular bus service. Village location is likely to result in commuting for work and to access services Area of low landscape capacity and high sensitivity Located within an archaeological area Located within a conservation area Not large enough to support affordable housing 		<ul style="list-style-type: none"> Tree surveys; need to incorporate as many trees in to the design as possible; assess for tree protection orders Greenfield or Brownfield definition assessment Sustainable transport strategy; improve bus service links primarily Ecological and environmental surveys To ensure the development does not impact on the conservation or archaeological sites Conduct archaeological surveys on the site prior to development Ensure the development adheres to the local context i.e. size, design etc The site needs to be assessed in order to see if CHP can be implemented SUDS may be viable 	

St Paul's Walden

Type of Site and Number: Residential (Greenfield) WH/r02				
Site Reference and Location: Land south of High Street, Whitwell (St Pauls Walden Parish)				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The size of the proposed development could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> Greenfield site The land is classified as Agricultural of Grade 3 quality (a or b?)
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site is located within close proximity to areas of Green space Several existing public rights of way uses the site for access to Green spaces The existing use of the site is gardens and tennis area
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Within 400m of a bus stop The village has a regular bus service in operation Village location suggests people will commute out to work contributing to commuting Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> The site is not on a site of ecological sensitivity, however, building on a greenfield site is unlikely to improve biodiversity There are numerous dense hedgerows present; need to survey potential habitats within Mitigation – Ecological surveys of site and surrounding
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is adjacent to a conservation area There are numerous listed buildings near to the site Mitigation – ensure development does not impact upon the setting of the conservation area
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information on Groundwater Source Protection Zone in this village Not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk from flooding The site appears to be suitable for SUDS scheme from the SUDS Viability Map The site has potential to support a CHP scheme Mitigation – SUDS and CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The village of Whitwell is identified as having good services The large size of the development is likely to support existing services; potential to encourage new ones to the area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the development and the number of proposed dwellings supports affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> The initial construction phase of the development could provide numerous impacts on the village The adjacent development proposal combined would be likely to generate large amounts of construction noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> N.a
Summary				
<p>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.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Site would contribute to existing local 		<ul style="list-style-type: none"> Residents are likely to commute to work by 		<ul style="list-style-type: none"> Improve public transport Ecological surveys of site and surrounding

<p>services and support the local rural economy</p> <ul style="list-style-type: none"> • Bus stop within 400m of the site • Site viable for SUDS scheme • CHP • Provides access to affordable housing 	<p>car, despite the existence of a bus service</p> <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Ensure development does not impact upon the setting of the conservation area • SUDS • CHP
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Sites appraised 2009 and 2013 (*site numbers = digits only*)

Ashwell

<p>Type of Site and Number: 1 Residential Site Reference and Location: 07/0852 Ashwell (Land east of Ashridge farm)</p>		
	<p>What is the predicted effect on</p>	<p>Justification for assessment and any mitigation measures</p>

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This area is a greenfield site. A paddock bordered via hedgerows. The land is agricultural land grade 3.
2(b) Provide access to green spaces	√	√	√√	<ul style="list-style-type: none"> There is green space located nearby linked via public rights of way.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit, abled people. The elderly and disabled will require private transport in the form of taxis or private cars. There is a school within walking distance and a recreational ground. Transport and Utilities Constraints study outlines there is no regular bus service running into the town centre or to the train station. The train station is not within easy walking distance. Due to poor bus links it is more than likely that private transport will be used to 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 may suggest this town will predominantly become a commuter town. There is no bus service to the station, private transport will be the prominent form of transport Mitigation – Improve public transport links
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> There are no wildlife sites identified within the area. The site is a greenfield site. A paddock bordered via hedgerows. The hedgerow is of higher biodiversity significance than the paddock Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Steeple Mordon 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	<ul style="list-style-type: none"> This site falls within an area of archaeological Interest Mitigation: Undertake an archaeological assessment Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> This site does not border a watercourse This site is not situated within a source protection zone however is located within a ground water vulnerable zone Site is not contaminated Mitigation – ensure development does not pollute ground water
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> Residential site will create an increase in private transport due to the lack of public transport links. Therefore greenhouse gas emissions are likely to increase Site is not within a flood zone Suitability for SUDS unclear Mitigation – Investigate potential for SUDS Improve public transport links
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Easy access to public rights of way.

Summary		
Strengths	Weaknesses	Potential mitigation
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations and the area is not of high biodiversity importance</p> <p>This site does not border a water course.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>This site is a greenfield site and is graded 3 agricultural land, surrounded by established hedgerows</p> <p>This site falls within an area of archaeological interest</p> <p>This site is within a ground water vulnerable zone.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas emissions.</p>	<p>Ensure hedgerows are retained and enhanced within the development perimeter.</p> <p>Undertake an archaeological assessment.</p> <p>Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</p> <p>Ensure no pollution of ground water.</p> <p>Improve public transport links for villagers. Encourage cycle storage facilities, and other sustainable forms of transport.</p>

Type of Site and Number: 2 Residential				
Site Reference and Location: 07/0772/1				
r/o 67 Station Road Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> This site is located within walking distance to local services. Only 3 residential units, therefore unlikely to have a significant impact on local businesses
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> This area is a brownfield site. Residential garden, bordered by hedgerows. The land is agricultural land grade 2.
2(b) Provide access to green spaces	✓	✓	✓✓	<ul style="list-style-type: none"> There is green space located nearby, and is linked via a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/✓	X/✓	X/✓	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit-abled people. The elderly and disabled will require private transport in the form of taxis or private cars. There is a school within walking distance and a recreational ground. Transport and Utilities Constraints study outlines there is no regular bus service within the village itself, 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. Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> The site is a brownfield residential garden bordered via hedgerows. Mitigation – ensure an ecological assessment is undertaken, ensure the hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Steeple Mordon 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	?	?	?	<ul style="list-style-type: none"> Site borders an area of archaeological interest Mitigation: Undertake archaeological assessment Ensure development is sensitive to local area
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> This site does not border a watercourse Site is not located within a source protection zone. Site is within a groundwater vulnerable zone Site is not contaminated Ensure ground water
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> Residential site will create an increase in private transport due to the lack of public transport links. Therefore greenhouse gas emissions are likely to increase Site is not within a flood zone Suitability for SUDS unclear

				<ul style="list-style-type: none"> Mitigation – Investigate potential for SUDS Improve public transport links
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This 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	0	0	0	<ul style="list-style-type: none"> No comment – development too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Easy access to public rights of way.
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>This site contains no wildlife designations and the area is not of high biodiversity importance</p> <p>This site does not border a water course.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>Graded as grade 2 agricultural land, though it is in fact a garden.</p> <p>This site is within a ground water vulnerable zone.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas emissions.</p> <p>Site borders an area of</p>		<p>Ensure no pollution of ground water.</p> <p>Improve public transport links for villagers. Encourage cycle storage facilities, and other sustainable forms of transport.</p> <p>Undertake an archaeological survey</p> <p>Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</p>	

	archaeological interest	
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Type of Site and Number: 5 Residential				
Site Reference and Location: 08/3690/1				
Land adjacent site 7: Green Lane Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> This area is a brownfield site. Residential garden bordered by residential and agricultural This site would reduce the need for greenfield sites to come forward for development Land is grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/√	X/√	X/√	<ul style="list-style-type: none"> • 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. • Transport and Utilities Constraints study outlines there is no regular bus service within the village itself • Due to poor bus links within the town centre, it is more than likely that private transport will be used and this will create congestion. • There is no regular bus service running to the train station, and the train station is not within easy walking distance. • 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. • Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is a brownfield site however would require an ecological assessment due to established trees and plants within garden, • There are no wildlife sites within this area. • Mitigation: Undertake an ecological assessment. Retain trees and some plant life within site boundaries
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Steeple Mordon • 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	?	?	?	<ul style="list-style-type: none"> • Site is bordering conservation area • Mitigation - ensure sensitive construction measures are in place so no damage is created to conservation areas
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> • This site does not border a watercourse. • This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS • Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase. • Mitigation improve public transport facilities
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> 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	0	0	0	<ul style="list-style-type: none"> Site is too small to provide this
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> Easy access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>This site is likely to support local services.</p> <p>This is a brownfield site This site contains no wildlife designations</p> <p>This site does not border a water course and is not located within a source protection zone.</p> <p>This site is not near or does not contain historical monuments.</p> <p>The site is within walking distance of the town centre,</p>	<p>The site borders a conservation area.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas emissions</p>		<p>Ensure sensitive construction measures are in place so no damage is created to adjacent conservation areas.</p> <p>Encourage more sustainable forms of transport, public transport, cycle facilities areas for battery powered</p> <p>Undertake an ecological assessment. Ensure development includes measures to enhance ecology of the area.</p> <p>Ensure that the development retains and enhances the hedgerows around the perimeter.</p>	

school, recreational ground, green spaces and local amenities		
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Type of Site and Number: 8 Residential				
Site Reference and Location: 07/0852 Land south of 120 - Station Road Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. agricultural land bordered on one side by trees and hedgerows The land is agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x/√	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit and abled people There is a school within walking distance and a recreational ground. The elderly and disabled will require private transport in the form of taxis or private cars. Transport and Utilities Constraints study outlines indicates there is not a regular bus service running into the town centre or to the train station; the train station is not within easy walking distance. Due to poor bus links it is more than likely that private transport will be used to and this will create congestion. There is a narrow access lane for the development potential residents. The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. This suggests that this town will predominantly become a commuter town. Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	x/√	x/√	x/√	<ul style="list-style-type: none"> This site is a greenfield site. There are no designated wildlife sites and the area is stated to be of low ecological interest. However established hedgerows and trees border this site which increases the biodiversity potential. Development of this site is unlikely to protect or enhance biodiversity Mitigation – Undertake an ecological assessment and ensure established hedgerows and trees are kept or more are planted as boundaries to the development
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Site falls within an area of archaeological interest Mitigation – Undertake an archaeological assessment Mitigation – ensure that the development is sensitive and is in keeping with the local area and causes no damage to adjoining conservation areas.
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> This site does not border a watercourse This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate	x	x	x	<ul style="list-style-type: none"> Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase. Site is not within a flood zone

change				<ul style="list-style-type: none"> Suitability for SUDS unclear Mitigation – Investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> 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	✓	✓	✓	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> Easy access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations</p> <p>This site does not border a water course.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>This site is a greenfield site and is agricultural land grade 3.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport, increasing greenhouse gas emissions</p> <p>Site falls within an area of archaeological interest</p>		<p>Encourage more sustainable forms of transport. Improve the bus services within this town.</p> <p>Undertake an ecological assessment and ensure hedgerows and trees are kept as borders to the site.</p> <p>Undertake an archaeological assessment</p> <p>Ensure that the development is sensitive and is in keeping with the local area and causes no damage to adjoining conservation areas.</p>	

Baldock

Type of Site and Number: 9 Residential				
Site Reference and Location: 07/0901, Land r/o 1-23, Letchworth 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The site is currently a private garden. No contamination identified.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> Site is a brownfield site 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. Trees and hedgerows are present Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • 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	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • 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
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Site is located near the A1(M) which may affect health and quality of life. • Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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

				<ul style="list-style-type: none"> Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to 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
Summary				
Strengths	Weaknesses			Potential mitigation
Not in conservation or archaeological areas	Site is in close proximity to A1(M)			Site design and landscaping to mitigate noise, vibration from A1(M).
Suitable for SUDS	The site is located in Groundwater Source Protection Zone 1			Tree surveys; potential Tree protection orders
Within 400m of green space	Constraints identified; sewage, energy and education.			Utilities assessment (gas, electric and sewerage capacity)
Within 400m of bus stop	Further than 800m from the station			SUDS
May provide affordable housing				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
The site is not designated as an important ecological site				

Type of Site and Number: 10 Residential				
Site Reference and Location: 08/1957/1 Land r/o 1-5, Letchworth 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The site is currently a private garden. No contamination identified.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> Site is a brownfield site 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. Site photos show some trees and hedgerows are present Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> 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	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. 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
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area

prosperity fairly				
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> No impact –site too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is located near the A1(M) which may affect health and quality of life. Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to 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
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in conservation or archaeological areas	Site is in close proximity to A1(M)		Site design and landscaping to mitigate noise, vibration from A1(M).	
Suitable for SUDS	The site is located in		Tree surveys; potential Tree protection orders	

Within 400m of green space	Groundwater Source Protection Zone 1	Utilities assessment (gas, electric and sewerage capacity)
Within 400m of bus stop	Constraints identified; sewage, energy and education.	SUDS
The site is not designated as an important ecological site	Further than 800m from the station	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

Type of Site and Number: 11 Residential				
Site Reference and Location: 08/2157/1, Land r/o 7-9, Letchworth 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The site is brownfield land The site is currently a private garden. No contamination identified.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • Site is a brownfield site • 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. • Site photos show some trees and hedgerows are present • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Baldock gap • Site contains grasslands – may include species which are notably rare (uncommon habitat) • Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • 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	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • 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
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • Site is too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is located near the A1(M) which may affect health and quality of life. • Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use	x	x	x	<ul style="list-style-type: none"> • The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education.

recycled where possible				<ul style="list-style-type: none"> • 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)
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TOWN CENTRES

7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to 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
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Summary

Strengths	Weaknesses	Potential mitigation
Not in conservation or archaeological areas	Site is in close proximity to A1(M)	Site design and landscaping to mitigate noise, vibration from A1(M).
Suitable for SUDS	The site is located in Groundwater Source Protection Zone 1	Tree surveys; potential Tree protection orders
Within 400m of green space		Utilities assessment (gas, electric and sewerage capacity)
Within 400m of bus stop	Constraints identified; sewage, energy and education.	SUDS
The site is not designated as an important ecological site	Further than 800m from the station	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

Type of Site and Number: 12 Residential

Site Reference and Location: 07/1012, Land North of George IV PH, London Road, Baldock

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is greenfield land No contamination identified. Land is a paddock
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> The site is not designated as an important ecological site The site is a paddock, so development is likely to result in some loss of habitat. Site photos show established trees and hedgerows 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	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> 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	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. 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

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to 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
Summary				
Strengths	Weaknesses		Potential mitigation	

Not in conservation or archaeological areas	Established trees and hedgerows surrounding site	Tree surveys; potential Tree protection orders
Suitable for SUDS	greenfield site	Utilities assessment (gas, electric and sewerage capacity)
Within 400m of green space	The site is located in Source Protection Zone 1	SUDS
Within 400m of bus stop	Constraints identified; sewage, energy and education.	Incorporate as much vegetation as possible and re-use garden in to design
May provide affordable housing	Further than 800m from the station	Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
The site is not designated as an important ecological site		

Type of Site and Number: 14 Residential				
Site Reference and Location: 08/2172, Land West of Weston Way, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is a greenfield site Land is agricultural land grade 3. No contamination identified.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way bordering site green spaces located within 400m Reducing green space available for residents living nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> 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	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources	x	x	x	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies

efficiently; reuse, use recycled where possible				<ul style="list-style-type: none"> 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)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to 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
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space</p> <p>Public rights of way borders the site</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>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 Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p> <p>Further than 800m from the station</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> <p>SUDS</p>	

Type of Site and Number: 15 Residential				
Site Reference and Location: 08/2172, Land North of Willian 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is a greenfield site Land is agricultural land grade 3. No contamination identified.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way bordering site green spaces located within 400m Reducing green space available for residents living nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> 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	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the conservation area.

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Site is located near the A1(M) which may affect health and quality of life. • Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	xx	xx	xx	<ul style="list-style-type: none"> • 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)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to town centre, could lower commuting levels to employment sectors. • Baldock has least visited centre according to Town and Retail study;

				<ul style="list-style-type: none"> housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
Summary				
Strengths		Weaknesses		Potential mitigation
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space</p> <p>Public rights of way borders the site</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>Site is located near the A1(M) which may affect health and quality of life.</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 Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p> <p>Further than 800m from the station</p>		<p>Site design and landscaping to mitigate noise, vibration from A1(M).</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> <p>SUDS</p>

Barkway

Type of Site and Number: 17 Residential				
Site Reference and Location: 08/3685/1, Land East of Burrs Lane, 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	

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on greenfield land The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> This site is bordered by public rights of way The site location is well placed in terms of access to green space areas for future residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> 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 Site is not within 800m of train station The housing study identifies the village as having some services Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site This site is not ecologically sensitive Site is bordered by paths and tracks. However an established tree line and hedgerow surrounds this site. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter. (Undertake a tree survey)
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barkway plateau. Gently rolling, arable land use. Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to conservation areas, ancient monuments or listed building This site will not enhance the historic environment
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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	0	0	<ul style="list-style-type: none"> • 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • Site has no identified constraints
• TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Access to public rights of way • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		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>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>	

Situated within 400m of green space		
Landscape is common Within the district		
No designated wildlife sites fall within this site		

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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> 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 Site is not within 800m of train station The housing study identifies the village as having some services Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by woodland. Mitigation: Undertake an ecological assessment. Ensure that woodland bordering is retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> 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. The site borders Historic Parks and Gardens. Mitigation – To ensure the development does not impact on the Historic Parks and Gardens Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> 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	0	0	<ul style="list-style-type: none"> 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				

7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Located within a geographically remote area Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses			Potential mitigation
<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: 19 Residential				
Site Reference and Location: Land West 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services

levels of prosperity and economic growth				within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way sites pass through this site The site location is well placed in terms of access to green space areas for future residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> 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 Site is not within 800m of train station The housing study identifies the village as having some services Mitigation – develop local facilities and services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Site is agricultural land therefore biodiversity value is likely to be low. Land contains established trees and hedgerows which are likely to be high in biodiversity Mitigation: Undertake an ecological assessment and tree survey. Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barkway plateau. Gently rolling, arable land use. Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> Site does not include and is not located near to conservation areas ancient monuments or listed building. Site adjacent to historic parks and gardens Mitigation – Ensure development is sensitive to historic parks and gardens.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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	0	0	<ul style="list-style-type: none"> • 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • Site has no identified constraints
• TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Access to public rights of way • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		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>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>Develop local facilities and services</p> <p>Undertake an ecological assessment and tree survey.</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</p>	

Situated within 400m of green space		
Landscape is common Within the district		
No designated wildlife sites fall within this site		

Type of Site and Number: 20 Residential				
Site Reference and Location: 08/1327/3, Land adjacent to Lane Farm, Gas Lane, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is bordered by public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site. • However site is contains established trees and hedgerows • Site has high biodiversity potential • Development unlikely to enhance biodiversity. Development is likely to lead to deterioration in the ecological value of this site. • Mitigation: Undertake an ecological assessment and a tree survey • Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Barley Scarp slopes • Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not include and is not located near to ancient monuments or listed building. • Historic environment would not be enhanced by development of this site
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance • Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • 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	0	0	<ul style="list-style-type: none"> • 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • There are no identified constraints
TOWN CENTRES				

7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Located within a geographically remote area Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses			Potential mitigation
<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>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>Undertake an ecological assessment.</p> <p>Undertake a tree survey Ensure that trees and hedgerows are retained and enhanced.</p> <p>Improve local public transport</p>

Type of Site and Number: 21 Residential				
Site Reference and Location: 08/3685/1, Land North of Nuthampstead 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village

economic growth				
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is located near to a public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	0/✓	0/✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established trees and hedgerows and contains grasslands. Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building. Site borders a Historic conservation area. Site borders area of archaeological interest Mitigation – Ensure the development does not impact on conservation sites Mitigation – Undertake an archaeological survey Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. Gas works is located to the North of the site There is no landfill site within 250m

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance • Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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	0	0	<ul style="list-style-type: none"> • 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		Potential mitigation	
<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 borders conservation area</p> <p>Site borders an archaeological</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>	

Not in an area of archaeological interest	site	
Landscape is common Within the district		
No designated wildlife sites fall within this site		

Type of Site and Number: 22 Residential				
Site Reference and Location: 07/0853, Land East of 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is located near to a public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established trees and hedgerows and contains grasslands. Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building. Historic environment would not be enhanced by the development of this site
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> 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	0	0	<ul style="list-style-type: none"> 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Located within a geographically remote area Could encourage commuting to the surrounding towns

Summary		
Strengths	Weaknesses	Potential mitigation
<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>Undertake an ecological assessment, retain hedgerow border</p> <p>Improve local public transport</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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is located near to a public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established trees and hedgerows and contains grasslands. Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> Site falls within an area of archaeological interest Site does not include and is not located near to ancient monuments or listed building. Mitigation – undertake an archaeological survey
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of	√	√	√	<ul style="list-style-type: none"> The site development is likely to support local services within the

prosperity fairly				village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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	0	0	<ul style="list-style-type: none"> 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
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Located within a geographically remote area Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		Potential mitigation	
<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>No designated wildlife sites fall within this site</p> <p>Landscape is common Within the district</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>	

Barley

Type of Site and Number: 24 Residential				
Site Reference and Location: Picknage Corner, Church End, Barley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area however is not big enough to make a significant impact
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Scarp slopes. An undulating area which overlooks Royston. Chalk scarp is a comparatively common feature Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site does not include and is not located near to ancient monuments or listed building • The site falls on the border of the town's conservation area. • Mitigation – To ensure the development does not impact on conservation sites • Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance • Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • N.a – site is too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • Site has no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Access to food shops, post office, surgery, schools • Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Site could support local services by attracting people	This site is a greenfield site, classified as grade 2 agricultural		To ensure the development does not impact on the conservation or archaeological sites	

<p>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>land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>Borders a conservation area</p>	<p>Ensure the development adheres to the local character i.e. size, design etc</p> <p>Undertake an ecological assessment.</p>
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<p>Type of Site and Number: 25 Residential</p> <p>Site Reference and Location: Millers Close, Picknage Road, Barley</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>0</p>	<p>0</p>	<p>0</p>	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area however is not big enough to make a significant impact
<p>LAND USE AND DEVELOPMENT PATTERNS</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"> This site is a greenfield site. The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken.
<p>2(b) Provide access to green spaces</p>	<p>√</p>	<p>√</p>	<p>√</p>	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established hedgerows and tree lines. Mitigation: Undertake an ecological assessment. Ensure that hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> The site falls within the town's conservation area. Site does not include and is not located near to ancient monuments or listed building Mitigation – To ensure the development does not impact on conservation sites Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> N.a – site is too small
5(c) Improve conditions and services that engender good health and reduce	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction

health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> Access to food shops, post office, surgery, schools Access to public rights of way

Summary				
Strengths		Weaknesses		Potential mitigation
<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 within a conservation area</p>		<p>Undertake an ecological assessment.</p> <p>To ensure the development is sensitive to conservation areas</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p>

Type of Site and Number: Site 26 Residential				
Site Reference and Location: New Hill, Picknage Road, Barley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				

1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site bordered by hedgerows The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established hedgerows. Mitigation: Undertake an ecological assessment. Ensure that hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is situated on the border of the town's conservation area. Site does not include and is not located near to ancient monuments or listed building Mitigation – To ensure the development does not impact on conservation sites Mitigation – Ensure the development adheres to the local character i.e. <u>size, design, building materials</u>
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Access to food shops, post office, surgery, schools
Summary				
Strengths	Weaknesses		Potential mitigation	
<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
ECONOMIC ACTIVITY		
1 Achieve sustainable levels of prosperity and economic growth	✓	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area
LAND USE AND DEVELOPMENT PATTERNS		
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> This site is a greenfield The site is located upon agricultural land grade 2
2(b) Provide access to green spaces	✓	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas The site is bordered by public rights of way providing access to open countryside
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X / ?	<ul style="list-style-type: none"> Bus stop is within 400m, with a regular bus service operating in the area. Village has a number of key facilities within walking distance Village location is likely to lead to the increased use of private cars Mitigation – encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION		
3(a) Protect and enhance biodiversity	X	<ul style="list-style-type: none"> This site incorporates part of Barley Church wildlife site. The site is bordered by established hedgerows and a woodland to the north and north east of the site. Mitigation - ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter. Undertake a tree survey.
3(b) Protect and enhance landscapes	0 / X	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes, which has moderate to high sensitivity The landscape capacity for incremental small scale developments is considered to be moderate Landscape is comparatively common within the district Mitigation – landscape assessment and use of existing vegetation to aid with screening to lessen visual impact
3(c) Conserve and where appropriate, enhance the historic environment	X	<ul style="list-style-type: none"> The site contains part of the village’s conservation area and is adjacent to a number of listed buildings. The site includes an area of archaeological significance Mitigation – Archaeological survey Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials

3(d) Reduce pollution from any source	X	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is tip within the site area, so the area is likely to be contaminated • Mitigation - Land contamination assessment; remediation of land if needed
CLIMATE CHANGE		
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • There may be some viability issues with SuDS
A JUST SOCIETY		
5(a) Share benefits of prosperity fairly	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X / 0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during initial construction
RESOURCE USE AND WASTE		
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> • There are no identified constraints in this area
TOWN CENTRES		
7 Promote sustainable urban living	X / ?	<ul style="list-style-type: none"> • 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

Key positive effects	Key negative effects	Potential mitigation
<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>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>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>Regular bus service within village</p> <p>Situated within 400m of green space</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>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>
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Clothall

Type of Site and Number: 28 Residential				
Site Reference and Location: Land at Clothall, Ashanger Lane, Clothall				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> • The site is situated in a rural area • There are not many facilities or services nearby • The site has the potential to support the rural economy; number of proposed dwellings on the site is high – 252 • In the long term demand for services and facilities will increase within the area and bring in new business
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way border and run through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> The nearest village to Clothall with services and facilities is Weston, which is over a mile away. It is not known whether there is a bus service or not in Clothall. It is not listed in the Housing Background Paper. Clothall is 10 miles away from Royston There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Site borders a designated wildlife site Trees and hedgerows are present around the perimeter of the site Mitigation – Consider sensitive construction measures to protect the wildlife site Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> This village is located within the Scarp Slopes landscape character area. The development on the edge of the village should not have too much of an impact upon the landscape as long as it is in keeping with the local style
3(c) Conserve and where appropriate, enhance the historic environment	XX	XX	XX	<ul style="list-style-type: none"> Site is located within an area of archaeological interest Site is not located within a conservation area Site is located near listed buildings Half the site contains an ancient monument 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	X	X	X	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is identified as unsuitable Drift/Suitable solid for SUDS

Improve the District's ability to adapt to climate change				according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	x	✓	<ul style="list-style-type: none"> In the short term there are not adequate facilities and services within Clothall In the long term the site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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	?/✓	?/✓	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively large No evidence of noise constraints identified. Affordable units contribute to long term health benefits in terms of providing much needed housing
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Clothall's location make use of private cars likely Residents are likely to commute into the nearest large town for work, and other purposes
Summary				
Strengths	Weaknesses		Potential mitigation	
No evidence of land contamination The site does not border a watercourse Not at risk of Flooding	This is a greenfield site agricultural land grade 3 Not many facilities and services located nearby Site borders a wildlife		Retain as many trees on the site as possible Improve public transport Improve facilities and services Encourage and improve alternative transport	

<p>Affordable housing</p> <p>Site is not within a conservation area</p> <p>Site provides access to green space</p> <p>SUDs are suitable upon solid geology</p>	<p>designated site</p> <p>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p> <p>Site contains an Ancient Monument</p> <p>Site is within an area of archaeological interest</p> <p>Site is near to listed buildings</p> <p>No information on resource constraints</p> <p>No information on Public transport (assumed none)</p> <p>SUDs are unsuitable upon drift geology materials</p>	<p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Consider sensitive construction measures to protect the wildlife site</p>
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Cockernhoe and east of Luton

Site 212b and 212c – Land Adjoining East of Luton

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"> If Century Park is developed, there is potential for employment development in conjunction with housing, however, this development on its own does not incorporate any employment land.

<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	<ul style="list-style-type: none"> • Greenfield site • Site located upon Grade 3 agricultural land • This area is considered to have generally high value based on its proximity to the AONB.
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • The development is on the edge of the settlement and contains rights of way, meaning that access to the open countryside would be further away for existing residents of Luton / Mangove Green / Cockernhoe • Site 212b would provide significant greenspace and opportunity for wider links to green infrastructure • Existing greenspace is within 400m. Rights of Way run through the site. • 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. There is an opportunity to connect historic parks and gardens into public footpaths and into existing Level 2 Green Link heading east toward Stevenage.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • 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 likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment • Local road network to the east is substandard, development in this area will make issue worse • Mitigation - inclusion of sustainable transport measures, minimise

		access to existing road network to the east. Inclusion of new road infrastructure
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> • Vegetation present in the form of overgrown tree belts, hedgerows and grassed areas • Site 212b would provide significant greenspace and opportunity for wider links to green infrastructure, which may have a positive effect on biodiversity in the medium to long term. • Mitigation – ecological survey and seek to maintain existing trees and hedgerows in development ensuring a net gain for biodiversity
3b. Protect and enhance landscapes?	X X	<ul style="list-style-type: none"> • A site of this size and scale in this location is likely to have a significant visual impact on landscape. 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 assessment⁸ 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. • Other landscape studies have also been undertaken of the proposed development area (including sites EL1, EL2 and EL3), in particular a LUC report in 2008⁹ 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. Whereas the proposed development in EL3 (previously 212a) is below the ridge line visible from Lilley Bottom, sites 212b and 212c will be visible, thus devaluing the quality of the Lilley Bottom Character Area.

⁸ See http://www.north-herts.gov.uk/202_2011.pdf

⁹ 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

		<ul style="list-style-type: none"> Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern. Development into the valley bottom will be particularly visible and difficult to mitigate
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> Site includes Mangrove Green and Cockernhoe archaeological area. Site also close to Mangrove Hall Listed Buildings. Site borders Puttridge Bury Historic Park and Gardens Mitigation - Archaeological survey of the site and surrounding area. Mitigation – sensitivity to the setting of historic buildings through design
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> Site unlikely to be contaminated.
<i>Climate change</i>		
4 Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	√	<ul style="list-style-type: none"> Potential surface water flooding issues onsite. There are constraints on the use of SUDS according to the SUDS viability plan, however other alternatives for SuDS should be sought. Opportunities for sustainable energy, given the size of the development, particularly in conjunction with EL1 and EL2.
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> Site is poorly related to Luton and North Hertfordshire, although could provide housing for deprived areas of Luton in the medium to long term. Site is poorly related to Luton and North Hertfordshire, although could provide housing for deprived areas of Luton in the medium to long term.
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> Site 212c would provide 600 additional dwellings in North Hertfordshire, including affordable housing
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding residents The site is close to Luton noise contours Development of this large greenfield site will inevitably involve

		<p>increased light, air and noise pollution.</p> <ul style="list-style-type: none"> Mitigation: Construction Management Plan. Review noise impacts on potential residents, and incorporate mitigation within development
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> Limiting the impact on natural resources will be important. The Environment Agency has identified that the STW is constrained on all sides. Should upgrades be required, this is a constraint to development. Not currently clear if upgrades are required or not. Mitigation - Further discussion with EA and Water companies Mitigation – ensure water efficiency in new development and use of SuDS
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> Site unlikely to contribute to town centre based on its out of town location, although there are local centres in closer proximity that it may serve.

Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> Site 212c would provide 600 additional dwellings in North Hertfordshire, including affordable housing Site 212b would provide significant greenspace and opportunity for wider links to green infrastructure, with and improvements to biodiversity Opportunity for sustainable energy solutions if linked with other east of Luton developments A site of this size is likely to be able to provide significant facilities within the development. 	<ul style="list-style-type: none"> This is a greenfield site, agricultural land grade 3 Both sites include designated archaeological area Site borders Puttridge Bury Historic Park and Gardens The area provides recreation space for existing residents of Luton, Cockernhoe. A site of this size and scale in this location is likely to have a significant visual impact on landscape. The site is located on top of the plateau ridge and so will impact on surrounding views of the site, particularly from Lilley Bottom. Constraints on use of SuDS. 	<p>Use of SuDS throughout development;</p> <p>Apply green space standards to ensure positive benefit for greenspace provision;</p> <p>Archaeological survey of the site and surrounding area;</p> <p>Landscape assessment</p> <p>Inclusion of sustainable transport measures</p> <p>Work with EA and Water companies re</p>

	<ul style="list-style-type: none"> • Potential surface water flooding issues onsite. • The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment. • Local road network to the east is sub-standard, development in this area will make this worse, and reduce accessibility for existing residents. • Initial construction phase would be likely to create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. 	<p>Sewage Treatment Works;</p> <p>Retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development</p> <p>Consideration of noise contours from Luton airport; and Water efficiency and SuDS.</p> <p>Potential contribution to Green Infrastructure Project ST9</p> <p>Surface Water Management Plan:</p> <p>Construction Management Plan.</p>
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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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • The site has potential to support the rural economy
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • The development is located on a greenfield site • The site is located upon agricultural land grade 3

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Housing Background Paper indicates a good regular bus service within the village • The site is located within approximately 400m of a bus stop • However, village location is likely to lead to the increased use of private cars • Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees and hedgerows are present around the perimeter of the site • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • This site lies within the Codicote Plateaux LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> • Site is located within an area of archaeological interest • Site is located within a conservation area • Site is adjacent to 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	x	x	x	<ul style="list-style-type: none"> • The site is situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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	0	0	<ul style="list-style-type: none"> 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses		Potential mitigation	
<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>SUDs are suitable</p>	<p>This is a greenfield site</p> <p>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>Site is within an area of archaeological interest</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> <p>Undertake 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>More detailed landscape assessment.</p>	

Type of Site and Number: 31 Residential

Site Reference and Location:07/1006/2 Land south of 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within approximately 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is not designated as being of ecological importance However site is opposite a designated wildlife site 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 Mitigation – Ensure development is sensitive the wildlife site
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Site is not located within an area of archaeological interest Site is not located within a conservation area Site does not contain listed buildings

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course This site is potentially contaminated due to landfill to the West Mitigation - Undertake land contamination survey and remediation if necessary
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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	0	0	<ul style="list-style-type: none"> 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses		Potential mitigation	
The site does not border a watercourse	This is a greenfield site		Retain as many trees on the site as possible	
Affordable housing	Agricultural land grade 3		Improve public transport	
	Site is located within a source		Encourage and improve alternative transport	

Site provides access to green space	protection zone	Pedestrian cycle and walkway route mapping
SUDs are suitable	The site's location is likely to promote commuting	SUDS
Site is not within a conservation area	Not designated as ecologically sensitive location, however is located opposite wildlife designation	Improve facilities
Site is not located near listed buildings		Ensure development is in-keeping with existing settlement pattern
Site is not within an area of archaeological interest	Site is potentially contaminated	Ensure development is sensitive the wildlife site
		Undertake land contamination survey and remediation if necessary
		More detailed landscape assessment.

Graveley

Type of Site and Number: 34 For intensification of sports/leisure facilities				
Site Reference and Location: 08/3062/2 Chesfield Downs, Jack Hill, Graveley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Currently a golf course Sports facilities likely to increase jobs
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is linked by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is linked by a public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • No train station within 800m • There are regular bus services • Site is equidistant from Hitchin, Letchworth and Stevenage • It is in a location to serve all 3 major towns. • However this location encourages private transport use. • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Landscape character falls within Arlesey – Great Wymondley – A Landscape conservation zone 2 • However the landscape is common • Impact of built development would have a moderate affect
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site contains an area of archaeological interest • The site does not fall within a conservation area • Site does not contain listed buildings • Mitigation – Undertake archaeological assessments • 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	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • Part of the site borders flood zone 2 • Suitable for SUDS • Mitigation: undertake flood prevention measures • Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area. • There is a school and a doctor's surgery • However development is likely to bring demand for an increase in

				services
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Site is a leisure facility Does not increase access to affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> Leisure facilities will improve people's health and quality of life
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No information provided about resource supply
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is located is accessible by 3 towns Location of the site would increase commuting via private transport Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site is not contaminated</p> <p>Site is not within a conservation area</p> <p>contains no listed buildings</p> <p>Site would support the local economy</p> <p>No wildlife designations</p> <p>Viable for SUDS</p> <p>Site is within 400m of a bus stop</p> <p>Access to green space</p> <p>Leisure facilities will increase</p>	<p>This site is a greenfield site</p> <p>This site classified as grade 3 agricultural land</p> <p>Graveley does not have shops</p> <p>Site is within an area of archaeological interest</p> <p>Site is on the outskirts of Hitchin Letchworth and Stevenage, this will encourage commuting</p> <p>Site borders flood zone 2</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>Consider the use of SUDs</p> <p>Flood prevention measures</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>	

good health Could potentially serve 3 towns	Site is in a source protection zone	
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Type of Site and Number: 35 Extension of Caravan park Site Reference and Location: Jacks Hill Park, Jack Hill, Graveley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> • Caravan park • This site is on the edge of a village and would be poor in terms of accessing local services and facilities – Housing Background Paper shows that services are limited, e.g. no food shop • Increased local population may support existing services in the neighbouring villages
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • Grade 3 agricultural land • Mitigation: Encourage planting to be incorporated once development it built. • Site is bordered by a public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • There is green space located nearby • Site is linked by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • There are regular bus services • Site is equidistant from Hitchin, Letchworth and Stevenage • People living here are likely to rely on personal cars. • There are no local shops • No train station within 800m

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Landscape character falls within Arlesey – Great Wymondley – A Landscape conservation zone 2 • However the landscape is common • Impact of built development would have a moderate affect
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site contains an area of archaeological interest • The site does not fall within a conservation area • Site does not contain listed buildings • Mitigation – Undertake archaeological assessments • 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	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within the flood zone • Suitable for SUDS • Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area. • There is a school and a doctor’s surgery • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Caravan sites meets this criteria
5(c) Improve conditions	X	X	X	<ul style="list-style-type: none"> • Site borders the A1(M)

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> Noise is likely to be an issue Mitigation –landscape design to reduce the impact of noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No information provided about resource supply
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is located is accessible by 3 towns There are no local shops Location of the site would increase commuting via private transport Access to public rights of way
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site is not contaminated</p> <p>Site is not within a conservation area</p> <p>contains no listed buildings</p> <p>Site would support the local economy</p> <p>No wildlife designations</p> <p>Site is not within a flood zone</p> <p>Viable for SUDS</p> <p>Site is within 400m of a bus stop</p> <p>Access to green space</p>	<p>This site is a greenfield site</p> <p>This site classified as grade 3 agricultural land</p> <p>Graveley does not have shops</p> <p>Site is on the outskirts of Hitchin, Letchworth and Stevenage, this will encourage commuting</p> <p>Site is within an area of archaeological interest</p> <p>Site is in a source protection zone</p> <p>Site borders the A1(M) Noise is likely to be an issue</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>Consider the use of SUDs</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>landscape design to reduce the impact of noise</p>

Hitchin

Type of Site and Number: 36 Residential				
Site Reference and Location 08/3663 Playing Field, Benslow Lane, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	xx	xx	xx	<ul style="list-style-type: none"> This site is a greenfield site. Hitchin lacks green space and development should be restricted to brownfield land This land is part recreational land, important for people's quality of life Mitigation: Leave large areas for recreational use or seek replacement recreational site Encourage planting to be incorporated once development it built. Improve public rights of way
2(b) Provide access to green spaces	xx	xx	xx	<ul style="list-style-type: none"> There is no green space located nearby Development on this land would could restrict access to green space for a large proportion of residents, however, some site area is to be left for open space Site is linked by a public right of way Improve access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is located within 800m walking distance to the town centre Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> 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	x	x	x	<ul style="list-style-type: none"> Site has no landscape designation Site is a recreational site It is important to protect amenity areas. Mitigation: Ensure a large proportion of this site is set aside for recreational use
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> 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	√	√	√	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	0	0	<ul style="list-style-type: none"> Site is not within a floodplain Suitability for SUDS is uncertain Loss of green areas acting as a natural soak way
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Site is likely to decrease the quality of life for residents due to restricted access to green space Initial construction phase could possibly cause noise and nuisance effects to local residents

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	xx	xx	xx	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within Hitchin and is within 800m from the town centre • Will reduce the need for private transport • Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Not in a area of archaeological interest • No landscape designations • Would provide some additional open space • Provides access to affordable housing • Site is not in a source protection zone • Site would support the local economy • No wildlife designations • Planned houses will be 800m from the town centre 	<ul style="list-style-type: none"> • Does not minimise development on greenfield land • Adjoins conversation area • Loss of some playing fields • Identified constraints on utilities • Site is an amenity site • Constraints on the use of Sustainable Urban Drainage Systems 		<p>Ensure a large proportion of this site is set aside for recreational use ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Improve initial utilities prior to development</p> <p>Undertake an ecological assessment. Incorporate as much vegetation as possible</p> <p>Improve public transport links</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>	

Type of Site and Number: 38				
Site Reference and Location: Land at junction with Pirton Road, Crow Furlong Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Hitchin lacks green space and development should be restricted to brownfield land Encourage planting to be incorporated once development it built.
2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> Development on this land would restrict access to green space for a large proportion of residents Site is near a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is within walking distance to the town centre Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ x	?/ x	?/ x	<ul style="list-style-type: none"> This site is a greenfield site. There are no wildlife designations within or bordering this site However the site is an established woodland – likely to be of high ecological interest Mitigation – undertake a Tree survey – and TPO Mitigation: ensure that the tree line and hedgerows retained and enhanced. Mitigation – Ecological and habitat survey (tree survey); incorporate as much vegetation as possible
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> There are no landscape designations

3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> The site falls within an area of archaeological interest The site does not fall within a village conservation area. The site does not include listed buildings Mitigation – undertake archaeological survey
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> The site is not within a source protection zone. This site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Suitability for SUDS is uncertain Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> Site is located within Hitchin within 800m from the town centre Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Provides access to affordable housing Site would support the local economy	Does not minimise development on greenfield land		Improve initial utilities prior to development Undertake an ecological assessment.	

Viability for SUDs is certain for some areas within site (large site)	If site were developed, it would reduce local residents access to green space	Undertake Tree surveys and investigate TPO Incorporate as much vegetation as possible
No wildlife designations	This site is a greenfield site, classified as grade 3 agricultural land	Improve public transport links Consider Suds viability
Planned houses will be 800m from the town centre	Viability for SUDS is uncertain	Undertake archaeological survey
Site not within a flood zone	Site is in an area of archaeological interest	
Site is not contaminated		
Site does not contain a conservation area		
Site contains no listed buildings		

Type of Site and Number: 110 Residential				
Site Reference and Location: 07/0461, Oakfield farm, Stevenage Road (A602) 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> 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 Site is adjoining a public rights of way 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	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is located within 400m of a bus stop Regular bus routes connect site to town centre Site on the edge of town – residents likely to commute Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. There is no wildlife designation Trees and hedgerows are present throughout the site. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not within a village conservation area Site is not within an area archaeological interest. There are no listed buildings within the site.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is potentially contaminated Site is within a flood zone Undertake flood mitigation measures. undertake a Land contamination assessment
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within floodzone 2 Site is suitable for SUDs Site large enough to consider CHP

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of 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/✓	<ul style="list-style-type: none"> 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 Part of site borders A602 Consider Landscape design to mitigate noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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
TOWN CENTRES				
7 Promote sustainable urban living	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site on edge of Hitchin Encouraging people to use local shops and town centre However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Not on a source protection zone</p>	<p>Greenfield site</p> <p>If site were developed, it would reduce the access to green space to local residents.</p> <p>Site is potentially contaminated agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site is within flood zone 3</p> <p>Part of Site does border the</p>		<p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Undertake flood mitigation measures.</p> <p>Improve public access to green space via creation of public footpaths</p> <p>undertake a land contamination assessment/ remediation</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider landscape design for noise issues of the A602</p>	

<p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Site does not fall within a conservation area</p> <p>Site does not fall within an area of archaeological interest</p> <p>Site does not contain listed buildings</p> <p>Site provides affordable houses</p>	<p>A602 which may cause a few noise issues</p>	<p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p>
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Site 209 – Reduced Version of SW 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?	√	<ul style="list-style-type: none"> The development is likely to include a neighbourhood centre and community facilities providing jobs and services to support the local community. The provision of new housing is likely to have a positive impact on affordability, particularly if it includes significant amounts of affordable housing.
<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	<ul style="list-style-type: none"> The development is located on a greenfield site, which includes some highly valued landscapes and environments Site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> A development of this size and scale on the edge of the settlement means that access to the countryside would be further away for existing residents. The development would provide new greenspace provision and could therefore bring greater access, however the specifics are not yet known

		<ul style="list-style-type: none"> • Greenspace is within 400m to certain parts of the site and rights of Way run through the site. • Mitigation – apply green space standards to ensure positive benefit for greenspace and recreational amenity. Ensure existing ROW are maintained as are important existing open spaces, such as Priory Park. Development should ensure that existing residents continue to have access to open space and to open countryside. Site could contribute to Green Infrastructure project ST8.1 Greenway for Hitchin and improve Level 2 green links between Hitchin and the Langley Valley to enhance access to greenspace such that there is no net detriment to recreational amenity
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X X	<ul style="list-style-type: none"> • 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 not proximate to 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. • traffic associated with large number of homes will 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
Environmental protection		
3a. Protect and enhance biodiversity?	X X	<ul style="list-style-type: none"> • Site contains Priory Park, Pirton Road Allotments and The Willows Wildlife sites and is adjacent to Charlton Mill Pool. There is potential for a significant negative impact. (site no longer contains SSSI). • The site also contains large amounts of greenfield land which incorporates trees, hedgerows and greenspaces. • Mitigation – detailed of consideration of wildlife sites within design to ensure that sites do not become fragmented as some sites are likely to be completely surrounded by development – provision of wildlife corridors and green lungs within design to allow green links in the development • Mitigation – A habitat study will be required to consider how to mitigate impact on biodiversity. Retain existing trees and hedgerows and seek opportunities to benefit biodiversity through the development of green features and sensitive design.
3b. Protect and enhance landscapes?	X X	<ul style="list-style-type: none"> • A site this size is likely to have a significant visual landscape impact. The site is located within Landscape Character Area 214 Langley Valley. Evaluation for this area describes development of greater than 5ha as not appropriate. The site borders the AONB to west • The LUC assessment identifies that the area includes areas of high sensitivity

		<p>north of the A505. Moderate - high sensitivity A505 – B656 and moderate sensitivity B656 – railway line. The ability to accommodate residential and mixed development in a number of these areas is relatively low in landscape terms</p> <ul style="list-style-type: none"> • Mitigation: development should be restricted toward the boundary of the AONB. Production of landscape assessments will aid with design.
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> • The development is likely to negatively impact on the Charlton Conservation area. The site also adjoins Hitchin Conservation area and the boundary incorporates the curtilage of the Priory. Site also contains Foxholes Archaeological Area. • Mitigation – Archaeological survey of site and surrounding area • Mitigation - Ensure that development is in keeping with local character, e.g. building materials, style, height. Development must be sensitive to setting of historic features
3d. Reduce pollution from any source?	? / X	<ul style="list-style-type: none"> • Some of the site is located above Source Protection Zone 1 and 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 and likely potential to be affected by contamination, based on it containing a landfill. • Mitigation – contaminated land survey
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> • Site contains parts of the River Hiz at Wellhead, and so contains some land classified as functional floodplain. • SuDS likely to be viable according to the SuDS viability Plan. Significant opportunities for sustainable energy , given the size of the development • Mitigation – Sequential and exception tests for flood risk areas
A just society		
5a. Share benefits of prosperity fairly?	√ / ?	<ul style="list-style-type: none"> • The reduced scale of development will mean that in overall terms development is not so concentrated in this location. 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
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • Development would provide 2,880 dwellings in North Hertfordshire, with a proportion being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> • 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

		<p>measures. Construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.</p> <ul style="list-style-type: none"> No evidence of noise constraints
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> 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, continue to work with Water stakeholders
Town centres		
7. Promote sustainable urban living?	?	<ul style="list-style-type: none"> The site is located on the edge of Hitchin, but has the potential to complement local services and facilities in the town centre, although development of a new centre could also potentially 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. Residents would be in a long way from the train station, therefore improvements to public transport will be important

Key positive effects	Key negative effects	Potential mitigation
<p>A site this size is likely to be able to provide significant facilities within the development</p> <p>Development would provide 2800 dwellings in North Hertfordshire; and</p> <p>Significant opportunities for sustainable energy, given the size of the development.</p>	<p>Greenfield site, agricultural grade 3;</p> <p>Landscape Impacts and potential impact on AONB;</p> <p>Site contains a number of Wildlife sites and existing trees and hedgerows;</p> <p>Site contains designated archaeological area and has potential to impact on adjacent conservation areas;</p> <p>Services could compete with town centre;</p>	<p>Application of greenspace standards in conjunction with wildlife corridors and green infrastructure to improve access to greenspace and mitigate loss. Contributions towards green infrastructure projects</p> <p>Sustainable transport measures including provision of bus stops</p> <p>Habitat study required to consider how to mitigate impact on the wildlife</p> <p>Landscape assessments to inform detailed</p>

	and Additional traffic associated with the development will increase congestion	design. Sequential / Exception tests for flood risk areas Water efficiency and SuDS; and Working with water companies
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Kimpton

Type of Site and Number: 45 Residential				
Site Reference and Location:08/3235/1 Land at Ash Drive (north) Kimpton Bottom, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • green space is within 400m • Public rights of way does not link this site up to Kimpton
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Site is out of town • Bus services infrequent to this site • No access to rail services within the village; station is further than 800m to the site • Long term – likely to encourage use of private transport for commuting to village areas. • Mitigation – Pedestrian cycle and walkway route mapping • Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees 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	✓	✓	✓	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site is relatively small scale; unlikely to have significant impacts within the rural area. • The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Number of dwellings not identified, however the size of size is likely to provide affordable housing
5(c) Improve conditions and services that engender	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas

good health and reduce health inequalities				<ul style="list-style-type: none"> Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within village Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses			Potential mitigation
<p>The site could contribute to retaining local services in the village.</p> <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>SUDS are viable</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p> <p>Site is located outside of Kimpton, therefore likely to increase commuting via private transport</p> <p>Infrequent local bus service</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 sewage system</p>

Type of Site and Number: 46 Residential
Site Reference and Location:08/3235/1 Land at Ash Drive (south) Kimpton Bottom, Kimpton

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way does not link this site up to Kimpton
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Site is out of town Bus services infrequent to this site No access to rail services within the village; station is further than 800m to the site Long term – likely to encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees 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	✓	✓	✓	<ul style="list-style-type: none"> Site falls within the Kimpton and Whitwell Bottom. Landscape designations are Landscape Conservation Area, and the Hoo park designation The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located near conservation areas Site is not located within areas of archaeological interest

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site impacts upon a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site is relatively small scale; unlikely to have significant impacts within the rural area. The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> N/a site too small to affect this objective
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within village Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
The site could contribute to retaining local services in the village. Not designated as ecologically	Development located on greenfield land Land is agricultural grade 3 land		Retain as many trees on the site as possible Retain public right of way Pedestrian cycle and walkway route mapping	

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 SUDS are viable	Sewerage constraints Rural village location may contribute to commuting Site is located within a source protection zone Site is located outside of Kimpton, therefore likely to increase commuting via private transport Infrequent local bus service Identified constraints on sewage within the village	Encourage and improve alternative transport Improve public transport SUDS Improve Sewage system
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Type of Site and Number: 47 Residential				
Site Reference and Location:08/3684 New Bungalows, Lawrence End Road, Peter's Green, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> Peter's Green Scores 2. within the housing background paper, indicating there are inadequate facilities to justify any level of development other than affordable housing
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The development is located on a brownfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way border the site however does not link this site up to Kimpton

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Site is out of town • Bus services infrequent to this site • No access to rail services within the village; station is further than 800m to the site • 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • 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	√	√	√	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • Landscape designations are Landscape Conservation Area, and the Hoo park designation • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site is relatively small scale; unlikely to have significant impacts within the rural area. • The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> • site too small to affect this objective. Therefore this site will not provide affordable housing • Housing Background Paper identifies increasing affordable development as the only reason for allowing a site within this area
5(c) Improve conditions	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within village Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Development located on brownfield land</p> <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>SUDS are viable</p>	<p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p> <p>Site is located outside of Kimpton, therefore likely to increase commuting via private transport</p> <p>Infrequent local bus service</p> <p>Identified constraints on sewage within the village</p> <p>The site does not have adequate facilities to warrant a development</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>Improve sewage system</p>

	This site is too small to cater for affordable development	
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Type of Site and Number: 48 Residential				
Site Reference and Location:08/3684 Water Tower, Lawrence End Road, Peter's Green, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> Peter's Green Scores 2. within the housing background paper, indicating there are inadequate facilities to justify any level of development other than affordable housing
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way border the site however does not link this site up to Kimpton
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Site is out of town Bus services infrequent to this site No access to rail services within the village; station is further than 800m to the site 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> 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	✓	✓	✓	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • Landscape designations are Landscape Conservation Area, and the Hoo park designation • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site is relatively small scale; unlikely to have significant impacts within the rural area. • The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> • site too small to affect this objective. Therefore this site will not provide affordable housing • Housing Background Paper identifies increasing affordable development as the only reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is not within village • Residents likely to use private transport to commute into the nearest large town for work
Summary				

Strengths	Weaknesses	Potential mitigation
<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>SUDS are viable</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p> <p>Site is located outside of Kimpton, therefore likely to increase commuting via private transport</p> <p>Infrequent local bus service</p> <p>Identified constraints on sewage within the village</p> <p>The site does not have adequate facilities to warrant a development</p> <p>This site is too small to cater for affordable development</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>Improve sewage system</p>

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	Justification for assessment and any mitigation measures

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> • 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.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • The development is located on a greenfield site • The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • 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	x	x	x	<ul style="list-style-type: none"> • The site is 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 • Within 400m of a bus stop • 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • 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 – Retain existing trees where possible;
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> • 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	?/x	?/x	?/x	<ul style="list-style-type: none"> • 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	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> • 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	✓	✓	✓	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Evidence of noise constraints identified from the runway at Luton airport • Initial construction phase would be disruptive for surrounding local residential areas • Development is relatively small; long term impacts unlikely to be significant • Good quality housing will bring about good health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is not within Kings Walden village • Residents likely to use private transport to commute into the nearest large town for work and food

Summary		
Strengths	Weaknesses	Potential mitigation
<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>

Type of Site and Number: 50 Residential
Site Reference and Location: 07/0365/6 Land North of Lower 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> 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.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way is near this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is 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 Within 400m of a bus stop 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Site borders an established woodland, development could affect the woodland 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; ecology survey

3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> 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	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is not located near conservation areas Site is not located within areas of archaeological interest Site 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	x	x	x	<ul style="list-style-type: none"> The site impacts upon a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> The village is not identified as deprived Although there are not a lot of services and facilities within this area. There is no school or surgery
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Size of development is for 7 dwellings. Which is enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Evidence of noise constraints identified from the runway at Luton airport Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant Good quality housing will bring about good health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within Kings Walden village Residents likely to use private transport to commute into the nearest

			large town for work and food
Summary			
Strengths	Weaknesses	Potential mitigation	
<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>Noise from Luton airport. The development is 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>	

Knebworth

Type of Site and Number: 54 Residential

Site Reference and Location 07/0904/7 Odyssey Health Centre, Old Knebworth Lane, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> This site is a brownfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is not 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 Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a brownfield 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	√	√	√	<ul style="list-style-type: none"> 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	0	0	0	<ul style="list-style-type: none"> The site is not within a 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

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> • 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	√	√	√	<ul style="list-style-type: none"> • No mention of dwelling size, however site is large enough to provide affordable developments
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is situated next to a convergence between 2 railway tracks • Mitigation of noise and vibration should be considered by site design and landscaping • Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is located within on the periphery of Knebworth and is further than 800m from the town centre • Will increase the need for private transport • No access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Within a brownfield site Not in a area of archaeological interest	Site is in a source protection zone		Improve initial utilities prior to development Incorporate as much vegetation as possible	

Not in a conservation area	Planned houses will not be 800m from the town centre Site is located next to the Railway tracks	Improve access to green space
Site is not within a flood plain		
No Landscape designations	Identified constraints on utilities	Implement SUDs
Provides access to affordable housing		Noise and vibrations from railways should be considered by site design and landscaping
Site would support the local economy	This site is classified as grade 3 agricultural land	Consider improvements in education facilities
No Wildlife designations		Issue with primary school education – almost full
Suitable for SUDS	No public rights of way located nearby	Create public right of way
Not contaminated		

Type of Site and Number: 55 Residential				
Site Reference and Location 05/0046 Land North of Old Lane, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land

2(b) Provide access to green spaces	0/√	0/√	0/√	<ul style="list-style-type: none"> • There is green space located nearby • No public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is within 400m of bus stop • 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 social infrastructure and schools • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • 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	√	√	√	<ul style="list-style-type: none"> • Site is within the landscape area of Knebworth • Landscape is common • Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site is not with a 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
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS • Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> • 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	✓	✓	✓	<ul style="list-style-type: none"> Site is large enough to include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction could provide noise disturbances Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Site is located within 800m from the town centre No access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<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>Planned houses will be 800m from the town centre</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>Site large enough to consider</p>	<p>Within a greenfield site: does not minimise development on greenfield land</p> <p>Site is in a source protection zone</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 public transport links</p> <p>Implement SUDs</p> <p>Consider improvements in education facilities. Improve social infrastructure and schools</p> <p>Create public right of way</p> <p>CHP</p>	

CHP		
Suitable for SUDS		
Not contaminated		

Type of Site and Number: 56 Residential				
Site Reference and Location 05/0046 Land East of Stevenage Road, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is not 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 Improve social infrastructure and schools Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> 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	√	√	√	<ul style="list-style-type: none"> 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	0	0	0	<ul style="list-style-type: none"> The site is not with a 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
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a floodplain Suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> 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	√	√	√	<ul style="list-style-type: none"> Site is large enough for affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is situated next to railway tracks Good quality housing is good for health Mitigation of noise and vibration should be considered by site design and landscaping
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Knebworth has identified constraints regarding utilities Sewage network is unlikely to support demand from development Mitigation – Improve initial utilities prior to development

				<ul style="list-style-type: none"> Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is located within on the periphery of Knebworth and is further than 800m from the town centre Will increase the need for private transport No access to public rights of way
Summary				
Strengths	Weaknesses			Potential mitigation
<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>Not contaminated</p>	<p>Within a greenfield site. This site is classified as grade 3 agricultural land</p> <p>Does not minimise development on greenfield land</p> <p>Site is in a source protection zone</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is located next to the Railway tracks</p> <p>Identified constraints on utilities</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>Undertake an ecological assessment. Incorporate as much vegetation as possible</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>Improve access to green space</p> <p>Consider improvements in education facilities</p> <p>Create public right of way</p>

Type of Site and Number: 57 Residential

Site Reference and Location 05/0046 Land South of Swangley's Lane, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Public right of way is located near by
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> Site is within 400m of bus stop 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 school and social infrastructure Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> 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	√	√	√	<ul style="list-style-type: none"> 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	0	0	0	<ul style="list-style-type: none"> The site is not with a 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

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS • Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> • 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	√	√	√	<ul style="list-style-type: none"> • Site is large enough to include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction could provide noise disturbances • Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> • Site is located within 800m from the town centre • access to public rights of way provided
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a area of archaeological interest	Within a greenfield site. Does not minimise development on greenfield land		Improve initial utilities prior to development	
Not in a conservation area			Incorporate as much vegetation as possible	
Site is not within a flood plain	Site is in a source protection		Improve public transport links	

Planned houses will be 800m from the town centre No Landscape designations Provides access to affordable housing Site would support the local economy No Wildlife designations public rights of way located nearby Suitable for SUDS Not contaminated CHP	zone Identified constraints on utilities This site is classified as grade 3 agricultural land Issue with primary school education – almost full	Implement SUDs Consider improvements in education facilities Site is large enough to consider CHP
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Type of Site and Number: 58 Residential Site Reference and Location 05/0046 Land North of Watton Road, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Public right of way borders site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is within 400m of bus stop 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 school and social infrastructure Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> 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	√	√	√	<ul style="list-style-type: none"> 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	0	0	0	<ul style="list-style-type: none"> The site is not with a 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
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a floodplain Suitable for SUDS Site is large enough to consider CHP
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> 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	√	√	√	<ul style="list-style-type: none"> Site is large enough to include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction could provide noise disturbances Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> Site is located within 800m from the town centre access to public rights of way provided
Summary				
Strengths	Weaknesses		Potential mitigation	
<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>Planned houses will be 800m from the town centre</p> <p>No Landscape designations</p> <p>Provides access to affordable housing</p> <p>Site would support the local economy</p>	<p>Within a greenfield site. Does not minimise development on greenfield land</p> <p>Site is in a source protection zone</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>Improve initial utilities prior to development</p> <p>Incorporate as much vegetation as possible</p> <p>Improve public transport links</p> <p>Implement SUDs</p> <p>Consider improvements in education facilities</p> <p>CHP</p>	

No Wildlife designations		
public rights of way located nearby		
Suitable for SUDS		
Not contaminated		
Site is large enough to consider CHP		

Lilley

Type of Site and Number: 62 Residential				
Site Reference and Location: 08/3247/1 Land r/o 57 West Street Lilley Bottom Road, Lilley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> The site is situated in a rural area According to the Housing Background Paper, Lilley does not have enough services to justify development. Lilley has no food shops, shops, no school, no doctors surgery Lilley is in a rural location outside of Luton The development is for 4 dwellings which isn't likely to create the demand required to develop new facilities and services in the near future
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way border and run through this site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest settlement to Lilley with services and facilities is Luton. There is a regular bus service within 400m There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site does not fall within or near a designated wildlife site Trees are present around the perimeter of the site Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	XX	XX	XX	<ul style="list-style-type: none"> This village is located within the Lilley Bottom landscape character area. The site is located within an AONB – The Chilterns Ensure that the development is sensitive to the surrounding landscape, and is in keeping with the existing settlements
3(c) Conserve and where appropriate, enhance the historic environment	?/X	?/X	?/X	<ul style="list-style-type: none"> Site borders an area of archaeological interest Site is not located within a conservation area Site is not 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	√	√	√	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. Suitability for SUDs is unclear
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	x	x	<ul style="list-style-type: none"> Local services need improving There are no shops, food shops, or schools
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> Site is not large enough to provide affordable housing Affordable housing is criteria set out within the Housing Background paper as justification for development
5(c) Improve conditions	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local

and services that engender good health and reduce health inequalities				residential areas <ul style="list-style-type: none"> • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Lilley's location makes use of private cars likely • Residents are likely to commute into Luton or Hitchin for work, and other purposes
Summary				
Strengths	Weaknesses			Potential mitigation
No evidence of land contamination The site does not border a watercourse Not at risk of Flooding Site is not within a conservation area Site provides access to green space Site does not contain a wildlife site Site is not located within a source protection zone Site does not contain listed buildings	This is a greenfield site agricultural land grade 3 According to the Housing Background Paper; Lilley does not have enough services to justify development. Lilley is in a rural location outside of Luton Site does not provide affordable housing Not many facilities and services located nearby Area contains the landscape designation of AONB The sites location is likely to promote commuting			Retain as many trees on the site as possible Improve public transport Improve facilities and services Encourage and improve alternative transport SUDS Undertake an archaeological survey Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc Ensure that the development is sensitive to the surrounding landscape, and is in keeping with the existing settlements

	Site is within an area of archaeological interest No information on resource constraints SUDs uncertain	
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Nuthampstead

Type of Site and Number: 63 Residential				
Site Reference and Location: 07/0846 Former depot, Park Lane, Nuthampstead				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> The site is situated in a rural area It is not known what facilities are available as Nuthampstead is not listed within the housing background paper The nearest town with food shops is Barley which is 3 miles away Nuthampstead is 6 miles away from Royston
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The development is located on a brownfield site The site is located upon agricultural land grade 2
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way are nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest village to Nuthampstead with a variety of services and facilities is Royston. It is not clear whether there is a bus service There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site does not fall within or near a designated wildlife site Trees are present around the perimeter of the site Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> This village is located within the Nuthampstead landscape character area. Identified as a Landscape Conservation Area 2 The site is not in a designated area The landscape is common and the impact of development is low.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not contain an area of archaeological interest Site is not located within a conservation area Site is not located near listed buildings
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site is within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/x	?/x	?/x	<ul style="list-style-type: none"> The site borders a flood risk zone – flood zone 3 Mitigation – consider flood prevention measures 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)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	x	x	<ul style="list-style-type: none"> Local services need improving There are no shops, food shops, or schools
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas

good health and reduce health inequalities				<ul style="list-style-type: none"> • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Nuthampstead's location make use of private transport likely • Residents are likely to commute into the nearest large urban areas for work, and for other purposes
Summary				
Strengths	Weaknesses			Potential mitigation
<p>This is a brownfield site</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site is not within a conservation area</p> <p>Site provides access to green space</p> <p>Site does not contain a wildlife site</p> <p>Site does not contain listed buildings</p> <p>Site is not within an area of archaeological interest</p> <p>SUDs are suitable upon solid geology</p>	<p>Evidence of land contamination</p> <p>Agricultural land grade 2</p> <p>Site borders a flood risk zone</p> <p>Nuthampstead is in a rural location, the nearest large town is Royston</p> <p>Not many facilities and services located nearby</p> <p>The sites location is likely to promote commuting, especially for employment</p> <p>No information on resource constraints</p> <p>SUDs are unsuitable upon drift geology materials</p> <p>Site is located within a source protection zone</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>SUDS</p>

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"> 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	<ul style="list-style-type: none"> Site located on greenfield land, although includes allotments Site classified as grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is not located within 400m of a bus stop 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?	?/√	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity Vegetation present in the form of overgrown hedgerows and grass areas

		<ul style="list-style-type: none"> Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> Site located in Offley – St Paul’s Walden Landscape Charcter area (211) which has moderate to high sensitivity The landscape capacity for incremental small scale developments is considered to be low. Mitigation – Landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> Site includes part of the conservation area and a listed building 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	<ul style="list-style-type: none"> Site location in Source Protection Zone 2 Site unlikely to be contaminated
<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"> Site not in a flood zone Potential issues with SuDS viability
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> The site could contribute in retaining local rural services within the area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> 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 / 0	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> No constraints identified
<i>Town centres</i>		
7. Promote sustainable urban living?	? / X	<ul style="list-style-type: none"> 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

Key positive effects	Key negative effects	Potential mitigation
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

Pirton

Site 214 – Holwell Turn, West Lane

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?	√	<ul style="list-style-type: none"> • The site is situated in a rural area • There are not many facilities or services nearby • The site has the potential to support the rural economy; number of proposed dwellings on the site is high • In the long term demand for services and facilities will increase within the area and bring in new business
<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"> • Site is greenfield • Site is located upon grade 2 and 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • Green space is within 400m • Public rights of way are near this site
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • Bus stop within 400m, there is a regular bus service • There is no train station within 800m • There are no food shops and no doctors surgery, the nearest large town to Pirton is Hitchin which is 3 miles away • The site location is likely to lead to increased use of private cars • Mitigation – Encourage sustainable transport initiatives • Mitigation – Improve public transport services
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / √	<ul style="list-style-type: none"> • 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 hedgerows and grass areas • Mitigation – ecological survey and seek to maintain existing trees and hedgerows and sensitive design to create net gain for biodiversity

3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> • This village is located within the Pirton Lowlands landscape character area, which has moderate to low sensitivity • Landscape capacity for small scale incremental development is considered to be moderate • Mitigation – ensure the development and its densities are in keeping with the surrounding areas, use and enhancing of existing hedgerows in screening of site.
3c. Conserve and, where appropriate, enhance the historic environment?	0	<ul style="list-style-type: none"> • The site does not contain an area of archaeological interest, listed building or conservation area • Site borders a conservation area • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> • The site is not within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
<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"> • The site is not in a flood risk zone • The site is not viable for SUDs as identified in the SuDS viability Plan
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • This area is not identified as deprived • Local services need improving
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> • The development is relatively large and the construction phase would be disruptive for surrounding local residential areas • No evidence of noise constraints identified. • Provision and access to affordable housing improves health inequalities

<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> No information on constraints
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> There are no shops, food shops as well as no doctors surgery in Pirton The location of the site will increase the use of private transport Residents are likely to commute into the nearest large town for work, and other trips

Key positive effects	Key negative effects	Potential mitigation
Site will support rural services	Greenfield site	Encourage sustainable transport initiatives
Site will provide affordable housing	Located upon grade 2 and 3 agricultural land	Improve public transport services
Site not in a flood risk area	Out of town location means commuting will occur	Sensitive design for setting of adjacent conservation area
No evidence of contamination		Design and densities in keeping with existing development
Low landscape sensitivity		
No designated wildlife site		

Preston

Type of Site and Number: 65 Residential
Site Reference and Location: 07/0961/1 Land West of Back Lane, Preston

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees 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 where possible

3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> Site is located within areas of archaeological interest Site is partially located within a conservation area Site contains no listed buildings Mitigation – undertake archaeological survey 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	✓	✓	✓	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. 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) Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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	0	0	<ul style="list-style-type: none"> 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				

7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is located a great 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
Summary				
Strengths	Weaknesses			Potential mitigation
<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 provides access to green space</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>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>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>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>

Type of Site and Number: 67 Residential
Site Reference and Location:07/0961/1 Land North of Chequers Lane, Preston

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities The Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way run through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees 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 where possible

3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located within areas of archaeological interest Site is not located within a conservation area Site contains no listed buildings
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. 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) Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity will potentially provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is a long distance from employment areas There are no food shops within Preston Residents likely to use private transport to commute into the nearest large town for work and food

Summary		
Strengths	Weaknesses	Potential mitigation
<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>

Type of Site and Number: 69 Residential				
Site Reference and Location: 08/3261/1 Land South of Crunnells Green, Preston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way run through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees 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 where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is not located within areas of archaeological interest • Site is borders a conservation area • Site is situated near a listed building • Site is opposite to historic parks and gardens • 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	✓	✓	✓	<ul style="list-style-type: none"> • The site is not situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • 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) • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Site and dwelling quantity will potentially provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is isolated • There are no food shops within Preston • Residents likely to use private transport to commute into the nearest large town for work and food
Summary				

Strengths	Weaknesses	Potential mitigation
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</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>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>Site is situated near listed buildings</p> <p>Site borders a conservation area</p> <p>Site is opposite historic parks and gardens</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> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

Reed

Type of Site and Number: 72 Residential

Site Reference and Location: 08/3377/1 Land North of Blacksmiths Lane, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> 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 Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. This site is agricultural land grade 2 This site is comprised of Woodland bordered by agricultural land and residential land.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby, linked by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> There is school a within walking distance There is a regular local bus service within 400m; however people are likely to rely upon private transport use. Site is not within 800m of train station There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. Mitigation: Improve local facilities Improve public transport facilities
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Development of this site would not protect biodiversity. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> 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. However landscape is relatively common within the area Site is woodland which provides this buffer zone and creates links between habitat areas.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the village conservation area.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> This site does not border a watercourse This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zoneplain Suitability for SUDS unclear
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Access to public rights of way, residents are likely to rely on private transport
Summary				
Strengths	Weaknesses		Potential mitigation	
New housing would support local services and rural	This site is a greenfield site and includes an established		To develop facilities and services within village.	

<p>economy in the long term once facilities and services have improved within Reed.</p> <p>There is the potential for the provision of affordable housing.</p> <p>Within walking distance of schools and green space via public rights of way</p> <p>Site does not fall within a conservation area, and is not situated near listed buildings, or ancient monuments.</p> <p>Site provides access to green space</p> <p>Site is not within a flood zone</p> <p>Site is not contaminated</p>	<p>woodland</p> <p>Includes Grade 2 agricultural land</p> <p>There are no local facilities, shops within Reed.</p> <p>This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p>	<p>Improve Public transport</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter</p> <p>Investigate potential for SUDs</p>
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<p>Type of Site and Number: 81 Housing (originally appraised as proposed village boundary amendment)</p> <p>Site Reference and Location: 07/0458/4 Reed house, Jackson's Lane, Reed</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>x/√ (?)</p>	<p>x/√ (?)</p>	<p>√ (?)</p>	<ul style="list-style-type: none"> 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 Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the

				<ul style="list-style-type: none"> long term once facilities and services have improved within Reed. • There is a school in Reed which would be within walking distance. • Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near to a public rights of way (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"> • There is a school within walking distance • There is a local bus service within 400m • There is not train station within 800m • There are no shops or a post office within the village centre. • New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. • People are likely to rely upon private transport use. • Mitigation: Improve local facilities • Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • 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. • However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Site borders village conservation area • Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials (depends on whether or not site is developed in the future)

3(d) Reduce pollution from any source	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Site is not contaminated (However there is an unknown fill material present) Site does not border a water course Mitigation: Undertake a land contamination survey and remediation (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not within a flood zone Suitability for SUDS unclear Mitigation – Investigate potential for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> No constraints identified (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> Access to public rights of way, Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site is a brownfield site Site is within easy walking distance from anywhere within the village There is a bus stop within	There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions. Site is not within 800m of train		If site is developed in the future: <ul style="list-style-type: none"> Improve local facilities Improve public transport Ensure development retains and enhances the tree line and 	

<p>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>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>hedgerows around the perimeter</p> <ul style="list-style-type: none"> Investigate potential for SUDs Land contamination study and potential remediation Ensure the development does not impact on conservation sites Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials
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Royston

<p>Type of Site and Number: 126, Residential</p> <p>Site Reference and Location: 3514</p> <p>Mile End Farm, London Road, Reed</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</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"> The site is situated in a rural area There are not many facilities or services nearby The site has the potential to support the rural economy; relatively large number of proposed dwellings due to large site.
<p>LAND USE AND DEVELOPMENT PATTERNS</p>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This is a greenfield site. The site is located upon grade 2 agricultural land.
2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> There is no formal public open space nearby, although site is surrounded by countryside.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is remote from both Reed and Royston. There is no railway station within 800m. This rural location would be likely to lead to increased use of private cars. Mitigation – encourage sustainable transport initiatives. Mitigation – improve public transport services.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance. Trees and hedgerows are present around the perimeter of the site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Site falls within the 'Scarp slopes south of Royston' landscape character area. Landscape character consists of larger rectilinear arable fields. This type of landscape is relatively common within North Hertfordshire. One of the features of this landscape is its open character.
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> Part of site is within an area of archaeological interest. Site is not located within a conservation area. Site contains no listed buildings.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> This site does not border a watercourse Site is located within groundwater source protection zone 2. Site is within a groundwater vulnerable zone. Potential for contamination from use as a farmyard.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> Residential site will create an increase in private transport due to the lack of public transport links. Therefore Green house gas emissions are likely to increase Site is not within a flood zone Suitability for SUDS unclear Mitigation – Investigate potential for SUDS Improve public transport links
A JUST SOCIETY				

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

Sandon

Type of Site and Number: 86 Residential
Site Reference and Location: 08/3680/1 Land at Gannock Farm Gannock Green, Sandon

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The site is likely to support the existing services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> This site is greenfield land The land is designated as agricultural grade 2.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Public rights of way run through this site Access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself However there are not that many services Residents are likely to commute Mitigation – Sustainable alternative transport initiative
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity Trees and hedgerows present on the site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).
3(c) Conserve and where appropriate, enhance the historic environment	?/X	?/X	?/X	<ul style="list-style-type: none"> The site is not located within a conservation area This site is not located within an area of archaeological interest There are numerous listed buildings located near to the site itself. 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	✓	✓	✓	<ul style="list-style-type: none"> Land is not contaminated Land is not situated near a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	✓	✓	✓	<ul style="list-style-type: none"> The site appears to be at no risk of flooding according to the environment agency

Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> 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)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute to supporting existing rural services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Large numbers of dwellings on the site therefore affordable housing will be available
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local business
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Located within a geographically remote area with regards to local urban areas and town Could encourage commuting to the surrounding town
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Potential to support existing rural services</p> <p>Regular bus service, school and post office in village</p> <p>Easy access to Green Spaces</p> <p>Access to affordable housing</p> <p>Site is not at risk of flooding</p>	<p>Village location is likely to result in commuting to work, and for shopping and other services</p> <p>Includes designated agricultural land of grade 2 quality</p> <p>Lies within Weston – Green End Plateaux LCA (recommendation: improve</p>		<p>Sustainable alternative transport initiative</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Ensure development is in keeping with surrounding area</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>	

Site is not located within a conservation area	and conserve).	
Site is not located near an area of archaeological interest	Limited information on constraints Site is located near listed buildings	

Type of Site and Number: 87 Residential				
Site Reference and Location: 08/3665/1 Land north of Rockells Jersey farm, green End, Sandon				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> This site consists of 1 dwelling The site is likely to provide a very small contribution in supporting the existing services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> This site is greenfield land The land is designated as agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way border this site Access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself However there are not that many services Residents are likely to commute Mitigation – Sustainable alternative transport initiative
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity Trees and hedgerows present on the site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.

3(b) Protect and enhance landscapes	?/X	?/X	?/X	<ul style="list-style-type: none"> Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> This site is partially located within an area of archaeological interest The site is not located within a conservation area There are no listed buildings near this site 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	✓	✓	✓	<ul style="list-style-type: none"> Land is not contaminated Land is not situated near a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site appears to be at no risk of flooding according to the environment agency 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)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> The site consists of 1 dwelling The site could contribute to supporting existing rural services within the village
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> Site size is large however only 1 dwelling affordable housing will be unlikely
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local business
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Located within a geographically remote area with regards to local urban areas and town Could encourage commuting to the surrounding town
Summary				

Strengths	Weaknesses	Potential mitigation
<p>Potential to support existing rural services</p> <p>Regular bus service, school and post office in village</p> <p>Easy access to Green Spaces</p> <p>Site is not at risk of flooding</p> <p>Site is not contaminated</p> <p>Site is not located within a conservation area</p> <p>Site is not located near to listed buildings</p>	<p>Greenfield land</p> <p>Village location is likely to result in commuting to work, and for shopping and other services</p> <p>Site falls partially within an area of archaeological interest</p> <p>Includes designated agricultural land of grade 2 quality</p> <p>Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).</p> <p>Limited information on constraints</p> <p>No access to affordable housing</p>	<p>Sustainable alternative transport initiative</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure development is in keeping with surrounding area</p> <p>SUDs ?</p>

Type of Site and Number: 88 Residential				
Site Reference and Location: 08/3665/1 Rockells Jersey farm, green End, Sandon				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> This site consists of 1 dwelling The site is likely to provide a very small contribution in supporting the existing services within the village

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> This site is greenfield land The land is designated as agricultural grade 2.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Public rights of way border this site Access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself However there are not that many services Residents are likely to commute Mitigation – Sustainable alternative transport initiative
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity However site is large and is opposite a designated woodland Trees and hedgerows present on the site Sensitive construction measures are required to take into account the wildlife area Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	?/X	?/X	?/X	<ul style="list-style-type: none"> Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> This site is partially located within an area of archaeological interest The site is not located within a conservation area There are no listed buildings near this site 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	x	x	x	<ul style="list-style-type: none"> Land is potentially contaminated due to farmyard on site Land is not situated near a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> The site appears to be at risk of flooding, site borders flood risk zone 3 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)
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> Site consists of 1 dwelling. The site could contribute to supporting existing rural services within the village
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> Site size is large however only 1 dwelling affordable housing will be unlikely
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local business
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Located within a geographically remote area with regards to local urban areas and town Could encourage commuting to the surrounding town
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Potential to support existing rural services</p> <p>Regular bus service, school and post office in village</p> <p>Easy access to Green Spaces</p> <p>Site is not located within a conservation area</p> <p>Site is not located near to listed buildings</p>	<p>Greenfield land</p> <p>Village location is likely to result in commuting to work, and for shopping and other services</p> <p>Site falls near to a wildlife designated site</p> <p>Site falls partially within an area of archaeological interest</p> <p>Includes designated agricultural land of grade 2 quality</p> <p>Site is at risk of flooding</p>		<p>Sustainable alternative transport initiative</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Consider sensitive construction due to wildlife site</p> <p>archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure development is in keeping with surrounding area</p> <p>Flood prevention measures</p> <p>Undertake contamination survey and consider land remediation</p>	

	<p>Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).</p> <p>Limited information on constraints</p> <p>No access to affordable housing</p> <p>Site is potentially contaminated</p>	
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St Ippolyts

Type of Site and Number: 99 Residential				
Site Reference and Location: 07/0922/1, Land north of The Cresnet, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land

2(b) Provide access to green spaces	?/√	?/√	?/√	<ul style="list-style-type: none"> • There is green space located nearby. • 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	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Site on the edge of town which will increase the use of private transport • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • Established trees and hedgerows are present throughout the site. • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not adjoin a village 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	√	√	√	<ul style="list-style-type: none"> • Site is not situated near a water course • Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site does not border a watercourse • Site is not in a flood risk area • suitable for SUDS according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance

good health and reduce health inequalities				effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site on edge of Hitchin Encouraging people to use local shops and town centre • However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Not within a source protection zone</p> <p>No wildlife sites are located within or near this site</p> <p>Site provides affordable housing</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>	<p>Greenfield site</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site location could increase commuting</p>		<p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Improve public access to green space via creation of public footpaths</p> <p>Encourage and promote sustainable transport initiatives.</p> <p>ensure that the development retains and enhances the tree line and hedgerows around the perimeter</p> <p>Incorporate SUDs</p>	

Site not within a village conservation area		
Site does not contain areas of archaeological interest		
Site does not contain listed buildings		

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"> The site is located on the outskirts of the village, close to Hitchin Could contribute to the local economy potential 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	<ul style="list-style-type: none"> This is a greenfield site The site is located upon Grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Site within 400m of bus stop Not within 800m of station As this is a village location although adjoining Hitchin, however people are likely to commute out to work Mitigation – improve public transport

<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> • 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?	√ / 0	<ul style="list-style-type: none"> • Site located in Langley Valley Landscape Character Area (214), which has moderate sensitivity • The landscape capacity for incremental small scale development is considered low to moderate • The sensitivity and capacity study identifies this specific site as having moderate sensitivity and moderate to high capacity • Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> • Site does not contain listed buildings, archaeological site or conservation area. • Site is adjacent to a couple of listed buildings, therefore their settings will need to be considered • Mitigation – consideration of adjacent listed buildings in design
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> • 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	√	<ul style="list-style-type: none"> • Site not in a flood zone • SuDS are viable
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> Not a deprived area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> 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 / 0	<ul style="list-style-type: none"> 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	X	<ul style="list-style-type: none"> 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?	X / 0	<ul style="list-style-type: none"> Within 400m of bus stop Site is outside of large town, although on the outskirts Residents are likely to commute into surrounding towns for work and shopping although may walk to town and local centres

Key positive effects	Key negative effects	Potential mitigation
No designated wildlife sites	This is a greenfield site on agricultural Grade 3	Ecological survey and retention of existing vegetation
Site is not located in Source Protection Zone	The site is located on the edge of a village and will encourage commuting	Encourage sustainable transport measures
No evidence of land contamination	Moderate-low capacity in landscape	Landscape assessment
Not in a flood zone		Improve public transport provision
Site does not contain archaeological area, conservation area or listed		Improvement of utilities in advance of development

building Site will provide affordable housing Within 400m of greenspace		Alternative energy solutions
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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"> 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	<ul style="list-style-type: none"> This is a greenfield site The site is located upon Grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Site within 400m of bus stop Not within 800m of station As this is a village location people are likely to commute out to work

		<ul style="list-style-type: none"> Mitigation – improve public transport
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> 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?	0	<ul style="list-style-type: none"> 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 The sensitivity and capacity study identifies this specific site as having moderate sensitivity and moderate capacity Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> Site does not contain listed buildings, archaeological site or conservation area. Site is adjacent to a couple of listed buildings, therefore their settings will need to be considered Mitigation – consideration of adjacent listed buildings in design
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> 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	√	<ul style="list-style-type: none"> Site not in a flood zone SuDS are viable
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> Not a deprived area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> 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 / 0	<ul style="list-style-type: none"> 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	X	<ul style="list-style-type: none"> 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?	X / 0	<ul style="list-style-type: none"> Site within 400m of bus stop Site is outside of large town, although on the outskirts Residents are likely to commute into surrounding towns for work although may walk to town and local centres

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>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</p>

Site will provide affordable housing Within 400m of greenspace		development Alternative energy solutions
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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"> The development is likely to support local facilities and the town centre
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"> The development is located on a greenfield site Site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> The development is on the edge of the settlement, meaning that access to the open countryside would be further away for existing residents. Greenspace is within 400m and rights of way run through the site 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.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	0	<ul style="list-style-type: none"> Site within 400m of bus stop Site not within 800m of train station 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. Mitigation - inclusion of sustainable transport measures

Environmental protection		
3a. Protect and enhance biodiversity?	X / ?	<ul style="list-style-type: none"> • Site borders Folly Alder Swamp designated wildlife site • 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
3b. Protect and enhance landscapes?	X / 0	<ul style="list-style-type: none"> • 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. • The NHDC landscape sensitivity and capacity study identifies this specific site as having moderate capacity and moderate sensitivity • Mitigation – landscape assessment required and use of existing vegetation and landform to mitigate landscape impacts
3c. Conserve and, where appropriate, enhance the historic environment?	✓	<ul style="list-style-type: none"> • The development does not include any archaeological areas, conservation areas or listed buildings. • The site does extend close to Gosmore conservation area • Mitigation – consideration of the setting of Gosmore conservation area in design, material...etc.
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Site is not located in a source protection zone although in an area of groundwater vulnerability
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> • Site contains parts of the Ippolyts Brook and so contains some land classified as functional floodplain. • SuDS likely to be viable according to the SuDS viability Plan. • Mitigation – Sequential and exception tests for flood risk areas
A just society		
5a. Share benefits of prosperity fairly?	✓	<ul style="list-style-type: none"> • The development will aid towards regeneration of deprived areas of Hitchin, supporting local facilities. • 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

5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> Development would provide dwellings in North Hertfordshire, with a proportion being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. No evidence of noise constraints
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> A large new housing development will put increased pressure on the sewerage and water supply infrastructure. 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. Mitigation – ensure water efficiency in new development and use of SuDs, continue to work with Water stakeholders
Town centres		
7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> The site is located on the edge of Hitchin. A local centre is within 800m, however town centre is further. Bus stop within 400m 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

Key positive effects	Key negative effects	Potential mitigation
<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>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</p>

Site not located in a Source Protection Zone		<p>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> <p>Contribution to green infrastructure project ST1</p>
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Site 223 – Land at Folly 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"> The site is located on the outskirts of the village, close to Hitchin Could contribute to the local economy potential 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	<ul style="list-style-type: none"> This is a greenfield site The site is located upon Grade 3 agricultural land
2b. Provide access to green spaces?	X / ?	<ul style="list-style-type: none"> Site is located on open space and will reduce open space provision although the site will still be within 400m of green space

		<ul style="list-style-type: none"> • Site is near to a right of way • Mitigation – the site would need to deliver more accessible open space onsite or improve offsite provision to try and mitigate loss of existing open space. The site could contribute towards improvement of level 2 Green links between Hitchin and Langley Valley
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • Site within 400m of bus stop • 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?	? / √	<ul style="list-style-type: none"> • 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 / 0	<ul style="list-style-type: none"> • Site located in Wymondley and Titmore Green Landscape Character Area (215), which has low to moderate sensitivity, the landscape capacity for incremental small scale development is considered to low to moderate for this Landscape character area • 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 / ?	<ul style="list-style-type: none"> • Site is adjacent to listed buildings, conservation area and archaeological area • Mitigation – archaeological assessment • Mitigation - ensure development is sensitive to local buildings and setting and development incorporates the local character including size, materials, design etc
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> • 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	√	<ul style="list-style-type: none"> • Site not in a flood zone • SuDS are viable
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • Not a deprived area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • 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 / 0	<ul style="list-style-type: none"> • 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	X	<ul style="list-style-type: none"> • 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?	X	<ul style="list-style-type: none"> • Outside of large town in a village location • Residents are likely to commute into surrounding towns for work and shopping and entertainment

Key positive effects	Key negative effects	Potential mitigation
No designated wildlife sites	This is a greenfield site on agricultural Grade	Ecological survey and retention of existing

<p>Site is not located in Source Protection Zone</p> <p>No evidence of land contamination</p> <p>Site will provide affordable housing</p> <p>Site not in a flood zone</p>	<p>3</p> <p>The site is located on the edge of a village and will encourage commuting</p> <p>Development could impact on landscape</p> <p>Site is currently greenspace</p>	<p>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> <p>Open space onsite and contribution to Level 2 green links</p>
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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"> The development is likely to support local facilities and the 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	<ul style="list-style-type: none"> The development is located on a greenfield site Site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> The development is on the edge of the settlement, meaning that access to the open countryside would be further away for existing residents. Greenspace is within 400m and rights of way run through the site 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.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X / ?	<ul style="list-style-type: none"> • Site within 400m of bus stop • Site not within 800m of train station • 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. • Mitigation - inclusion of sustainable transport measures
Environmental protection		
3a. Protect and enhance biodiversity?	? / √	<ul style="list-style-type: none"> • 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 • Mitigation – ecological survey and seek to maintain existing trees and hedgerows as they screen the site
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> • Site located in 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 incorporate into existing settlements. • The NHDC landscape sensitivity and capacity study identifies this specific site as having moderate sensitivity and moderate-high capacity • Mitigation – landscape assessment and careful design
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> • The development does not include any archaeological areas, conservation areas or listed buildings.
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Site is not located in a source protection zone although in an area of groundwater vulnerability
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> • Site contains parts of the Ippolytts Brook and so contains some land classified as functional floodplain. • SuDS likely to be viable according to the SuDS viability Plan. • Mitigation – Sequential and exception tests for flood risk areas

A just society		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> The development will aid towards regeneration of deprived areas of Hitchin, supporting local facilities. 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
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> Development would provide dwellings in North Hertfordshire, with a proportion being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. No evidence of noise constraints
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> New housing development will put increased pressure on the sewerage and water supply infrastructure. 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. Mitigation – ensure water efficiency in new development and use of SuDs, continue to work with Water stakeholders
Town centres		
7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> The site is located on the edge of Hitchin. Local centre is within 800m, however town centre is further. Bus stop within 400m 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 This site is detached and relies on site 225 being developed in the first instance

Key positive effects	Key negative effects	Potential mitigation
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<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>
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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"> The development is likely to support local facilities and the town centre
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"> The development is located on a greenfield site Site is located upon partly non agricultural partly grade 3 agricultural land
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> The development is on the edge of the settlement, meaning that access to the open countryside would be further away for existing residents. Greenspace is within 400m 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.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X / ?	<ul style="list-style-type: none"> Site within 400m of bus stop Site not within 800m of train station 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. Mitigation - inclusion of sustainable transport measures
Environmental protection		
3a. Protect and enhance biodiversity?	X	<ul style="list-style-type: none"> Site borders Folly Alder Swamp 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
3b. Protect and enhance landscapes?	0 / X	<ul style="list-style-type: none"> Site located in Arlesey – Great Wymondley (LCA 216) 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 incorporate into existing settlements. The NHDC landscape sensitivity and capacity study identifies this specific site as having high sensitivity and moderate capacity Mitigation – landscape assessment and careful design

3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> The development does not include any archaeological areas, conservation areas or listed buildings.
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> Site is not located in a source protection zone although in an area of groundwater vulnerability
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X / ?	<ul style="list-style-type: none"> Site contains parts of the Ippolytts Brook and so contains some land classified as functional floodplain. SuDS likely to be viable according to the SuDS viability Plan. Mitigation – Sequential and exception tests for flood risk areas
A just society		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> The development will aid towards regeneration of deprived areas of Hitchin, supporting local facilities. 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
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> Development would provide dwellings in North Hertfordshire, with a proportion being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. No evidence of noise constraints
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> New housing development will put increased pressure on the sewerage and water supply infrastructure. 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. Mitigation – ensure water efficiency in new development and use of SuDs, continue to work with water stakeholders

Town centres		
7. Promote sustainable urban living?	0	<ul style="list-style-type: none"> The site is located on the edge of Hitchin. Local centre is within 800m, however town centre is further. Bus stop is within 400m 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

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.</p> <p>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>

St Pauls Walden

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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> The site is situated in a rural area There are not many facilities or services nearby The nearest village with any sort of facilities is Whitwell, which is 400m away Whitwell has food shops, a school and doctor's surgery. In the long term the site has the potential to support the rural economy
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way are near this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest village with any sort of services is Whitwell, which has food shops There is a regular bus service There is no train station within 800m The site location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site does not fall within or near a designated wildlife site • Trees are present around the perimeter of the site • Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> • This village is located within the Whitwell Valley landscape area. • This is a Landscape Conservation Area, and within the Hoo park designation • However the landscape is common • The impact of development is moderate • Ensure the densities of the development are in keeping with the local area
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • The site is surrounded by historic parks and garden • Site is located near listed buildings • The site does not contain an area of archaeological interest • Site does not border a conservation area • 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	X	X	X	<ul style="list-style-type: none"> • The site is within a source protection zone • Site does not border a water course • There is evidence of potential contamination upon the site (unspecified). • Mitigation – consider site contamination survey and remediation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • The site borders flood risk zone 2 • The site is viable for SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	?/√	?/√	<ul style="list-style-type: none"> • This area is not identified as deprived • Local services need improving • In the long term development will increase the demand for more services
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • 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	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas • Development is relatively small; long term impacts unlikely to be significant

				<ul style="list-style-type: none"> No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> The sites location increases the use of private transport Residents are likely to commute into the nearest large towns Hitchin and Stevenage for work, and other trips
Summary				
Strengths	Weaknesses			Potential mitigation
<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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Therfield

Type of Site and Number: 117 Residential				
Site Reference and Location: 08/3356/1 Land South of Haywood Lane Therfield				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible

3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Site is located within an area of archaeological interest Site is not located within 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	X	X	X	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. 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)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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	0	0	<ul style="list-style-type: none"> 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.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Therfield's location makes use of private cars likely Residents are likely to commute into the nearest large town for work,

				and for other trips
Summary				
Strengths	Weaknesses			Potential mitigation
<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 is not within a conservation area</p> <p>Site provides access to green space</p> <p>SUDs are suitable upon solid geology</p>	<p>This is a greenfield site</p> <p>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 an area of archaeological interest</p> <p>Site is near to listed buildings</p> <p>No information on resource constraints</p> <p>SUDs are unsuitable upon drift geology materials</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>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

Wymondley

Type of Site and Number: 120 Residential				
Site Reference and Location: Land West of Gypsy Lane, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable	x/√	x/√	√	<ul style="list-style-type: none"> Local villages do not have adequate facilities; however this site is on

levels of prosperity and economic growth				<ul style="list-style-type: none"> the edge of Hitchin. The proposed development has potential to support services in Hitchin and in the long run demand for services within the local area Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development is built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is on the edge of Hitchin and on the outskirts of Great Wymondley Great Wymondley does not have adequate facilities such as food shops or a school There is a school within Little Wymondley linked via a public rights of way, however it is not within 400m This location encourages private transport use. Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> The site does not contain a 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
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse	x	x	x	<ul style="list-style-type: none"> Part of the site borders flood zone 2

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> • Suitability for SUDS is uncertain • Mitigation: undertake flood prevention measures • Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ x	?/ x	?/ x	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area. • There is no school or doctor's surgery • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is borders the railway track • Noise and vibration is an issue, landscaping design should be incorporated as mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> • 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
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in an area of archaeological interest	This site is a greenfield site, classified as grade 3 agricultural land. Does not minimise development on greenfield land		Improve public transport links	
Not in a conservation area			Improve the level of facilities	
Does not contain listed	Wymondley does not have		Ensure that the tree line and hedgerows are retained and enhanced.	

buildings	adequate facilities	Improve initial utilities prior to development
Site is not contaminated	Distinctively unusual Landscape, impact of development is moderate	Undertake an ecological assessment. Incorporate as much vegetation as possible
Provides access to affordable housing	Identified constraints on utilities	Ensure development includes landscaping design to mitigate the noise and vibration from railway
Site is not in a source protection zone	Viability for SUDS is uncertain	Undertake flood prevention measures
Site would support the local economy	Site borders railway	Consider the use of SUDs
No Wildlife designations	Site borders part of a flood zone 2	
Site is within 400m of a bus stop	Planned houses will not be 800m from the town centre	
Access to green space	Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting	

Type of Site and Number: Site 121 Residential
Site Reference and Location: Land North of Stevenage Road, Little Wymondley, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> 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

LAND USE AND DEVELOPMENT PATTERNS

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is within Little Wymondley where there is a school but no food shops This location encourages private transport use. Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Landscape character falls within Arlesley – Great Wymondley LCA (improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> Site borders an area of archaeological interest The site does not contain a conservation area. Site does not include and is not located near to ancient monuments or listed building Mitigation – Archaeological surveys 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	√	√	√	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> Site borders flood zone 2 Suitability for SUDS is uncertain Mitigation: undertake flood prevention measures Consider SuDS
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	?/√	?/√	?/√	<ul style="list-style-type: none"> This town 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
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> 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
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> 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
Summary				
Strengths	Weaknesses		Potential mitigation	
<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>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 an area of archaeological interest</p> <p>Distinctively unusual Landscape,</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>	

Site would support the local economy	impact of development is moderate	Undertake an ecological assessment. Incorporate as much vegetation as possible Undertake flood prevention measures Consider the use of SuDS
No Wildlife designations	Identified constraints on utilities	
Site is within 400m of a bus stop	Viability for SUDS is uncertain	
Access to green space	Site borders part of a flood zone 2	
	Planned houses will not be 800m from the town centre	
	Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting	

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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> 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
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There is green space located nearby • Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • There are regular bus services • Site is within Little Wymondley where there is a school but no food shops • This location encourages private transport use. • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site borders 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
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated on the border of a source protection zone. • 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
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/X	?/X	?/X	<ul style="list-style-type: none"> • Site borders flood zone 2 • Suitability for SUDS is uncertain • Mitigation: undertake flood prevention measures • Consider SUDs • Site is large enough to consider CHP?
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area.

				<ul style="list-style-type: none"> • There is a school within walking distance but no shops • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • 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
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is borders the A602 • Noise is an issue, landscaping design should be incorporated as mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> • 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
Summary				
Strengths	Weaknesses		Potential mitigation	
<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>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>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>Site is within 400m of a bus stop</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>Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting</p> <p>Site is borders A602, creating noise issues</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>
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Type of Site and Number: 123 Residential				
Site Reference and Location: Land West of Todds Green, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and	x/√	x/√	√	<ul style="list-style-type: none"> Wymondley does not have adequate facilities. Demand for services within Wymondley will increase facilities within

economic growth				this area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is on the edge of Little Wymondley where there is a school but no food shops This location encourages private transport use. Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site dose not border an area of archaeological interest The site does not contain a conservation area. Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> The site does not border a flood zone Suitability for SUDS is uncertain Mitigation: undertake flood prevention measures Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> This town is not identified as a deprived area

prosperity fairly				<ul style="list-style-type: none"> • 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
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> • This site is too small to provide access to affordable and decent 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
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • 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
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • 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
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a conservation area	This site is a greenfield site, classified as grade 3 agricultural land		Improve public transport links	
Does not contain listed buildings	Does not minimise development on greenfield land		Improve the level of facilities	
Site is not contaminated	Distinctively unusual Landscape, impact of development is moderate		Ensure that the tree line and hedgerows are retained and enhanced.	
Site is not in a source protection zone			Improve initial utilities prior to development	

Site does not border an area of archaeological interest	Wymondley does not have adequate facilities	Consider the use of SUDs
Site is not contaminated	Identified constraints on utilities	
Site does not border a flood zone	Viability for SUDS is uncertain	
Site would support the local economy	Planned houses will not be 800m from the town centre	
No Wildlife designations	Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting	
Site is within 400m of a bus stop	Too small to provide access to affordable housing	
Access to green space		

Type of Site and Number: 125 Residential				
Site Reference and Location: Land South of Wymondley Road, 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	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> 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
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is on the edge of Hitchin and on the outskirts of Great Wymondley Great Wymondley does not have food shops or a school There is a school within Little Wymondley linked via a public rights of way, however it is not within 400m This location encourages private transport use. Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ x	?/ x	?/ x	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site However the site is bordered by a wildlife site. Ensure sensitive construction measures Undertake an ecological survey Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Landscape character falls within Wymondley and Titmore Green LCA Landscape described as distinctively unusual Impact of built development would have a moderate affect
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> The site does not contain a 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
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> The site is within flood zone 2 Suitability for SUDS is uncertain Mitigation: undertake flood prevention measures Consider SUDS

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This town 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
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> 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
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Part of the site borders the railway track Noise and vibration is an issue, landscaping design should be incorporated as mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> 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
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> 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
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in an area of archaeological interest	This site is a greenfield site, classified as grade 3 agricultural land Does not minimise development on greenfield land		Improve public transport links	
Not in a conservation area	Wymondley does not have adequate facilities		Improve the level of facilities	
Does not contain listed buildings	Distinctively unusual Landscape,		Ensure that the tree line and hedgerows are retained and enhanced.	
Site is not contaminated			Improve initial utilities prior to development	

Provides access to affordable housing	impact of development is moderate	Ensure development includes landscaping design to mitigate the noise and vibration from railway
Site is not in a source protection zone	The site is bordered by a wildlife site.	Undertake flood prevention measures
Site would support the local economy	Identified constraints on utilities	Consider the use of SUDs
Site is within 400m of a bus stop	Viability for SUDS is uncertain	Ensure construction measures are sensitive to wildlife site
Access to green space	Site borders railway	Undertake an ecological survey
	Site falls within flood zone 2	
	Planned houses will not be 800m from the town centre	
	Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting	

Site 229 – Land south of Wymondley Bury, 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?	X / ✓	<ul style="list-style-type: none"> Wymondley does not have adequate facilities, the site is more related to Stevenage Site would provide support for local facilities and services
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with	X	<ul style="list-style-type: none"> This is a Greenfield site Site located upon grade 3 agricultural land

high environmental and amenity value?		
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • Site is within 400m of green space • Mitigation - develop access links to the proposed Stevenage greenway (North Herts GI Plan) on the western boundary
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • Within 400m of bus stop • Not within 800m of station • The location doesn't really relate to any particular settlement, which will encourage private transport use • Mitigation – improve public transport links
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> • 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?	0	<ul style="list-style-type: none"> • Site located in Wymondley and Titmore Green Landscape Character Area (215), which has low - moderate sensitivity, The landscape capacity for incremental small scale development is considered to low to moderate. The landscape capacity for small urban extensions is considered to be low • LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity • LUC's landscape sensitivity assessment for this specific area states that Overall landscape sensitivity to residential and mixed use development is judged to be low-moderate. This is due to the eroded character created by the pylon line, urban fringe uses (paddocks) and the close presence of large scale transport infrastructure such as the A602, • Mitigation – landscape assessment, the eastern boundary, which is patchy in character, would need reinforcing through additional native planting. Enhancement of landscape structure generally should be used to secure greater landscape and access links to the proposed Stevenage greenway (North Herts GI Plan) on the western boundary •

3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> • Site contains area of archaeological significance and is proximate to Wymondley Bury Grade I Listed building • Mitigation –archaeological survey • 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?	X	<ul style="list-style-type: none"> • Site is within Source Protection Zone 1 • Possibly contaminated, landfill within 250m • Adjacent to watercourse
<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"> • Not in a flood risk area • May be some issues with SuDS viability • Mitigation – contaminated land survey
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√ / ?	<ul style="list-style-type: none"> • Wymondley is not a deprived area although some areas of Stevenage are • Could support the rural economy
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • 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 / 0	<ul style="list-style-type: none"> • 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. • Site is adjacent to the A602 and close to the railway line. • 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 / ?	<ul style="list-style-type: none"> Hitchin is identified as having constraints, however the site doesn't really relate to Hitchin
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> Site is in a rural location on the edge of both Hitchin and Stevenage Site is likely to increase commuting via private transport due to lack of facilities and services

Key positive effects	Key negative effects	Potential mitigation
Site within 400m of green space Site within 400m of bus stop Will support local services and rural economy Site will provide affordable housing Not in a Flood risk area	Greenfield site on grade 3 agricultural land Site does not currently relate to any particular settlement Site contains archaeological site and in close proximity to listed building Limited capacity in landscape for development	Ecology assessment, retention of trees and hedges onsite Landscape assessment Noise and vibration considerations within design Archaeological survey Historic built environment features considered within design Improve public transport links Contaminated land survey Develop links to Stevenage Greenway

Site 230 – Land east of Wymondley Bury

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"> Wymondley does not have adequate facilities, the site is more related to Stevenage Site would provide support for local facilities and 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	<ul style="list-style-type: none"> This is a Greenfield site Site located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> Site is within 400m of green space
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> Within 400m of bus stop Not within 800m of station The location doesn't really relate to any particular settlement, which will encourage private transport use Mitigation – improve public transport links
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> 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?	0	<ul style="list-style-type: none"> Site located in Wymondley and Titmore Green Landscape Character Area (215), which has low - moderate sensitivity, the landscape capacity for incremental small scale development is considered to low

		<p>to moderate</p> <ul style="list-style-type: none"> • The landscape capacity for small urban extensions is considered to be low • LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity • LUC's landscape sensitivity assessment for this specific area states that Overall landscape sensitivity to residential and mixed use development is judged to be low-moderate. This is due to the eroded character created by the pylon line, urban fringe uses (paddocks) and the close presence of large scale transport infrastructure such as the A602, • Mitigation – landscape assessment and retain and vegetated boundaries as much as possible, particularly those of intact hedgerow and trees •
3c. Conserve and, where appropriate, enhance the historic environment?	X / ?	<ul style="list-style-type: none"> • Site is directly adjacent to an area of archaeological significance and is proximate to Wymondley Bury Listed building • Mitigation – archaeological survey • 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?	X	<ul style="list-style-type: none"> • Site is not within a Source Protection Zone, although within an are of high groundwater vulnerability • possibly contaminated, landfill within 250m • Adjacent to watercourse • Mitigation – contaminated land survey
<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"> • Not in a flood risk area • May be some issues with SuDS viability
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	√ / ?	<ul style="list-style-type: none"> Wymondley is not a deprived area although some areas of Stevenage are Could support the rural economy
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> 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 / 0	<ul style="list-style-type: none"> 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. Site is adjacent to the A602 and the railway line. 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 / ?	<ul style="list-style-type: none"> Hitchin is identified as having constraints, however the site doesn't really relate to Hitchin.
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> Site is in a rural location on the edge of both Hitchin and Stevenage Site is likely to increase commuting via private transport due to lack of facilities and services

Key positive effects	Key negative effects	Potential mitigation
Site within 400m of green space Site within 400m of bus stop Will support local services and rural economy Site will provide affordable housing Not in a Flood risk area	Greenfield site on grade 3 agricultural land Site does not currently relate to any particular settlement Limited capacity in landscape for development	Ecology assessment, retention of trees and hedges onsite Landscape assessment Noise and vibration considerations within design Archaeological survey

		<p>Historic built environment features considered within design</p> <p>Improve public transport links</p> <p>Contaminated land survey</p>
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Site 231 – Land West of Todds Green

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"> Todds Green does not have adequate facilities, the site is more related to Stevenage Site would provide support for local facilities and 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	<ul style="list-style-type: none"> This is a Greenfield site Site located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> Site is within 400m of green space Mitigation - develop access links to the proposed Stevenage greenway (North Herts GI Plan) on the western boundary
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> Within 400m of bus stop Not within 800m of station The location doesn't really relate to any particular settlement, which will encourage private transport use Mitigation - improve public transport links

<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / ✓	<ul style="list-style-type: none"> • 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?	0	<ul style="list-style-type: none"> • Site located in Wymondley and Titmore Green Landscape Character Area (215), which has low - moderate sensitivity, the landscape capacity for incremental small scale development is considered to low to moderate • The landscape capacity for small urban extensions is considered to be low • LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity • NHDC landscape sensitivity and capacity study identifies this area as having low/moderate sensitivity and moderate/moderate-high capacity • Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> • Site includes an area of archaeological significance • Mitigation – archaeological survey
3d. Reduce pollution from any source?	X	<ul style="list-style-type: none"> • Site is within Source Protection Zone 1 • Possibly contaminated, landfill within 250m • Adjacent to watercourse • Mitigation – contaminated land survey
<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"> • Not in a flood risk area • May be some issues with SuDS viability

<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√ / ?	<ul style="list-style-type: none"> Todds Green is not a deprived area although some areas of Stevenage are Could support the rural economy
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> 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 / 0	<ul style="list-style-type: none"> 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. Site is adjacent to the A602 and the railway line. 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 / ?	<ul style="list-style-type: none"> Hitchin is identified as having constraints, however the site doesn't really relate to Hitchin.
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> Site is in a rural location on the edge of both Hitchin and Stevenage Site is likely to increase commuting via private transport due to lack of facilities and services

Key positive effects	Key negative effects	Potential mitigation
Site within 400m of green space	Greenfield site	Ecology assessment, retention of trees and hedges onsite
Site within 400m of bus stop	Grade 3 agricultural land	Landscape assessment
Will support local services and rural economy	Site does not currently relate to any particular settlement	Noise and vibration considerations within

<p>Site will provide affordable housing</p> <p>Not in a Flood risk area</p>	<p>Limited capacity in landscape for development</p>	<p>design</p> <p>Archaeological survey</p> <p>Historic built environment features considered within design</p> <p>Improve public transport links</p> <p>Contaminated land survey</p> <p>Link to Stevenage Greenway</p>
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Strategic site options appraised in 2013

The following strategic site options were appraised in February 2013 and not taken forward as preferred options in the lists of sites.

Option 4: South West of Hitchin

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?	XX	<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 area¹⁰ 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 study¹¹ 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?	XX	<p>The development is likely to negatively impact on the Charlton Conservation area. The site also adjoins Hitchin Conservation area and the boundary incorporates the curtilage of the Priory. 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?	XX	<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. The site borders a major Public Water Supply at Oughton Head (situated just north of the development).</p> <p>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>		

¹⁰ See ww.north-herts.gov.uk/214_2011-2.pdf

¹¹ Land south west of Hitchin: Landscape sensitivity study December 2012, see http://www.north-herts.gov.uk/south_west_of_hitchin_all.pdf

4a. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	√	Site contains parts of the River Hiz at Wellhead, and so contains some land classified as functional floodplain. SuDS likely to be viable according to the SuDS viability Plan. Significant opportunities for sustainable energy , given the size of the development Mitigation – Sequential and exception tests for flood risk areas
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	X	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
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.
Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> • A site this size is likely to be able to provide significant facilities within the development, including employment. • Opportunity for greenspace provision • Site is likely to be able to support additional bus services. • 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 . • Development would provide 6000- 7400 dwellings in North Hertfordshire, including significant affordable housing. • Significant opportunities for sustainable energy, given the size of the development 	<ul style="list-style-type: none"> • Greenfield site, agricultural grade 3. • 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. • The site includes areas of high landscape sensitivity and borders the AONB. • Site contains a number of wildlife sites and a SSSI, and is adjacent to Oughton Head / Charlton Mill Pool. • Site contains several designated archaeological areas, and borders two conservation areas. • The site borders a major Public Water Supply at Oughton Head. • Parts of the site are above Source Protection Zones 1, 2 and 3 and the site is likely to include contaminated land. • Site contains parts of the River Hiz at Wellhead, classified as functional floodplain. • Initial construction phase would be disruptive for surrounding local residential areas. • A development of this size would inevitably involve increased light, air and noise pollution. • Services could compete with town centre. 	<ul style="list-style-type: none"> • Application of greenspace standards to ensure positive outcome • sustainable transport measures including provision of bus stops • habitat study required to consider how to mitigate impact on the wildlife • development restricted towards AONB. Production of landscape assessments. • archaeological survey • sequential / Exception tests for flood risk areas • noise, air and light pollution mitigation • water efficiency and SuDS; • Construction Management Plan; and • appropriate scale facilities, so not to compete with town centre.

Option 7: Rush Green

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?	0	The site would essentially create a free-standing rural settlement, in the form of a new village. This site would essentially provide a large workforce in a settlement without any employment development and no proximate employment land.
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	√ √	Development of this site would improve the existing environmental value of the land, based on its current use as a scrap yard. The site currently has little amenity value and is classified as brown field.
2b. Provide access to green spaces?	?	There is little opportunity for onsite green space provision, based on the size of the site. There is a small amenity greenspace within 400m, but this is too small to serve the development. Rights of way run close to the site, and provide access to open countryside.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X X	The remoteness of the site means that all the majority of movement would be by car. It is unlikely that a site of this size and in this location would deliver the required services and facilities to meet the needs of an entire settlement. Mitigation - inclusion of sustainable transport measures as this site is considered particularly unsustainable in transport terms.
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?	Site is adjacent to Rush Green Airfield Wildlife Site. Development of the site for residential purposes will be preferable to the existing land use therefore creating a potential improvement in biodiversity value, although brownfield sites provide unusual habitat opportunities for some species.

		Mitigation – detailed ecological surveys and appropriate mitigation measures to ensure that the impact on ecology is minimised and opportunities are maximised.
3b. Protect and enhance landscapes?	X	<p>A site of this size and scale in this location is likely to have a significant visual impact on landscape. The physical environment would be improved through development of the site however the sites location on the valley floor will be prominent from certain directions. A degree of buffering and screening is present from the existing use, however in visual terms the site is located in Landscape Character Area 214 Langley Valley, which has moderate to high sensitivity. The site is likely to be classified as low sensitivity, but surrounded by areas of high sensitivity.</p> <p>Mitigation – Existing screening should be maintained and improved. Landscape assessments to minimise the impact on the countryside and aid with design.</p>
3c. Conserve and, where appropriate, enhance the historic environment?	0	Site is not located within an area of archaeological interest or conservation and unlikely to have any impact on the setting of the historic built environment.
3d. Reduce pollution from any source?	X	<p>Site is likely to be contaminated and part is above Source Protection Zone 3. It also contains a watercourse. Site provides the opportunity to reduce potential pollution through remediation.</p> <p>Mitigation – Remediation of the site will be an important part of the sites potential development Mitigation - Further discussion with EA and Water companies</p>
<i>Climate change</i>		
4. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	X	<p>Site contains Flood zone 2 and 3 as a tributary of the River Purwell flows through the site. There are 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?	0	Site is unlikely to support rural economy based on the lack of existing facilities. Only a petrol station in close proximity.

5b. Increase access to decent and affordable housing?	√ ?	Site would provide 350 dwellings, with the opportunity to deliver affordable housing in a rural location, although cost of remediation may have a negative impact on the proportion.						
5c. Improve conditions and services that engender good health and reduce health inequalities?	0	Site is located away from existing settlements, no likely impact on existing population. Site is adjacent to an airfield which may create some ambient noise.						
<i>Resource use and waste</i>								
6. Use natural resources efficiently; reuse, use recycled where possible	X ?	Limiting the impact on natural resources will be important. Measures could include SUDs, recycling, sewage infrastructure, sustainable construction and building methods. Site would likely drain to Hitchin STW but may require significant investment regarding connection although information needed from IDP re Hitchin WWTW. Mitigation – ensure water efficiency in new development						
<i>Town centres</i>								
7. Promote sustainable urban living?	X X	The site is not proximate to an existing urban area offering services and facilities to support growth. The development constitutes a new village in a rural location.						
<table border="1"> <thead> <tr> <th>Key positive effects</th> <th>Key negative effects</th> <th>Potential mitigation</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> Provides opportunity for remediation of existing scrapyards. Rights of way run through and close to the site, and provide access to open countryside. Site would provide 350 dwellings, with the opportunity to deliver affordable housing in a rural location. Opportunities for sustainable energy. </td> <td> <ul style="list-style-type: none"> It is unlikely that a site of this size and in this location would deliver the required services and facilities to meet the needs of an entire settlement. The lack of facilities and remoteness of the site means that residents would be highly dependent on cars. Site is likely to be contaminated and part is above Source Protection Zone 3. It also contains a watercourse Site surrounded by areas of high landscape sensitivity. Surface water flood risk issues identified onsite. Site contains Flood zone 2 and 3 as a tributary of the River Purwell flows through the site. The site is not close to an existing </td> <td> <ul style="list-style-type: none"> Existing screening maintained and improved; inclusion of sustainable transport measures; ecological surveys and maximise opportunities; remediation important part of site delivery; sequential and exception tests for flood risk areas; and water efficiency and SuDS </td> </tr> </tbody> </table>			Key positive effects	Key negative effects	Potential mitigation	<ul style="list-style-type: none"> Provides opportunity for remediation of existing scrapyards. Rights of way run through and close to the site, and provide access to open countryside. Site would provide 350 dwellings, with the opportunity to deliver affordable housing in a rural location. Opportunities for sustainable energy. 	<ul style="list-style-type: none"> It is unlikely that a site of this size and in this location would deliver the required services and facilities to meet the needs of an entire settlement. The lack of facilities and remoteness of the site means that residents would be highly dependent on cars. Site is likely to be contaminated and part is above Source Protection Zone 3. It also contains a watercourse Site surrounded by areas of high landscape sensitivity. Surface water flood risk issues identified onsite. Site contains Flood zone 2 and 3 as a tributary of the River Purwell flows through the site. The site is not close to an existing 	<ul style="list-style-type: none"> Existing screening maintained and improved; inclusion of sustainable transport measures; ecological surveys and maximise opportunities; remediation important part of site delivery; sequential and exception tests for flood risk areas; and water efficiency and SuDS
Key positive effects	Key negative effects	Potential mitigation						
<ul style="list-style-type: none"> Provides opportunity for remediation of existing scrapyards. Rights of way run through and close to the site, and provide access to open countryside. Site would provide 350 dwellings, with the opportunity to deliver affordable housing in a rural location. Opportunities for sustainable energy. 	<ul style="list-style-type: none"> It is unlikely that a site of this size and in this location would deliver the required services and facilities to meet the needs of an entire settlement. The lack of facilities and remoteness of the site means that residents would be highly dependent on cars. Site is likely to be contaminated and part is above Source Protection Zone 3. It also contains a watercourse Site surrounded by areas of high landscape sensitivity. Surface water flood risk issues identified onsite. Site contains Flood zone 2 and 3 as a tributary of the River Purwell flows through the site. The site is not close to an existing 	<ul style="list-style-type: none"> Existing screening maintained and improved; inclusion of sustainable transport measures; ecological surveys and maximise opportunities; remediation important part of site delivery; sequential and exception tests for flood risk areas; and water efficiency and SuDS 						

	urban area offering services and facilities to support growth.	
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Option 9: North East of Stevenage

Note: part of this was taken forward as GA2

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?	√	Site would include provision for employment and neighbourhood centres which will provide employment. Likely to be more beneficial to Stevenage's economic prosperity than North Herts.
<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 site is located on Greenfield land. Weston Park is also adjacent. Site is located on Grade 3 agricultural land, although includes roads and some houses.
2b. Provide access to green spaces?	?	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 . There is greenspace located within 400m of the site. Rights of Way run through the site. Access to the countryside would be further away for existing residents. 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.

2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X X	<p>The site is poorly related to the existing settlement and the town centre of Stevenage. Could lead to increased traffic through Weston.</p> <p>A site of this size is likely to be able to provide significant 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>Mitigation - inclusion of sustainable transport measures.</p>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	X X	<p>Site includes Legeside Plantation / Harbourclose Wood / Claypits wood / tilekin Wood / Tilkiln Farm / Brooches Wood / New Spring Wood/ Claypit Hills Spring Wood Wildlife site. There is a significant number of ecological sites within this area.</p> <p>Mitigation – detailed consideration of Wildlife site within any plan to ensure that sites do not become fragmented as some sites are likely to be completely surrounded by development 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.</p>
3b. Protect and enhance landscapes?	X X	<p>A site of this size and in this location is likely to have a significant effect on landscape character. The site is located in LCA 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 LCA¹² describes developments of greater than 5ha as not appropriate.</p> <p>The requirement for a dual carriageway to serve this major development would be visible from the surrounding area, this will have a particularly negative impact on landscape.</p> <p>Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features.</p>

¹² See http://www.north-herts.gov.uk/220_2011.pdf

3c. Conserve and, where appropriate, enhance the historic environment?	XX	<p>Site contains Chesfield Archaeological Area. A northern link road to the development area could have a significant impact on the setting of the Graveley Conservation Area, Manor Farm (grade II listed), the Church of St Etheldreda (grade II* listed and a scheduled monument), Tile Kiln Farm (grade II listed) and Dane End Farm and Cottages (grade II listed) without appropriate mitigation measures. Tile Kiln and Dane End Farm may also be located within or adjacent to the development area, where again location of development, buffers and other mitigation measures would need to be considered.</p> <p>Mitigation – Archaeological and historical surveys. .</p>
3d. Reduce pollution from any source?	X	<p>Possible contamination onsite. Site above SPZ 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 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.</p> <p>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.</p>
<i>Climate change</i>		
4. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change	✓	<p>Surface water flooding identified as an issue for the site. There are constraints on the use of SuDS.</p> <p>Significant opportunities for sustainable energy, given the size of the development.</p>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	✓	<p>Site is poorly related to North Herts needs, but is likely to provide affordable housing to those living in Stevenage.</p>

5b. Increase access to decent and affordable housing?	√√	Site would provide 2000 - 5700 houses in North Hertfordshire, although an extension to Stevenage. A proportion will be affordable houses.
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. Health provision is likely to be provided within or adjacent to the development area. Development of this large greenfield site will inevitably involve increased light, air and noise pollution.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible?	X	Limiting the impact on natural resources will be important as without this large scale development has the potential to have a significant impact. Measures could include SUDs, recycling, sewage infrastructure, sustainable construction and building methods. 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
<i>Town centres</i>		
7. Promote sustainable urban living?	X	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.. Sustainable transport measures would need to be a priority in this location. On the positive side, North East Stevenage would be of an appropriate size to offer facilities such as schools, shops, community centres which would promote sustainable living.

Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> A site of this size is likely to be able to provide significant facilities within the 	<ul style="list-style-type: none"> This is a greenfield site, agricultural land grade 3. 	<ul style="list-style-type: none"> Apply greenspace standards to ensure

<p>development;</p> <ul style="list-style-type: none"> • The development would provide 2000 - 5700 dwellings in North Hertfordshire including significant affordable housing; and • There will be significant opportunities for sustainable energy, given the size of the development. 	<ul style="list-style-type: none"> • The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area; • Designated wildlife sites are included in the development area • Designated archaeological sites within the proposed site • Setting of historic assets impacted by possible access road • Possible contamination on site, and located in Source Protection Zone 2. • Surface water flooding an issue and there are constraints on the use of SuDS • There are significant constraints on sewerage infrastructure in Stevenage. 	<p>net benefit for greenspace</p> <ul style="list-style-type: none"> • Additional bus stops will be required to support sustainable transport, particularly into Stevenage • a landscape study and mitigation measures will be needed; • 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; • archaeological survey of site and surrounding area; • improvements to Rye Meads STW as outlined in Water Cycle Study; and • High levels of water efficiency in new homes and SuDS.
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