



Sustainability Appraisal and SEA of the North Hertfordshire Land Allocations Development Plan Document

Report on Appraisal of Site Options

**North Hertfordshire District Council
Sustainability Appraisal and SEA of the Land Allocations
Development Plan Document**

A report by **CAG Consultants** in association with **Hyder Consulting**

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Non-technical summary

Background

The North Hertfordshire Local Development Framework (LDF) will replace the current North Hertfordshire District Local Plan. The LDF is a collection of documents (Local Development Documents or LDDs) containing policies and proposals to guide future development in the area. There are different types of LDDs. The main types are Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The land allocations document is a DPD.

The Land Allocations DPD will specify sites to meet the District's needs for housing, employment, retail, leisure, community facilities and any other uses considered necessary.

As part of the preparation of the Land Allocations LDD the Council are required to undertake a process of sustainability appraisal and Strategic Environmental Assessment (SEA). This report describes the results of the appraisal of the options for the sites listed in the Issues and Options report produced by the Council. The appraisal of options is stage B of the appraisal process (see page 8 for more information on the process).

The appraisal has been done to accompany the consultation process on the Council's Issues and Options document. This report describes how the appraisal was done and how each site option performs against sustainable development objectives. It does not make recommendations on whether a site should be developed, but describes its strengths and weaknesses, and suggests potential approaches to mitigation.

The appraisal process

Sustainability appraisal runs alongside the development of the LDDs. This report describes the different stages of the process so far and the results. In summary these are:

Plan Development Stage	Appraisal Stage	Where found in report
Prior to drafting plan	Setting the context for the appraisal, collecting baseline information about the area, identifying sustainability problems	Appendix 1 and 2

	Developing a set of social, economic and environmental objectives for the appraisal (appraisal framework).	Section 2.4
Developing objectives for the plan	Testing the effect of the objectives on sustainable development.	The objectives used have already been appraised in the SA/SEA of the Core Strategy and Development Policies
Developing options for achieving these objectives	Testing the effect of the options on sustainable development.	The Issues and Options document lists site options. Results of the appraisal of these options are summarised in 3.2. Detailed results of the appraisal are contained in Appendix 3 and 4.

How to comment on the report

The Sustainability Appraisal and SEA of the Land Allocations Issues and Options Report will be published for consultation at the same time as the DPD itself. The process for commenting on the SA/SEA is the same as commenting on the Land Allocations Issues and Options.

The Council is inviting comments on the Land Allocations DPD – Issues and Options and the accompanying SA/SEA from anyone with an interest in the future development of North Hertfordshire. Your comments will help the Council to shape the documents that will be submitted to the Government in 2008.

You can read the consultation papers and make your comments via our online response form, which is available on our website; www.north-herts.gov.uk.

The Land Allocations DPD – Issues and Options consultation documents are also available for inspection at the following locations:

- Council Offices, Gernon Road, Letchworth Garden City, SG6 3JF
- Libraries
 - Baldock
 - Hitchin
 - Knebworth
 - Letchworth Garden City
 - Royston

Written comments should be sent by e-mail, post or fax to:

Local Development Framework Team
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City



SG6 3JF
service@north-herts.gov.uk

All comments must be received by: 5pm on 19 Mar 2008

The Council adopted its Statement of Community Involvement (SCI) in July 2006. The SCI sets out the Council's approach to involving the community, stakeholders and consultees in the process of preparing Local Development Framework documents and commenting on planning applications. The SCI can be viewed on the Council's website and is also available at local libraries and Council offices.

1. Background and methodology

1.1 Purpose of the appraisal

*'Sustainability appraisal is a systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The main purpose of sustainability appraisal is to appraise the social, environmental and economic effects of plan strategies and policies, from the outset of the preparation process, so that decisions can be made that accord with the objectives of sustainable development.'*¹

The aim of Sustainability Appraisal is to make sure that plans are doing as much as they can to support the delivery of social, economic and environmental objectives at the same time. Although planning authorities do their best to address these issues, it is easy to miss opportunities for better supporting social, economic and environmental objectives, and for reducing any conflicts. Sustainability Appraisal offers a systematic way for checking and improving on plans as they are being developed.

Ideally, as a result of the appraisal, conflicts with sustainability objectives will be removed, but this is not always possible. The conflicts and the decisions made must be explained in reports on the appraisal, and in consultations on the plan. As a result the public and other stakeholders will find it easier to appreciate the pros and cons of the plan and to make up their own minds about whether the planning authority has made the right decisions.

1.2 Purpose of this report

This report describes the results of the appraisal of the options for future provision of sites for housing, employment, retail and other purposes in North Hertfordshire. These are the sites listed in the Issues and Options report produced by the Council. The appraisal of options is stage B of the appraisal process (see page 8 for more information on the process)

The appraisal has been done to accompany the consultation process on the Council's Issues and Options document. This report describes how the appraisal was done and how each site option performs against sustainable development objectives. It does not make recommendations on whether a site should be developed, but describes its strengths and weaknesses, and suggests potential approaches to mitigation.

¹ Planning Policy Statement 12 – Local Development Frameworks

1.3 Sustainability Appraisal and Strategic Environmental Assessment

Sustainability Appraisal (SA) is a requirement of the Planning and Compulsory Purchase Act 2004². Strategic Environmental Assessment (SEA) is required by a European Union Directive³. This directive requires the preparation of an Environmental Report in which 'the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated'. Given the considerable overlap between Sustainability Appraisal and Strategic Environmental Assessment, the Government has provided guidance⁴ (referred to as 'The Guidance in this report) on how the two processes can be combined. This appraisal has been carried out in accordance with that guidance.

1.4 The Land Allocations DPD

The North Hertfordshire Local Development Framework (LDF) will replace the current North Hertfordshire District Local Plan. The LDF is a collection of documents (Local Development Documents or LDDs) containing policies and proposals to guide future development in the area. There are different types of LDDs. The main types are Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The land allocations document is a DPD.

The Land Allocations DPD will specify sites to meet the District's needs for housing, employment, retail, leisure, community facilities and any other uses considered necessary.

1.5 Objectives of the Land Allocations DPD

The Council's Corporate Plan contains six strategic objectives which are the overarching objectives for all the LDDs in the Council's LDF. The Core Strategy defines a vision and strategic objectives which are also the vision and objectives for this DPD.

The six objectives in the Corporate Plan are:

1. **Sustainable Communities** Promoting sustainable development of the District to ensure we deliver adequate affordable housing, protect the environment and conserve the heritage of our historic towns and rural settlements.

² Section 39

³ European Union Directive 2001/42/EC, which was transposed in to UK law by the Environmental Assessment Regulations for Plans and Programmes, 2004

⁴ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities, November 2005, Office of the Deputy Prime Minister.

2. **Safer Communities** Encouraging responsible citizenship and creating safe communities with less crime and less fear of crime.
3. **Healthier Communities** Promoting first class leisure and cultural facilities to contribute to healthy living for all of our citizens.
4. **Equal Communities** Targeting resources at areas of disadvantage in the District to reduce social exclusion and improve the quality of life for everyone.
5. **Prosperous Communities** Creating opportunity for all by promoting sustainable local economic development.
6. **Listening to You** Ensuring that we listen to our citizens and deliver high quality, value for money, customer focused services.

The Core Strategy spatial vision aims to give a focus for what planning policies should be working towards. It also aims to give a spatial focus to the Local Strategic Partnership's vision, which is "making North Hertfordshire a vibrant place to live, work and prosper". The spatial vision is:

By 2021, North Hertfordshire will have accommodated a significant increase in the numbers of houses, but will retain its feel of vibrant small and medium sized towns surrounded by the attractive countryside and villages of the Chiltern Hills ridge. We intend that the new development will have minimal yet beneficial impact on the environment and the people who live there will be well integrated into the local community. The residents of the district will have good access to local shops, facilities and transport and a wide range of jobs will be available locally to minimise the need to commute.

The Core Strategy strategic objectives seek to implement the spatial vision. These are as follows:

Managing environments

SO/A. Minimise our contribution to climate change and adapt to the changing climate.

SO/B. Ensure that changes protect or enhance the existing natural and manmade environments for their own sake and for the benefit of future generations.

SO/C. Secure high quality design which reflects and responds to local context and distinctiveness.

SO/D. Ensure that natural resources are used efficiently and waste is minimised.

Meeting housing and transport needs

SO/E. To meet the housing needs of all the community by providing an adequate amount and range of housing including affordable and special needs housing.

SO/F. To direct housing growth to appropriate and sustainable locations.

SO/G. Influence the type and location of development so as to reduce the need to travel and promote alternative modes of travel to the private car.

Healthy communities

SO/H. Encourage opportunities for cultural activities, recreation and sport across the district.

Prosperous communities

SO/I. Protect, promote and enhance the town and local centres.

SO/J. Provide for employment opportunities in the district, encouraging a diversified economy.

Delivery

SO/K. Ensure there are adequate facilities and infrastructure to support new and existing communities.

1.6 The five stages of appraisal

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

Figure 1: The five stages of sustainability appraisal

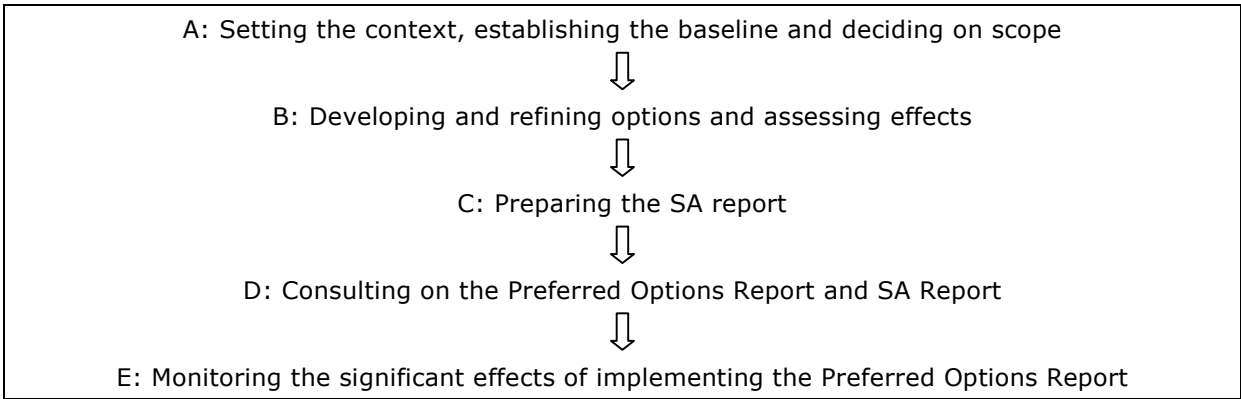


Table 1 below provides further detail regarding the tasks included within the five stages and how they relate to the preparation stages for the DPD. This report is the results of B2 in the table.



Table 2: Sustainability appraisal stages and tasks

Land Allocations DPD Stage 1: Pre-production – Evidence gathering
Appraisal stage A: Setting the context and objectives, establishing the baseline and deciding on the scope of the sustainability appraisal
A1 Identifying other relevant policies, plans, programmes and sustainability objectives
A2 Collecting baseline information
A3 Identifying sustainability issues and problems
A4 Developing the sustainability appraisal framework
A5 Consulting on the scope of the sustainability appraisal
Land Allocations DPD Stage 2: Production
Appraisal stage B: Developing and refining options and assessing effects
B1 Testing the plan objectives against the sustainability appraisal framework
B2 Appraising the plan options
B3 Predicting the effects of the plan
B4 Evaluating the effects of the plan
B5 Considering ways of mitigating adverse effects and maximising beneficial effects
B6 Proposing measures to monitor the significant effects of implementing the plan
Appraisal stage C: Preparing the Sustainability Appraisal Report
C1 Preparing the SA Report
Appraisal stage D: Consulting on the preferred options of the Core Strategy and Sustainability Appraisal report
D1 Public participation on the preferred options of the Core Strategy and the Sustainability Appraisal report
D2 (i) Appraising significant changes
Land Allocations DPD Stage 3: Examination
D2 (ii) Appraising significant changes resulting from representations
Land Allocations DPD Stage 4: Adoption and monitoring
D3 Making decisions and providing information
Appraisal stage E: Monitoring the significant effects of implementing the Core Strategy
E1 Finalising aims and methods for monitoring
E2 Responding to adverse effects

1.7 How the appraisal was carried out

Overview

The Council commissioned CAG Consultants to undertake the main stages of the appraisal of the Land Allocations DPD on their behalf. The Council prepared the Scoping Report (with some advice from CAG). Development of policy options was undertaken by the District Council but the appraisal was undertaken directly by the Consultants reporting to officers from the District Council.

Table 3 below summarises the various stages of the appraisal of the Land Allocations DPD. It shows the tasks that have been carried out to date, when they were carried out and any difficulties encountered. It should be noted that several of the stages were carried out as part of the earlier appraisal of the Core Strategy and Development Policies DPD.

Table 3: How the appraisal was carried out

Appraisal stage	When	Comments/problems
A1 Identifying other relevant policies plans and programmes and sustainability objectives	This stage was mainly completed as part of the earlier appraisal of the Core Strategy and Development Policies DPDs (final version October 2006). The material produced in that appraisal was updated in the current appraisal of the Land Allocations DPD in December 2007.	Many policies could potentially be relevant to the plan. Those ones reviewed were judged to be the key strategic documents relevant to the plan and the appraisal
A2 Collecting baseline information	This stage was completed as part of the earlier appraisal of the Core Strategy and Development Policies DPDs (final version October 2006). The material produced was used for this current appraisal in December 2007.	A number of gaps in data exist.
A3 Identifying sustainability issues and problems	This stage was also mainly completed as part of the earlier appraisal of the Core Strategy and Development Policies DPDs (final version October 2006). The material produced was slightly modified for this current appraisal in December 2007.	Data was not available to back up all the issues identified
A4 Developing the SA framework	Initial framework completed the earlier appraisal of the Core Strategy and	Framework updated to reflect the specific effects which land allocations could have on the

	Development Policies in August 2005, updated October 2006. Modified framework for this appraisal produced in October 2007.	appraisal objectives.
A5 Consulting on the scope of the SA	Oct – Nov 2007	
B1 Testing the DPD Objectives against the SA Framework	Completed August 2005 as part of the appraisal of the Core Strategy and Development Policies.	
B2 Developing the options	Draft strategic options produced June 2005 as part of the development of the Core Strategy and Development Policies DPDs. The Land Allocations DPD – Issues and Options produced December 2007	The Land Allocations Issues and Options Report is a set of detailed options for allocating land for housing, employment, retail and other purposes.
B3 Predicting the effects of the DPD B4 Evaluating the effects of the DPD B5 Considering ways of mitigating adverse effects and maximising beneficial effects	Appraisal of strategic options completed August 2005, as part of the appraisal of the Core Strategy and Development Policies. Appraisal of land allocations options completed December 2007.	Strategic options appraisal was complex because of the different types of options. Some of the options were not strategic alternative options as described in the guidance, but were appraised to provide guidance in policy development. Information used in appraising site options is listed in table 5, and particular data issues are also discussed there. Additional data issues are discussed in the significance criteria which are contained in Appendix 3.
B6 Proposing measures to monitor the significant effects of the DPD	Monitoring measures contained in the Sustainability Appraisal Report on the Core Strategy and Development Policies, produced in September 2007. Significant effects indicators to be included in the LDF Annual Monitoring Report	Monitoring is resource intensive.

The testing matrix

Testing the options is a central part of the appraisal process. This involves assessing the effect of the objective, option or policy against each of the sustainability objectives. This was done using a formal matrix. The effect of the option or policy on the SA objective was scored as follows: Major positive √√; positive √; major negative **XX**;

negative **X**; uncertain **?**; or neutral **O**. In testing the plan objectives we used the same symbols, except that no double tick or cross was used. The testing process assessed the effect in the short, medium and long term, and included a commentary on the reasons for making the judgement. At the bottom a matrix, a summary of the strength and weaknesses was provided, along with suggested mitigation measures. The full matrices are included in Appendix 4 and the summary conclusions are contained in Appendix 3. An example of part of a testing matrix is shown in the box below.

Table 4: Example of testing matrix

Type of Site Residential greenfield				
Site Reference and Location: K/01 Land north of High St 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	?	?	?	New housing may contribute to viability of rural services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Grade 3 agricultural land, no information on whether 3a or 3b.
2(b) Provide access to green spaces	√	√	√	Public footpath access to the countryside within a few hundred metres.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Village has a food shop, post office, surgery, school and regular bus service. However, the nearest station is at Knebworth, 7.5km as the crow flies. Travel to work is likely to involve car travel to the station, Luton, Stevenage or further afield.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	No biodiversity designations, but hedges on east and west boundaries provide green corridors, and should be retained. Age of the hedges is not known, but should be investigated if site developed.

Information used in the testing process

In completing the appraisal matrices a range of information was used. The assessment was based on the expert opinion of the consultants, drawing on the baseline data and analysis of key sustainability issues, relevant research and site specific information. For each site, the Council provided site specific information consisting of a completed site proforma (based on a site visit) describing the site and its surroundings and site photographs. The Council also provided maps showing the site and vicinity giving information such as wildlife sites, historic features and footpaths. It was not possible in

the time and budget available for the appraisers to also visit the sites, so the judgements made in the appraisal are based solely on the information provided. A list of the information provided on the maps and an example of mapping are shown overleaf. A list of the key information sources is shown in the table below.

Table 5: Key information sources for site appraisal

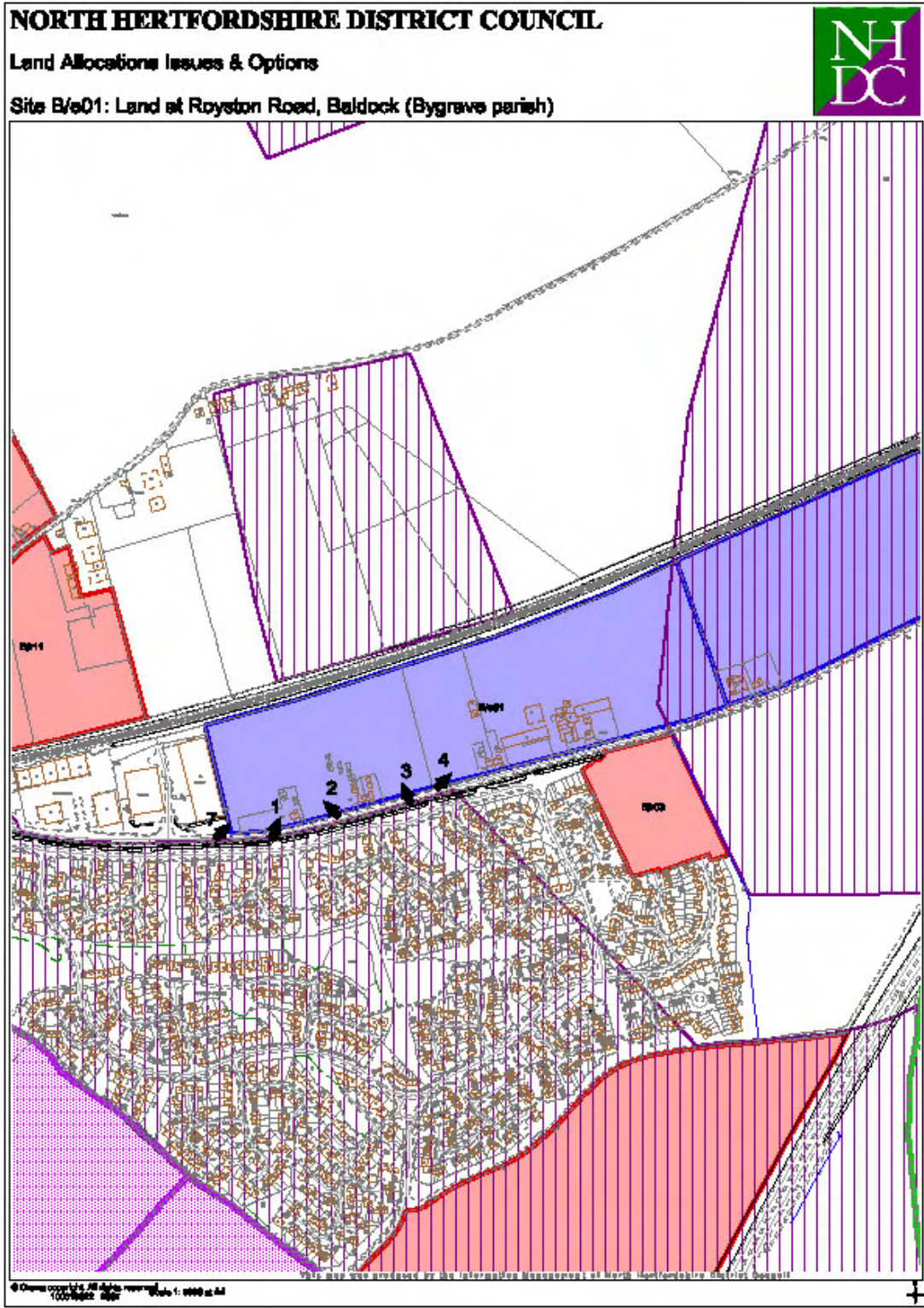
Document	Comments
Site location map and report	Information provided by North Hertfordshire District Council. See figure 1 for details of information provided on maps. Site report gave information on: site location; proposed use; whether greenfield or brown; agricultural land quality; estimated dwellings; existing use, adjoining uses, setting and location; boundaries; topography; access, vegetation and any other site issues. High quality agricultural land is defined as grades 1, 2 and 3a. However, agricultural land quality information in North Hertfordshire, as in most places does not differentiate between 3a and 3b. Therefore it was not possible to judge whether sites with grade 3 land were high quality agricultural land.
Employment Land Study	Gives policy reasons for allocating additional sites.
Town Centre and Retail Study Baldock, Letchworth and Hitchin Town Centre Strategies	TCR Study gives background information on each town centre, including information on transport access, results of visitor survey about how people travel there, and a SWOT analysis. This and the individual Town Centre Strategies helped understand the issues for each centre.
Housing Background Paper	Outlines the policy background and research undertaken in choosing housing sites. Includes a table showing village facilities such as shops schools and regular bus services.
Transport and Utility Constraints Study	Lists site constraints with location maps.
Edge of Settlement Study	Relevant to some of the urban greenfield sites. Describes several sifts of potential edge of settlement sites but specific criteria not included. Final sift lists accessibility to schools and other facilities.
Landscape Sensitivity and Capacity Study	Identifies the landscape sensitivity and capacity to accommodate development for the edge of town sites at the four towns and Knebworth.
Landscape Character Assessment	Divides the District into Landscape Character Areas and gives guidance on key issues for each area. Relevant for much development outside the four towns.
Public transport access maps	Maps for the four towns show stations and frequent bus service routes, though not stops. Due to funding cuts there will be some reduction in services though it is understood that this will not affect their status as frequent services.
Gypsy and Traveller Accommodation Study	This study includes information on how the sites in the DPD were suggested.
Map showing areas of	Provided by North Hertfordshire District Council, showing areas in Letchworth and Hitchin which are in the most deprived 20% of the

deprivation	country (according to the Index of Multiple Deprivation 2004).
Maps showing groundwater vulnerability and source protection zones	Environment Agency mapping showing source protection zones and groundwater vulnerability. All sites assessed are in areas of high or medium groundwater vulnerability, so groundwater vulnerability was not addressed on a site by site basis.
Comments on potential land contamination	Provided by North Hertfordshire District Council Environmental Protection.
Sites in flood risk areas	Provided by North Hertfordshire District Council, based on Draft North Hertfordshire Strategic Flood Risk Assessment
Sustainable Urban Drainage Systems (SUDS) Viability Plan	Part of Draft North Hertfordshire Strategic Flood Risk Assessment

Figure 1: Key to site maps



Figure 2: Site mapping example



Defining significant effects

The SEA Directive requires the appraisal to identify significant effects. In our appraisal, major positive, positive, major negative and negative effects are all defined as “significant”. Significance is assessed in terms of the **size** of the effect (e.g. whether a development will use a large or small amount of greenfield space) and the **importance** (e.g. will it take place on an important biodiversity site). In addition, the **cumulative** effect of a number of small insignificant effects, when taken together can produce a significant effect (e.g. the effect on landscape of a number of small developments in the countryside). Cumulative impacts are discussed further in section 3.3.

In order to make the assessment process consistent, significance criteria were developed before the assessment was undertaken. These defined the criteria used for identifying significant positive and negative effects. An example is shown below, and the full information is included in Appendix 3.

Table 6: Example of significance criteria

SA Objective	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
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? 	All	Site information Information on possible contaminated land	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 value or any ecological designation.	Greenfield site which is sensitive in terms of ecology, agriculture or/and amenity

1.8 Consultation

In order to meet the requirements of the SEA Directive and the UK Guidance, the Planning Authority must seek the views of the three designated environmental consultation bodies on the scope of the appraisal and on the draft report. It must also consult with the public on the draft report. The tables below shows the consultation process to date and planned for the future, and the comments made by the consultees to date. The comments of the consultees have been taken into account in finalising the Scoping Report and appraising the options.

Table 5: Consultation process

Stage of Appraisal	Date	Consultation methods
Draft Scoping report: tasks A1-A4	October and November 2007	It was sent to the statutory consultees, who were given a five week period to respond with comments. It was also made available on the Council's website. The comments made and how they have been addressed in the appraisal are noted in table 6 below.
Development and Appraisal of Options	January-March 2008	The Land Allocations Issues and Options paper will be sent out to same consultees and made available on the Council's website. They will also directed to this report which will be available on the Council's website. A consultation meeting for key stakeholders will be held in early 2008 to comment on the appraisal of the options.
Draft Sustainability Appraisal Report	To be advised	Preferred Options documents will be sent out to statutory consultees and other key stakeholders, and made available on the Council's website. The Preferred Options Appraisal Report will also be available on the Council's website.

Table 6: Consultation comments and how they have been addressed

Consultee/comments made	Response	How the comments have been addressed
Review of Plans, Programmes and Policies, Baseline Data and Sustainability Issues		
Environment Agency		
The following additional documents should be reviewed: <ul style="list-style-type: none"> ▪ EU Habitats Directive ▪ EA Catchment Flood Management Plan 	Agreed. CFMP not available for Anglian Region.	Following documents have been reviewed and included in Appendix 1 attached to this report: Habitats Directive;

Consultee/comments made	Response	How the comments have been addressed
<ul style="list-style-type: none"> ▪ EA Catchment Abstraction Management Plan ▪ EA Water Cycle Scoping Document 		Thames Region Catchment Flood Management Plan; relevant Catchment Abstraction Management Strategies, and Rye Meads Water Cycle Scoping Document.
Natural England		
The Hertfordshire BAP has recently been revised, such that the scoping report should refer to the most recent revision by the Biodiversity Partnership of March 2006.	The review includes the North Hertfordshire BAP rather than the County one.	None necessary
With regard to SA Objective 3(a) as cited in Appendix 2, the Council is however advised to rephrase this from 'protect and maintain' to 'protect and enhance' to ensure consistency with the scoping report itself (see page 17). The Council is also advised that the North Herts figures for SSSI condition status are incorrect, and should be reassessed for accuracy. These have been updated within the last few months.	Noted	A full update of North Hertfordshire baseline data will be undertaken prior to the Submission version of the Core Strategy/ Development Policies.
In our opinion, landscape character should be identified as a sustainability issue in the scoping report. Whilst we accept that the general locations for development have been identified through the Core Strategy, issues of landscape are considered to remain at the site allocations level.	Landscape issues have been included in the appraisal matrix and therefore in the appraisal of individual sites. In addition, the list of significant sustainability issues notes the pressure on the District's environment (which includes its landscape) from housing and airport expansion.	No changes made
Similarly, there is no issue identified around the objective for the conservation of the historic environment. Again, whilst the broad locations have been identified, the district's rich heritage of market towns and the Garden City certainly suggest that there are local issues which will arise over more detailed site selection.	Similarly, the historical environment is included in the appraisal framework. However, the suggestion that the historic environment in the District could be under particular pressure is noted.	The historic environment has been included in the list of key sustainability issues in Appendix 2.
English Heritage		
The baseline review in Appendix 2, however, is extremely thin. There is	The importance of identifying specific threats to the historic	Extensive information on the

Consultee/comments made	Response	How the comments have been addressed
<p>substantial existing information that could be included from the County Historic Environment Record. For instance, the Extensive Urban Survey Reports relating to Hitchin, Baldock, Royston, and Ashwell should be referred to. The county of Hertfordshire has a complete Historic Landscape Character GIS database which could be used to evaluate historic sensitivity of different areas. If there are conservation area appraisals, issues arising from these would helpfully inform the identification of current threats and trends. Commentary is needed, as well as numerical data, since the latter cannot capture the qualitative aspects of the historic environment.</p> <p>The use of listed buildings at risk as an indicator is a very narrow proxy, and should be expanded to include grade II listed buildings which are far more representative of the North Hertfordshire towns, villages and rural landscape. English Heritage has recently developed data on Scheduled Monuments at Risk which will be available through the County Historic Environment Record Centre. Other data could be gathered and indicators developed covering, for instance, planning applications that affect historic sites, and peoples' perception of their surroundings through survey information.</p> <p>There are some very significant developments coming forward in North Hertfordshire, in particular, the major urban extension to the west of Stevenage. The LDF, whether through the site allocations DPD or an Area Action Plan, will need to ensure that thorough appraisal of the historic buildings, landscape and archaeological issues is undertaken in the west of Stevenage and other areas of potential development. The environmental baseline in the SA will be a key part of the evidence base.</p>	<p>environment as a result of development is agreed. However, it is considered that this is best done as part of the testing process, rather than in the baseline data.</p> <p>The comments on the specific indicators in the baseline data are noted. It has not been possible with the resources available to update the baseline data as part of this appraisal, but a full update will be undertaken prior to the Submission version of the Core Strategy/ Development Policies.</p>	<p>historical environment has been used in the appraisal of the sites identified in this DPD. A GIS database has been used to identify all relevant sites and designations which are on or close to the sites in the DPD, as described in table 5. This covers Historic Parks and Gardens, Conservation Areas, Areas of Archaeological Significance and other archaeological areas, ancient monuments and listed buildings.</p>
Appraisal Framework		
Environment Agency		

Consultee/comments made	Response	How the comments have been addressed
Section 2 needs to refer to water supply and sewerage infrastructure	The framework aims to avoid repetition where possible. These issues are already addressed in section 6 and it is not considered necessary to repeat them in section 2.	No changes made
Section 3 should include river corridors in 3(a) and improving water quality and land contamination	It is agreed that river corridors should be included. To avoid repetition this has been done in 3(a).	Reference to river corridors included in 3(a) in the framework
We suggest an additional sub-objective 3(d) ensure evidence of available water services infrastructure capacity (water resources, sewerage infrastructure) is provided for proposed developments before developments and their locations are approved.	Agreed, but it is considered that to avoid repetition this objective would fit best in section 6.	New sub-objective included in section 6 of the framework.
There are known capacity issues in and around Stevenage. The Rye Meads Water Cycle Strategy Scoping Document identifies the trunk sewer from Stevenage south as being at capacity. The full Water Cycle Strategy is due to commence imminently and the outputs from the first phase of this study should be used to inform the allocations document.	Full Rye Meads Water Cycle Strategy not currently available. When it is available it will be used to inform the final SA report.	Rye Meads Water Cycle Strategy Scoping Document referenced in Appendix 1.
We suggest an additional sub objective: protect water resource availability and promote water efficiency through location and design.	Agreed	Included in section 6 of the framework.
We would like to remind you that your SFRA must be used to inform your SA and DPDs.	Noted. The appraisal will take account of the Strategic Flood Risk Assessment (SFRA).	SFRA has been included in the information to be used in the appraisal process.
We request additional sub objectives relating to climate change adaptation: contribute to reducing the effects of the urban heat island associated with urban areas; promote strategic use of Sustainable Urban Drainage Systems (SUDS) at chosen locations for development. SUDS can be used to reduce potable water supply requirement to a development through the use of rainwater harvesting systems. SUDS are also instrumental to reducing the risk of surface water flooding and have wider environmental benefits.	It is agreed that these are important issues, though the urban heat island effect is unlikely to be a significant issue in North Herts, with the relatively small size and low density of its main settlements. It is accepted that viability for SUDs is an issue which should be addressed within the land allocations document (and information on this is provided in the SFRA).	Sub-objective on SUDS included in section 4 of the Framework.

2. Context, baseline and sustainability objectives

2.1 Links to other policies, plans and programmes

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

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

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

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

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

The documents reviewed are listed in the table overleaf. The full review is included as Appendix 1 to this report.

Table 7: Other Plan, Programme and Policies reviewed

Plan, Programme or Policy
European
EU Sustainable Development Strategy (May 2001)
EU Spatial Development Perspective (May 1999)
EU Sixth Environmental Action Plan (July 2002)
EU Biodiversity Strategy (Feb 1998)
EU Water Framework Directive
EU Habitats Directive
National
UK Sustainable Development Strategy 2005
Sustainable communities: building for the future (OMDP Feb 2003)

Working with the Grain of Nature – A Biodiversity Strategy For England (DEFRA 2002)
PPG2: Greenbelt (1992)
PPS3: Housing (2006)
PPG4: Industrial, Commercial Development and Small Firms (2001)
PPG8: Telecommunications (2001)
PPG10: Planning and Waste Management (1999)
PPG13: Transport (2001)
PPG15: Planning and the Historic Environment (2001)
PPG16: Archaeology and Planning (2001)
PPG17: Planning for Sport, Open Space and Recreation (1991)
PPG24: Planning and Noise (1994)
PPS25: Development and Flood Risk (2006)
PPS1: Delivering Sustainable Development (2005)
Draft Supplement to PPS1 - Planning and Climate Change (CLG, 2006)
PPS6: Planning for Town Centres (2005)
PPS7: Sustainable Development in Rural Areas (2004)
PPS9: Biodiversity and Geological Conservation (2005)
PPS10: Planning for Sustainable Waste Management (2005)
PPS12: Local Development Frameworks, (2004)
PPS22: Renewable Energy (2004)
PPS23: Planning and Pollution Control (2004)
The Future of Transport White Paper (DETR, July 2004)
UK Air Quality Strategy (2000)
The Air Quality Strategy: Addendum (Defra 2003)
UK Climate Change Programme (2000)
Energy White Paper: Our energy future – creating a low carbon economy (Dti 2003)
The UK Fuel Poverty Strategy (2001)
UK Waste Strategy (Defra 2000)
Rural Strategy (2004)
Saving Lives: Our Healthier Nation White Paper (DoH 1999)
The Energy Challenge: Energy Review Report (DTI 2006)
Planning for a Sustainable Future - White Paper (CLG, May 2007)
Regional
East of England Plan: Draft revision to the RSS for the East of England (Dec 2004), Panel Report (June 2006), Secretary of State’s Proposed Changes (Dec 2007)
East of England Plan: Sustainability Appraisal Report (November 2004)
Sustainable Futures: The Integrated Regional Strategy for the East of England (Feb 2005)

A Sustainable Development Framework for the East of England (Oct 2001)
Our Environment, Our Future: The Regional Environmental Strategy for the East of England (July 2003)
Revised regional housing strategy 2005-2010
Regional Social Strategy: A strategy to achieve a fair and inclusive society in the East of England (March 2004)
A Shared Vision: The regional economic strategy for the East of England (Nov 2004)
Living with climate change in the East of England (2003)
Water resources for the future – A strategy for Anglian Region (March 2001)
Creating Sustainable Communities In the East of England (ODPM 2005)
Towns and Cities – Strategy and Action Plan: Urban Renaissance in the East of England
Sub-Regional
A Housing Strategy for the London Commuter Belt Sub-region 2005 - 2008
Chilterns AONB Management Strategy – The Framework for Action 2002 – 2007
Anglian Water Resource Plan 2004
Our Plan for Water Supply to 2030 – Three Rivers Water
Upper Ouse and Bedford Ouse Catchment Abstraction Management Strategy
Cam and Ely Ouse including South Level CAMS, Consultation Document
Upper Lee CAMS
Rye Meads Water Cycle Strategy Scoping Report
Thames Region Catchment Flood Management Plan Consultation Draft
County
Hertfordshire Structure Plan 1991-2011
Hertfordshire Local Transport Plan 2006/7-2010-2011
SEA of Local Transport Plan 2006/7- 2010-2011
A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire: BAP (1998)
The Hertfordshire Environmental Strategy (June 2001)
Hertfordshire Economic Development Strategy 2006-2011 (Jan 2006)
Hertfordshire Town Renaissance Campaign
Hertfordshire Waste Strategy
Hertfordshire Waste Local Plan 1995-2005 (1999)
Hertfordshire Sustainability Guide
The Hertfordshire minerals and waste development framework and scheme
Hertfordshire Minerals Local Plan Review
Enjoy! A cultural strategy for Hertfordshire
Rural Hertfordshire – and Agenda for Action 2001-2005
Rural Innovation Strategy – Hertfordshire Rural Forum (Apr 2003)

Hertfordshire Renewable Energy Study (Jan 2005)
Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development (July 2006)
Local (District wide)
North Hertfordshire District Local Plan No.2 with Alterations
North Hertfordshire District Council Corporate Plan (2005)
North Hertfordshire Housing Strategy 2004-2007
North Hertfordshire Empty Homes Strategy
North Hertfordshire Homelessness Strategy 2004-2007
Home Energy Conservation Act (H.E.C.A) Progress Report
North Hertfordshire Biodiversity Action Plan
Rural Strategy for North Hertfordshire 2005-2010
Pavilions, Playing Fields and Sports Pitches Strategy
Play Area and Outdoor Youth Provision Strategy 2004-2010
Allotment Strategy 2004-2009
Community Strategy for North Hertfordshire
Community Safety Strategy
Social Inclusion Strategy
Health Improvement and Modernisation Programme
Contaminated Land Strategy
Northern Hertfordshire Area Transport Plan
North Hertfordshire District Council Car Parking Strategy
North Hertfordshire Cycling Strategy (1999) and North Hertfordshire Towns Cycle Network (2000)
Review of Voluntary Managed Community Centres and Village Halls
Supplementary Planning Document Vehicle Parking Provision at New Development
Planning Obligations Supplementary Planning Document
Sub-District
Hitchin Town Centre Strategy (2004)
Hitchin Transportation Plan (1998)
Draft Hitchin Town Centre Public Transport Strategy (Aug 2004)
Baldock Town Centre Strategy (Jan 2006)
Letchworth Garden City Town Centre Strategy (Jan 2007)
Royston Conservation Area Review (2007)
North Hertfordshire Urban Design Assessment – District Assessment/North Hertfordshire Urban Design Assessment – Royston (Draft Reports June 2007)

2.2 Baseline review

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

As its name implies, the baseline review describes the current social, economic and environmental conditions in the District. The Guidance notes that *baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them*⁵.

Collecting baseline information therefore contributes to the effectiveness of the appraisal. The aim is to collect information relating to each of the sustainability objectives. However, in reality there will be gaps in data availability. The Guidance notes that *where there are gaps, it is important to record any resulting uncertainties or risks in the appraisal. Provisions should also be made to fill any major gaps for future programmes or reviews*⁶.

The baseline review meets the requirements of the SEA Directive to provide information on *the environmental characteristics of the area likely to be affected*⁷.

The baseline review for North Hertfordshire is included in Appendix 2. It summarises data for a series of indicators associated with each of the sustainability appraisal objectives.

2.3 Sustainability Issues

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

The Guidance comments that *the identification of sustainability problems is an opportunity to define key issues for the DPD*⁸ *and develop sustainable plan objectives and options*⁹.

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

The identification of sustainability issues meets the requirements of the SEA Directive to identify *any existing environmental problems which are relevant to the plan or*

⁵ p.44

⁶ p.89

⁷ Annex1 (c)

⁸ Development Plan Document

⁹ p.45

programme including, in particular, those relating to any areas of a particular environmental importance¹⁰.

A list of sustainability issues was developed from the review of plans, programmes and policies. The list was then refined, based on discussions with the Officer Steering Group at a meeting on May 18th 2005, which included other sources of information. The revised list is shown in Appendix 2.

2.4 The sustainability appraisal framework

Task A4 of the appraisal process involves developing the SA framework, consisting of the sustainability objectives, indicators and targets.

Sustainability Appraisal is an objectives-led process. This means that the potential effects of a plan are tested against a series of objectives for sustainable development (e.g. an objective *to use resources efficiently*).

Along with their associated indicators and any targets (which are shown in the baseline review in Appendix 2), the objectives form the Appraisal Framework. The Guidance notes that particularly relevant sources for SA objectives include *the UK Sustainable Development Strategy, the Regional Sustainable Development Frameworks, and at the local level Community Strategies or Plans. Baseline information collected and sustainability issues identified at earlier stages in the SA can also be especially useful in identifying objectives and indicators¹¹.*

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

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

An initial set of objectives and sub-objectives was produced by the consultants, for the appraisal of the Core Strategy and Development Policies DPDs, based on the following sources:

¹⁰ Annex 1(d)

¹¹ p.105

- Objectives used in the sustainability appraisal of the East of England Plan¹². These were derived from objectives from the Sustainable Development Framework for the East of England.
- Priorities defined in the North Hertfordshire Community Strategy
- Information on issues and objectives from the context review and the baseline data
- The objectives have been cross-checked against the priorities in the UK Government Sustainable Development Strategy.¹³

It was then refined, based on discussions with the Officer Steering Group at a meeting on May 18th 2005. Some amendments were also made to take account of comments received during the public consultation, and as a result of the appraisal of the Planning Obligations SPD.

This framework was further modified to include specific questions related to land allocations and to exclude issues which are addressed in the Core Strategy and Development Policies and cannot be influenced by this DPD. It was also modified in response to consultation comments on the Scoping Report for this DPD (see table 6 above).

The framework used for this appraisal is shown in the table below. The objectives which address the issues which are required to be covered by the SEA Directive¹⁴ are shown underlined.

Table 8: Appraisal framework

SA Objective¹⁵	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</u>	<ul style="list-style-type: none"> • be located on brownfield land? • be located on land of low environmental and amenity value?

¹² *East of England Plan: Sustainability Appraisal Report*, Levett-Therivel Sustainability Consultants and Land Use Consultants, November 2004

¹³ *Securing the Future*, March 2005

¹⁴ listed in Annex 1(f)

¹⁵ those relevant to the SEA Directive are shown underlined

<u>environmental and amenity value?</u>	<ul style="list-style-type: none"> • 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 spaces? • avoid reducing access to existing green and open spaces?
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</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, healthcare and other services by walking, cycle, bus, and train? • 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?
<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 not 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 prosperity fairly</u>	<ul style="list-style-type: none"> • contribute to regeneration of deprived areas?

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?

3. Site Options Appraisal

3.1 Appraising the site options

The appraisal of options is stage B of the appraisal process (see page 8 for more information on the process)

In this case the options being appraised are the proposed sites for housing, employment, retail and other purposes in North Hertfordshire. These are the sites listed in the Issues and Options report produced by the Council.

The purpose of appraising the site options is to compare the sustainability effects of the different sites proposed. The conclusions from the appraisal are designed to assist both decision-makers and those commenting on the Options Paper to compare the potential effects of different sites and to assist in choosing the sites that will be included as the preferred options.

The purpose of appraising site options is *not* to identify which option is more sustainable. In almost every case options will have both positive and negative effects on the sustainability objectives. Therefore it is not possible to be definitive about whether one option is more sustainable than another. However, sustainability effects should be given greater weight where they impinge on the key sustainability issues that have been identified for North Hertfordshire.

3.2 Results of the site options appraisal

A total of 155 sites have been appraised. They have been divided into the following categories:

- Employment;
- Gypsy and Traveller 'areas of search';
- Other and mixed uses;
- Residential greenfield;
- Residential brownfield.

A summary of the significant sustainability effects identified by the appraisal on the different types of sites is provided in the tables below. Summaries of the appraisals for individual sites are included in Appendix 3, and the full matrices are included in Appendix 4.

Table 9: Significant sustainability effects of employment sites

SA Objective	Significant sustainability effects of employment sites
Employment	
1 Achieve sustainable levels of prosperity and economic growth	Provision of additional employment sites will meet the need for local employment provision, as identified by the Employment Land Study. The total area of sites included is significantly greater than the identified need. It is not clear what the impact of this will be on the provision of local employment, though it may be positive in providing greater flexibility.
2 (a) Minimise the development of greenfield land and other land with high environmental and amenity value	A number of the sites are on greenfield land, and two are on grade 2 agricultural land.
2 (b) Provide access to green spaces	Footpaths cross or border a number of the sites. Development may reduce their recreational value.
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles	By providing additional local employment, the sites should contribute to the reduction on commuting out of the District for work. Most of the sites are within 400m of regular bus routes and the majority are closer than 800m from stations. However the majority of the sites are on the outskirts of the towns, and likely to result in additional car travel. This will need to be mitigated if sites are developed. It is not clear what the impact of the over provision of sites will be on travelling patterns. It could result in net inward commuting, but it could also result in more local people working locally.
3(a) Protect and enhance biodiversity	None of the sites is a designated wildlife site or SSSI, though one is close to a wildlife site. However, there is bound to be some loss of biodiversity and fragmentation of habitats in the development of most greenfield and unused brownfield sites. Each site should be assessed to ensure that green corridors and important features such as hedges and mature trees are retained. Opportunities for habitat enhancement should also be sought.
3(b) Protect and enhance landscapes	Little information was available on landscape impacts. The Landscape Capacity and Sensitivity Study did not consider the majority of the employment sites.
3(c) Conserve and where appropriate enhance the historic environment	One of the sites is adjacent to designated archaeological area and one has a listed building onsite. This will need to be taken into account if sites are developed.
3(d) Reduce pollution from any source.	Possible land contamination was noted on three sites. One site is in Groundwater Protection Zone 2. All sites assessed are in areas of high or medium groundwater vulnerability, so groundwater vulnerability was not addressed on a site by site basis. These issues would require further investigation prior

SA Objective	Significant sustainability effects of employment sites
	to development in order to avoid contamination of soil, groundwater and watercourses.
4 Reduce climate change emissions and improve the District's ability to adapt to climate change.	Additional car travel discussed in 2(c) will also have significant impacts on greenhouse gas emissions. However, the size of the sites is likely to make climate change mitigation and adaptation measures more viable. For many sites this could include the use of Combined Heat and Power. All of the sites are or may be viable for SUDS according to the Draft SFRA. None of the sites are in flood risk areas.
5(a) Share benefits of prosperity fairly and promote community cohesion	Provision of more local employment should improve access to employment for those in deprived areas.
5(b) Increase access to decent and affordable housing	Not applicable
5(c) Improve conditions and services that engender good health and reduce health inequalities	A significant number of the sites are adjacent to railway lines. The noise and vibration is a significant health issue that would require mitigation if the sites were developed. A number are also adjacent to residential areas, with potential noise and other impacts on local residents.
6 Use natural resources efficiently; reuse, use recycled where possible	No information is available on water supply issues, except that the Transport and Utility Constraints report states that there may be problems for new developments in Hitchin and Letchworth. It also notes that there are constraints on sewerage capacity for new developments in Baldock, Letchworth and Royston.
7 Promote sustainable urban living	Provision of more local employment may contribute to the viability of services in the town centres.

Table 10: Significant sustainability effects of gypsy and traveller "areas of search"

SA Objective	Significant sustainability effects of gypsy and traveller "areas of search"
1 Achieve sustainable levels of prosperity and economic growth	All the areas of search are located near to villages. The establishment of the sites could make some contribution to supporting village services.
2 (a) Minimise the development of greenfield land and other land with high environmental and amenity value	All the areas are on greenfield land. A significant number are include high quality agricultural land (grade 2)
2 (b) Provide access to green spaces	The areas of search are in locations that would provide good access to green spaces.
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles	All the areas of search are located near to villages. Although all the villages except Ashwell and Sandon are identified as being on frequent bus routes, they are remote from train stations. The villages have limited services. Barkway and Reed have no shops, and Pirton and Sandon also have no food shops. All except Kings Walden do have primary schools. This implies that car travel is likely to be used for accessing

SA Objective	Significant sustainability effects of gypsy and traveller "areas of search"
	services including food shopping.
3(a) Protect and enhance biodiversity	None of the sites is a designated wildlife site or SSSI. However, two border designated wildlife sites. Given the rural nature of the sites, an ecological assessment should be undertaken prior to development.
3(b) Protect and enhance landscapes	
3(c) Conserve and where appropriate enhance the historic environment	A number of the sites are on the edge of archaeological designations and conservation areas. One is adjacent to historic park and garden. These issues will require further investigation.
3(d) Reduce pollution from any source.	Probably land contamination was noted on some of the sites. All sites assessed are in areas of high or medium groundwater vulnerability, so groundwater vulnerability was not addressed on a site by site basis. At least one site is adjacent to a watercourse, and one is within 200m of a landfill site. These issues would require further investigation prior to development in order to avoid contamination of soil, groundwater and watercourses.
4 Reduce climate change emissions and improve the District's ability to adapt to climate change.	Additional car travel discussed in 2(c) will also have significant impacts on greenhouse gas emissions. Information from the draft SFRA shows that SUDS is viable for many of the sites. None of the sites are in flood risk areas.
5(a) Share benefits of prosperity fairly and promote community cohesion	By providing a suitable site for travellers, all proposed sites would meet the needs of a disadvantaged group of people. However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites. This can be mitigated by ensuring that local residents are involved in the site selection and development process, and that a link is established between gypsies and travellers and the Parish Council.
5(b) Increase access to decent and affordable housing	Provision of sites will provide accommodation for gypsy and travellers
5(c) Improve conditions and services that engender good health and reduce health inequalities	Potential pollution from contamination is an issue in a number of the sites. Parts of one site are within the noise contour from Luton airport.
6 Use natural resources efficiently; reuse, use recycled where possible	Not believed to be an issue for these sites.
7 Promote sustainable urban living	Not relevant.

Table 11: Significant sustainability effects of other and mixed use sites

SA Objective	Significant sustainability effects of other and mixed use sites
1 Achieve sustainable levels of prosperity and economic growth	Mixed use sites will contribute to the local economy by providing additional employment and services.
2 (a) Minimise the development of greenfield land and other land with high environmental and amenity value	The majority of the sites are on brownfield land.
2 (b) Provide access to green spaces	A number of the sites are designed to provide additional open space and formal recreational areas.
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles	By providing a mixture of housing and business uses in central locations, the mixed use sites are likely to reduce the need to travel. The other sites in this category have a mixed accessibility, but some are likely to result in additional use of motor vehicles.
3(a) Protect and enhance biodiversity	None of the sites is a designated wildlife site or SSSI. However, there is bound to be some loss of biodiversity and fragmentation of habitats in the development of most unused brownfield sites. Each site should be assessed to ensure that green corridors and important features such as hedges and mature trees are retained. Opportunities for habitat enhancement should also be sought.
3(b) Protect and enhance landscapes	Little information was available on the landscape impacts of these sites.
3(c) Conserve and where appropriate enhance the historic environment	A small number of sites have archaeological designations which will require further investigation.
3(d) Reduce pollution from any source.	Probable land contamination was noted on a number of sites. A significant number of sites are in groundwater protection zones 1 and 2. All sites assessed are in areas of high or medium groundwater vulnerability, so groundwater vulnerability was not addressed on a site by site basis. At least one site is adjacent to a watercourse. These issues would require further investigation prior to development in order to avoid contamination of soil, groundwater and watercourses.
4 Reduce climate change emissions and improve the District's ability to adapt to climate change.	Additional car travel discussed in 2(c) will also have significant impacts on greenhouse gas emissions. Information from the draft SFRA shows that SUDS is viable for many of the sites. Two sites (H/r53, L/r08 and SI/r1) have identified flood risk issues which require further investigation.
5(a) Share benefits of prosperity fairly and promote community cohesion	No significant impacts.
5(b) Increase access to decent and affordable housing	There would be some provision of affordable housing as a result of the mixed use developments. Some of the sites are large enough to meet the Core Strategy requirement of 40%

SA Objective	Significant sustainability effects of other and mixed use sites
	of the development being affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	A number of the sites are adjacent to railway lines. The noise and vibration is a significant health issue that would require mitigation if the sites were developed. In addition, because of their location, there is likely to be a short term impact of construction on existing residents.
6 Use natural resources efficiently; reuse, use recycled where possible	No information is available on water supply issues, except that the Transport and Utility Constraints report states that there may be problems for new developments in Hitchin and Letchworth. It also notes that there are constraints on sewerage capacity for new developments in Baldock, Letchworth and Royston.
7 Promote sustainable urban living	Due to their location, and provision of employment, services and housing, the mixed use sites are likely to support the viability of the town centres.

Table 12: Significant sustainability effects of residential greenfield sites

SA Objective	Significant sustainability effects of residential greenfield sites
1 Achieve sustainable levels of prosperity and economic growth	Village sites may contribute to viability of local services. Edge of town sites with good accessibility to the town centre may also contribute to the viability of services in the town.
2 (a) Minimise the development of greenfield land and other land with high environmental and amenity value	By definition all these sites are on greenfield land. A significant number are high quality agricultural land (grade 2)
2 (b) Provide access to green spaces	There will be some loss of informal and formal recreation areas. However the density proposed for residential greenfield development allows for roughly one quarter of the site to be retained as green or open space. Green space strategy mapping provision and proposing standards is being developed but will not be available in time for this appraisal. It will determine whether new developments include greenspace provision for existing residential areas.
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles	The majority of these sites are on the edge of the towns. Many of the edge of town sites are located on frequent bus routes, but almost all are further than 800m from a station. In addition there are a significant number of village sites. Although all the villages except Sandon are identified as being on frequent bus routes, they are remote from the stations. This implies that car travel is likely to be used for commuting (at least driving to a station). However, the small size of the towns combined with bus access means that many have local services which are accessible without a car. The village sites have some local services, though many services are likely to be accessed by car. Barkway and Reed have a school but no other services. There is an opportunity to mitigate these

SA Objective	Significant sustainability effects of residential greenfield sites
	impacts by using planning obligations to reduce car reliance .e.g. free bus passes, bicycles for new buyers or car pooling
3(a) Protect and enhance biodiversity	None of the sites is a designated wildlife site or SSSI. However, there is bound to be some loss of biodiversity and fragmentation of habitats in the development of most greenfield sites. Each site should be assessed to ensure that green corridors and important features such as hedges and mature trees are retained. Opportunities for habitat enhancement should also be sought.
3(b) Protect and enhance landscapes	<p>The landscape impacts were assessed using the Landscape Capacity and Sensitivity Study. The Study reviewed potential development sites on the edge of towns, and assessed landscape sensitivity and landscape value. Sensitivity considered visual, ecological and cultural issues. Landscape value considered tranquillity or cultural associations, scenic beauty, amenity and natural and historical conservation interests. These two values were combined to give a landscape capacity rating. This refers to the landscape's ability to accommodate development.</p> <p>Of the sites assessed, a significant number were listed as having a moderate capacity. This means that the local landscape character may be able to accommodate housing development, but that there will be significant needs for mitigation of impacts and some effects on the landscape may not be able to be mitigated. Two sites ((B/r23 and L/r15) was assessed as low capacity and high sensitivity, and will require further investigation.</p>
3(c) Conserve and where appropriate enhance the historic environment	A small number of sites have archaeological designations which will require further investigation.
3(d) Reduce pollution from any source.	Probable land contamination was noted on a small number of sites. A significant number of sites are in groundwater protection zones 1 and 2. All sites assessed are in areas of high or medium groundwater vulnerability, so groundwater vulnerability was not addressed on a site by site basis. At least one site is adjacent to a watercourse. These issues would require further investigation prior to development in order to avoid contamination of soil, groundwater and watercourses.
4 Reduce climate change emissions and improve the District's ability to adapt to climate change.	Additional car travel discussed in 2(c) will also have significant impacts on greenhouse gas emissions. However, the size of the sites is likely to make climate change mitigation and adaptation measures more viable. For many sites this could include the use of Combined Heat and Power. Information from the draft SFRAF shows that SUDS is viable for many of the sites. One of the sites (H/r47) has possible flood risk issues which require further investigation.
5(a) Share benefits of prosperity fairly and promote community cohesion	The relatively large size of these developments provides opportunities for the provision of community facilities. Problems with school capacity have been identified in Baldock

SA Objective	Significant sustainability effects of residential greenfield sites
	and Letchworth. Developments in the villages should contribute to the viability of rural services.
5(b) Increase access to decent and affordable housing	There would be a significant provision of affordable housing as a result of these developments. Almost all the sites are large enough to meet the Core Strategy requirement of 40% of the development being affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	A significant number of the sites are adjacent to main roads and or railway lines. The noise and vibration is a significant health issue that would require mitigation if the sites were developed.
6 Use natural resources efficiently; reuse, use recycled where possible	No information is available on water supply issues, except that the Transport and Utility Constraints report states that there may be problems for new developments in Hitchin and Letchworth. It also notes that there are constraints on sewerage capacity for new developments in Baldock, Letchworth and Royston.
7 Promote sustainable urban living	Edge of town sites with good accessibility to the town centre may also contribute to the viability of services in the town. However some with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres.

Table 13: Significant sustainability effects of residential brownfield sites

SA Objective	Significant sustainability effects of residential brownfield sites
1 Achieve sustainable levels of prosperity and economic growth	Many of the sites are well located with good access to the town centres, and are likely to contribute to the viability of local services. Village sites may contribute to viability of local services.
2 (a) Minimise the development of greenfield land and other land with high environmental and amenity value	By definition all these sites are on brownfield land (although a small number are mixtures of both)
2 (b) Provide access to green spaces	A significant number of the sites do not have access to green spaces within 800m. This is an issue that will be examined in the Green space strategy. The Strategy will map provision and propose standards, but was not available in time for this appraisal. The Strategy should consider the needs of these potential new developments and identify the additional greenspace requirements, and should inform requirements for provision when the sites are developed.
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles	The majority of the sites in towns are within 400m of a frequent bus route, and many are within 800m of a station. The central location of the majority of the town sites also means that residents will be able to access services without a car. There are a significant number of village sites included. Although all the villages except Ashfield, Sandon and Therfield

	are identified as being on frequent bus routes, they are remote from the stations. This implies that car travel is likely to be used for commuting (at least driving to a station). The village sites have some local services, though many services are likely to be accessed by car. Barkway and Therfield have a school but no other services. There is an opportunity to mitigate these impacts by using planning obligations to reduce car reliance .e.g. free bus passes, bicycles for new buyers or car pooling
3(a) Protect and enhance biodiversity	None of the sites is a designated wildlife site or SSSI. However, there is bound to be some loss of biodiversity and fragmentation of habitats in the development of most unused brownfield sites. Each site should be assessed to ensure that green corridors and important features such as hedges and mature trees are retained. Opportunities for habitat enhancement should also be sought.
3(b) Protect and enhance landscapes	Little information was available on the landscape impacts of these sites.
3(c) Conserve and where appropriate enhance the historic environment	A significant number of the sites have archaeological designations or are adjacent to designated areas. Many are also in conservation areas or adjacent to conservation areas. The impacts on these areas will require further investigation.
3(d) Reduce pollution from any source.	Probable land contamination was noted on a small number of sites. A significant number of sites are in groundwater protection zones 1 and 2. All sites assessed are in areas of high or medium groundwater vulnerability, so groundwater vulnerability was not addressed on a site by site basis. At least one site is adjacent to a watercourse. These issues would require further investigation prior to development in order to avoid contamination of soil, groundwater and watercourses.
4 Reduce climate change emissions and improve the District's ability to adapt to climate change.	Additional car travel discussed in 2(c) will also have significant impacts on greenhouse gas emissions. However, the size of the sites is likely to make climate change mitigation and adaptation measures more viable. For many sites this could include the use of Combined Heat and Power. Information from the draft SFRAF shows that SUDS is viable for many of the sites. Five sites have identified flood risk issues which require further investigation. Of these, one (SI/r1) is located in 1 in 20 year floodplain according to draft SFRA
5(a) Share benefits of prosperity fairly and promote community cohesion	The larger developments provide opportunities for the provision of community facilities. Problems with school capacity have been identified in Baldock and Letchworth. Developments in the villages should contribute to the viability of rural services.
5(b) Increase access to decent and affordable housing	There would be a significant provision of affordable housing as a result of these developments. many of the sites are large enough to meet the Core Strategy requirement of 40% of the development being affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	A significant number of the sites are adjacent to railway lines. The noise and vibration is a significant health issue that would require mitigation if the sites were developed. In addition, because many of these are infill developments, there is likely

	to be a short term impact of construction on existing residents.
6 Use natural resources efficiently; reuse, use recycled where possible	No information is available on water supply issues, except that the Transport and Utility Constraints report states that there may be problems for new developments in Hitchin and Letchworth. It also notes that there are constraints on sewerage capacity for new developments in Baldock, Letchworth and Royston.
7 Promote sustainable urban living	Due to their location the majority of these sites are likely to support the viability of the town centres.

3.3 Assessment of cumulative effects

The SEA Directive requires consideration of secondary, cumulative and synergistic effects¹⁶ (which together are often called cumulative effects). This is because many problems arise from the accumulation of a large number of small and often indirect effects, rather than a few large and obvious ones.

Secondary effects are indirect effects, for example health effects of air pollution from transport.

Cumulative effects are the total result of environmental impact from a number of projects and activities. They arise for instance where several developments each have an insignificant effect, but together have a significant effect, or where several individual effects (e.g. noise, dust and visual) have a combined effect.

Synergistic effects are those which interact to produce a total effect greater than the some of the individual effects, for example progressive fragmentation of a wildlife habitat leading to areas too small to support wildlife.

An initial broad assessment of possible cumulative impacts of the site allocations DPD has been undertaken. This will be discussed with key stakeholders in the consultation process on this report. The results are shown in the table below.

Table 14: Review of cumulative effects

Cumulative effect	Affected receptor	Causes
Reduction in biodiversity and fragmentation of habitats	Wildlife habitats, particularly around towns	Development of greenfield sites for housing on the edge of the towns, and brownfield sites within towns

¹⁶ See *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* ODPM November 2005 Appendix 13

Cumulative effect	Affected receptor	Causes
Reduction in landscape quality	Landscape, particularly around towns	Development of greenfield sites for housing on the edge of the towns
Climate change	Worldwide	Greenhouse gas emissions from increases in traffic from current and new housing and from energy use in new housing
Loss of tranquillity	Rural areas	Increased traffic, new development in towns and villages, and expansion of Luton airport
Increased demand for water and sewerage facilities	Groundwater, water resources and sewerage infrastructure	Increased population
Increased demand for schools and other community facilities	Community facilities	Increased population
Increased use of local shops and other businesses	Local businesses and economy	Increased population and local employment
Improved provision of community facilities, including open space and recreational facilities	Community facilities and open space	Through developer contributions from new developments
Possible pollution of groundwater and watercourses (depending on effectiveness of mitigation)	Groundwater and watercourses	Development of land affected by contamination and run off from new developments

**Sustainability Appraisal and SEA of North Hertfordshire Land Allocations DPD
Appendix 1: Review of policies, plans and programmes**

December 2007

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European Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
EU Sustainable Development Strategy (June 2006)		Status: Adopted by the EU in 2006	
Source: http://register.consilium.europa.eu/pdf/en/06/st10/st10117.en06.pdf			
<ul style="list-style-type: none"> • To limit climate change and its costs and negative effects to society and the environment • To ensure that our transport systems meet society’s economic, social and environmental needs whilst minimising their undesirable impacts on the economy, society and the environment • To promote sustainable consumption and production patterns • To improve management and avoid overexploitation of natural resources, recognising the value of ecosystem services • To promote good public health on equal conditions and improve protection against health threats • To create a socially inclusive society by taking into account solidarity between and within generations and to secure and increase the quality of life of citizens as a precondition for lasting individual well-being 	<ul style="list-style-type: none"> • Kyoto Protocol commitments for reducing greenhouse gas emissions by 2008 – 2012, • By 2010 12% of energy consumption, on average, and 21% of electricity consumption, as a common but differentiated target, should be met by renewable sources, considering raising their share to 15% by 2015. • Reaching an overall saving of 9% of final energy consumption over 9 years until 2017 • Reducing transport noise both at source and through mitigation measures to ensure overall exposure levels minimise impacts on health. • Halving road transport deaths by 2010 compared to 2000. • Improving the environmental and social performance for products and processes and encouraging their uptake by 		

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<p>business and consumers.</p> <ul style="list-style-type: none"> • Improving management and avoiding overexploitation of renewable natural resources such as fisheries, biodiversity, water, air, soil and atmosphere, • Halting the loss of biodiversity and contributing to a significant reduction in the worldwide rate of biodiversity loss by 2010. • Avoiding the generation of waste and enhancing efficient use of natural resources by applying the concept of life-cycle thinking and promoting reuse and recycling • Curbing the increase in lifestyle-related and chronic diseases, particularly among socioeconomically disadvantaged groups and areas. • Reducing health inequalities within and between Member States by addressing the wider determinants of health and appropriate health promotion and disease prevention strategies. • Significantly increasing the labour market participation of women and older workers according to set targets, as well as increasing employment of migrants by 2010. 		

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	<ul style="list-style-type: none"> Promoting increased employment of young people. By the end of 2007 every young person who has left school and is unemployed should be offered a job, apprenticeship, additional training or other employability measure within six months, and within no more than 4 months by 2010. 		
EU Spatial Development Perspective (May 1999)		Status: No formal status, there is a commitment from member states to take it forward in producing their own national and regional planning policies	
Source: http://europa.eu.int/comm/regional_policy/sources/docoffic/official/reports/som_en.htm			
<ul style="list-style-type: none"> I development of a balanced and polycentric urban system and a new urban-rural relationship; securing parity of access to infrastructure and knowledge; and sustainable development, prudent management and protection of nature and cultural heritage. 	None	Mainly relevant at national and regional scale	Mainly relevant at national and regional scale
EU Sixth Environmental Action Plan (July 2002)		Status:	
Source: http://europa.eu.int/comm/environment/newprg/index.htm			
<ul style="list-style-type: none"> to stabilise the atmospheric concentrations of greenhouse gases at a level that will not cause unnatural variations of the earth's climate. to protect and restore the functioning of natural systems and halt the loss of biodiversity in the European Union and globally. To protect soils against erosion and pollution. to achieve a quality of the environment where the levels of man-made contaminants, including different types of radiation, do not give rise to significant impacts on or risks to human health. to ensure the consumption of renewable and non-renewable resources does not exceed the carrying capacity of the environment. To achieve 	Numerous actions are identified but few specific targets other than for greenhouse gas emissions: <ul style="list-style-type: none"> In the short term, the EU is committed, under the Kyoto Protocol, to achieving an 8% reduction in emissions of greenhouse gases by 2008-2012 compared to 1990 level (in the longer term a global reduction of 20-40% will be 	Key European context	Key European context

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
a de-coupling of resource use from economic growth through significantly improved resource efficiency, dematerialization of the economy, and waste prevention.	needed).		
EU Biodiversity Strategy (Feb 1998)		Status:	
Source: http://europa.eu.int/comm/environment/docum/pdf/9842en.pdf			
A range of objectives is identified under four themes: <ul style="list-style-type: none"> • conservation and sustainable use of biological diversity • sharing of benefits arising out of the utilisation of genetic resources; • Research, identification and monitoring of information; and • education, training and awareness 	No specific targets identified	No direct implications	Key European context
EU Water Framework Directive (2000)		Status: EU Directive	
Source: http://europa.eu.int/comm/environment/water/water-framework/index_en.html			
This European legislation is designed to integrate the way water bodies are managed across Europe. The Water Framework Directive is a set of guidelines for managing large bodies of water. Its main aims are to improve water quality while reducing any danger 'a water body' poses, such as flooding. It's also designed to stop the deterioration of wetlands and improve aquatic habitats for wildlife. The main objectives of the WFD are to: <ul style="list-style-type: none"> • enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands - there is a requirement for nearly all inland and coastal waters to achieve 'good status' by 2015; • promote the sustainable use of water; • reduce pollution of water, especially by 'priority' and 'priority hazardous' substances; • lessen the effects of floods and droughts; • rationalise and update existing water legislation and introduce a co-ordinated approach to water management based on the concept of river basin planning. 	The WFD requires that a River Basin Management Plan (RBMP) is produced for each defined River Basin Districts (RBD). These include provision for assessing and monitoring and should include targets.	The LDF should take account of the relevant requirements of the WFD. This will typically require the consideration of relevant EA guidance.	Water resources are an important aspect of sustainability which should be considered in the SA objectives.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
The Environment Agency is the 'competent authority' responsible for the implementation of the WFD in England and Wales.			
Natura 2000: Habitats Directive and Birds Directive		Status: EU Directives	
Source: http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31992L0043:EN:HTML And http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31979L0409:EN:HTML			
The Habitats Directive (Council Directive 92/43/EEC of 21 May 1992) requires EU Member States to create a network of protected wildlife areas, known as Natura 2000, across the European Union. This network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), established to protect wild birds under the Birds Directive (Council Directive 79/409/EEC of 2 April 1979). These sites are part of a range of measures aimed at conserving important or threatened habitats and species.	No specific targets identified.	Plan should be screened to check whether appropriate assessment of its impact on Natura 2000 sites is required	None, unless screening indicates that the Plan will have significant impacts on Natura 2000 sites.

National Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Securing the Future - UK Government sustainable development strategy (March 2005)</p>		<p>Status:UK government policy for England and framework for devolved administrations.</p>	
<p>Source: http://www.sustainable-development.gov.uk/publications/uk-strategy/uk-strategy-2005.htm</p>			
<p>Living Within Environmental Limits Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.</p> <p>Ensuring a Strong, Healthy and Just Society Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.</p> <p>Achieving a Sustainable Economy Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.</p> <p>Promoting Good Governance Actively promoting effective, participative systems of governance in all levels of society – engaging</p>	<p>Introduces a new set of high-level indicators: the UK Framework Indicators to give an overview of sustainable development and the priority areas in the UK. Consists of a set of 64 indicators (including some still to be developed e.g. well-being index) related to relevant PSA targets and other policies.</p>	<p>Plan should conform to the requirements of the strategy.</p>	<p>Ensure that the key policy requirements are reflected in the SA Framework objectives and appraisal criteria.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>people's creativity, energy, and diversity. Using Sound Science Responsibly Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.</p>			
<p>Sustainable communities: building for the future (OMDP Feb 2003)</p>		<p>Status: UK Government Action Plan (with financial commitments 2003-2006)</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_communities/documents/divisionhomepage/034686.hcsp</p>			
<p>This is an action programme that allocates almost £22bn over a 4-year period to a range of policy areas affecting the sustainability of communities, primarily housing and regeneration. It is intended to mark a step change in actions to tackle community problems. It is divided into 6 themes:</p> <ul style="list-style-type: none"> • Decent homes, decent places • Low demand and abandonment • A step change in housing supply • Land, countryside and rural communities • Sustainable growth • Reforming the delivery 	<p>The programme is mainly concerned with the allocation of funding rather than the setting of targets, although there are some quantified descriptions of what the funding is intended to achieve. There are no specific indicators proposed, although some of the outcomes will be monitored via BV and CPA indicators with the proposal to develop these to include liveability issues.</p>	<p>The objectives of this programme intimately related to planning issues and should be considered in LDF policies. The theme <i>Reforming the delivery</i> deals directly with changes to the planning system.</p>	<p>The plan identifies some of the key requirements of sustainable communities. The SA should ensure that the relevant issues are covered by the SA objectives.</p>
<p>Working with the Grain of Nature – A Biodiversity Strategy For England (DEFRA 2002)</p>		<p>Status: Non-statutory</p>	
<p>Source: http://www.ukbap.org.uk/EBG/england_biodiversity_strategy.asp</p>			
<p>This national strategy, published post-devolution, builds on the 1994</p>	<p>The strategy devotes a chapter to Biodiversity indicators and a separate</p>	<p>The strategy (and regional, county and local BAPs) is directly relevant to</p>	<p>Biodiversity is a key aspect of sustainable development that needs</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>UK Biodiversity Action Plan published in response to the UN Convention on Biodiversity (CBD) signed at the Earth Summit in Rio de Janeiro in 1992. The aim of the Strategy is to ensure:</p> <ul style="list-style-type: none"> • <i>A halting, and if possible a reversal, of declines in priority habitats and species, with wild species and habitats as part of healthy, functioning ecosystems</i> • <i>The general acceptance of biodiversity's essential role in enhancing the quality of life, with its conservation becoming a natural consideration in all relevant public, private and non-governmental decisions and policies</i> <p>The strategy includes a chapter entitled <i>A holistic approach</i> which seeks to change the emphasis of nature conservation away from concentration on designation of conservation areas and protection of species at risk to a broader approach to the environment as a whole. It also contains chapters on specific sectors:</p> <ul style="list-style-type: none"> • Agriculture • Water and wetlands • Woodland and forestry • Towns, cities and development • The coasts and seas <p>And on:</p> <ul style="list-style-type: none"> • Local and regional action • The economics and funding of biodiversity • The engagement of business • Promoting education and public 	<p>baseline assessment <i>Measuring the progress of the biodiversity strategy for England</i> was published on 1 December 2003. <i>Annual stock takes</i> have also been published for 2002-3 and 2003-4.</p> <p>The <i>holistic approach</i> chapter sets targets for various themes as key outcomes. Targets, milestones and indicators are included in the chapters dealing with individual sectors and other key themes. A key aspect of implementing a biodiversity strategy is the collection and dissemination of information. The website http://www.ukbap.org.uk includes details of national and local BAPs and national Species and Habitat Action Plans.</p>	<p>the NHDC LDF. A key aim of the strategy is the:</p> <p>'Integration of biodiversity considerations in local authority activities and in particular as part of the preparation and implementation of Community Strategies and recognition of the role of local biodiversity objectives in planning policies'</p> <p>One of the most relevant aspects of the strategy is Chapter 7 on <i>Towns, cities and development</i> with the aims:</p> <ul style="list-style-type: none"> • To ensure that cities, towns and other settlements contribute fully to the goals of biodiversity conservation • To ensure that construction, planning, development and regeneration have minimal adverse impacts on biodiversity and enhance it where possible • To ensure that biodiversity conservation is integral to sustainable urban communities, both in the built environment, and in parks and green spaces • To ensure that biodiversity conservation is integral to measures to improve the quality of people's lives, delivered through other initiatives e.g. Community Strategies, including Neighbourhood Renewal and Cultural Strategies, social inclusion, health and equality of opportunity • To value, further and enhance people's own contributions to 	<p>to be included within the SA framework. The baseline review should include indicators of biodiversity.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>understanding More detailed action plans in respect of the key themes and sectors are included as appendices.</p>		<p>improving biodiversity in towns and cities and to increase their access to it</p>	
<p>PPG2: Greenbelt (1992)</p>		<p>Status: Government policy</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_606905.hcsp</p>			
<p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. Once established they help fulfill the objectives:</p> <ul style="list-style-type: none"> • to provide opportunities for access to the open countryside for the urban population; • to provide opportunities for outdoor sport and outdoor recreation near urban areas; • to retain attractive landscapes, and enhance landscapes, near to where people live; • to improve damaged and derelict land around towns; • to secure nature conservation interest; and • to retain land in agricultural, forestry and related uses. 	<p>Not applicable</p>	<p>The LDF must include policies that define the permanence of the Green Belt. Where areas are close to conurbations, they may come under intense pressure for development and if so need to be protected and maintained. There should be a presumption against inappropriate development. Policies should state that development is only allowed under very special circumstances where any harm to the Green Belt objectives is clearly outweighed by other considerations.</p>	<p>Green belt policies may help to achieve a number of SA objectives including: protection and enhancement of biodiversity; promotion of healthy lifestyles, preservation of landscape; and revitalisation of urban centres.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
PPS3: Housing (CLG, 2006)		Status: Government policy	
Source: http://www.odpm.gov.uk/embedded_object.asp?id=1162097			
<p>Strategic housing policy objectives</p> <p>The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:</p> <ul style="list-style-type: none"> - To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. - To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. - To improve affordability across the housing market, including by increasing the supply of housing. - To create sustainable, inclusive, mixed communities in all areas, both urban and rural. <p>Planning for housing policy objectives</p>	<p>The national annual target is that at least 60% of new housing should be provided on previously developed land</p>	<p>The PPS gives guidance for addressing housing provision in the LDF. With regard to planning obligations, advice on this will be included in the Companion Guide, to be published in the future.</p>	<p>The SA should take account of affordable housing objectives.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:</p> <ul style="list-style-type: none"> - High quality housing that is well-designed and built to a high standard. - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural. - A sufficient quantity of housing taking into account need and demand and seeking to improve choice. - Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. - A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate. 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
PPG4: Industrial, Commercial Development and Small Firms (2001)		Status: Government policy	
Source: http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=3386&l=3			
<p>The aim of this policy is to encourage continued economic development that is compatible with governmental environmental objectives. Government policies require economic growth and a high quality environment to be pursued together.</p>	<p>Not applicable</p>	<p>Up-to-date and relevant plans are essential if the development needs of commerce and industry are to be met, and reconciled with demands for other forms of development and for the protection of the environment. Development plans should give industrial and commercial developers and local communities greater certainty about the types of development that will or will not be permitted in a given location.</p> <p>Development plan policies must take account of the locational demands of businesses while seeking to achieve wider objectives in the public interest. They offer the opportunity to:</p> <ul style="list-style-type: none"> • encourage new development in locations which minimise the length and number of trips, especially by motor vehicles; • encourage new development in locations that can be served by more energy efficient modes of transport, particularly for developments likely to have large numbers of employees; • discourage new development where it would be likely to add unacceptably to congestion; • locate development requiring access mainly to local roads away 	<p>Ensuring that the economic growth necessary to provide QoL improvements is compatible with environmental constraints is fundamental to UK sustainable development policy.</p> <p>The issues arising are some of the most important factors to be considered in drawing up the SA framework and undertaking the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>from trunk roads, to avoid unnecessary congestion on roads designed for longer distance movement.</p> <ul style="list-style-type: none"> • give reference for users that will benefit from increased rail freight in localities close to rail nodes. • ensure that developments that are detrimental to amenity or a potential source of pollution should be separated from sensitive land uses. 	
PPG8: Telecommunications (2001)		Status: Government policy	
Source:			
<p>The aim of the policy is to give guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.</p>	Not applicable.	<p>The NHDC LDF should include policies on telecommunications systems based on the following considerations:</p> <ul style="list-style-type: none"> • Whilst local planning authorities are encouraged to respond positively to telecommunications development proposals, they should take account of the advice on the protection of urban and rural areas in other planning policy guidance notes. • In making an application for planning permission or prior approval, operators may be expected to provide evidence regarding the need for the proposed development. • Authorities should not seek to prevent competition between different operators and should not question the need for the 	<p>Telecommunications systems can help achieve the sustainability objectives of encouraging a diverse economy and access to services. However, they can have negative environmental impacts, and possibly, represent health concerns.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>telecommunications system which the proposed development is to support.</p> <ul style="list-style-type: none"> • Planning authorities should have regard to any technical constraints on the location and proposed development. • Site sharing, design and screening should be considered in order to minimise visual intrusion <p>On the contentious issue of health concerns, the PPG states (in summary):</p> <p>'Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. ...However, it is the Governments firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. ... In the Governments view, local planning authorities should not implement their own precautionary policies'</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
PPG10: Planning and Waste Management (1999)		Status: Government policy	
Source:			
<p>The land-use planning system has an important role to play in achieving sustainable waste management. It should meet the following objectives:</p> <ul style="list-style-type: none"> • to provide a planning framework which enables adequate provision to be made for waste management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation and the particular needs in respect of special waste¹; • to help meet the needs of business and encourage competitiveness; • to encourage sensitive waste management practices in order to preserve or enhance the overall quality of the environment and avoid risks to human health; • to have regard to the need to protect areas of designated landscape and nature conservation value from inappropriate development; • to minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste; • to consider what new facilities may be needed, in the light of wastes forecast to arise; and, 	Not applicable.	<p>The Government wish to see future waste management decisions based on the following principles:</p> <ul style="list-style-type: none"> • consideration of the Best Practicable Environmental Option for each waste stream; • regional self-sufficiency; • the proximity principle; and a waste hierarchy. <p>In the context of the above considerations, the LDF should include policies on waste facilities that:</p> <ul style="list-style-type: none"> • will minimise impacts on designated landscapes, nature conservation and the historic environment. • require that new developments have waste management strategies before granting planning permission and should include pollution monitoring. • demand appropriate locations for facilities, to minimise impact on sensitive land uses and to account for transport, traffic and access. 	The SA objectives should include objectives devoted to waste minimisation and appropriate waste management.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> to ensure that opportunities for incorporating re-use/recycling facilities in new developments are properly considered. 			
PPG13: Transport (2001)		Status: Government policy	
Source:			
<p>Land use planning has a key role in delivering the Governments integrated transport strategy. By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking, and cycling. The objectives of PPG13 are to integrate planning and transport at the national, regional, strategic and local level to:</p> <ul style="list-style-type: none"> promote more sustainable transport choices for both people and for moving freight; promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and reduce the need to travel, especially by car. 	Not applicable	<p>In order to deliver the objectives of PPG13, when preparing development plans and considering planning applications, local authorities should:</p> <ol style="list-style-type: none"> actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges; locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling; accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling; ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling, recognising that this may be less achievable in some rural areas; in rural areas, locate most 	<p>The issues surrounding access and travel are important considerations for the SA. Effective access to employment, education and services is vital to improving QoL and contributes to social inclusion. But transport, and the infrastructure to support, it has large environmental impacts, including contributing to greenhouse gas emissions. The SA must consider these issues, and in particular</p> <ul style="list-style-type: none"> Reducing the need to travel by private car; Reducing the volume of freight traffic; and Improving accessibility of key services to local communities

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>development for housing, jobs, shopping, leisure and services in local service centres which are designated in the development plan to act as focal points for housing, transport and other services, and encourage better transport provision in the countryside;</p> <p>6. ensure that strategies in the development and local transport plan complement each other and that consideration of development plan allocations and local transport investment and priorities are closely linked;</p> <p>7. use parking policies, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car for work and other journeys;</p> <p>8. give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses;</p> <p>9. ensure that the needs of disabled people as pedestrians, public transport users and motorists - are taken into account in the implementation of planning policies and traffic management schemes, and in the design of individual developments; consider how best to reduce crime and the fear of crime, and seek by the</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>design and layout of developments and areas, to secure community safety and road safety; and</p> <p>10. protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.</p>	
<p>PPG15: Planning and the Historic Environment (2001)</p>		<p>Status: Government policy</p>	
<p>Source:</p>			
<p>PPG 15 provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.</p>	<p>Not applicable</p>	<p>Local plans (the LDF) should:</p> <ul style="list-style-type: none"> • set out more detailed development control policies for an authority's area: they should include both the policies which will apply over the area as a whole, and any policies and proposals which will apply to particular neighbourhoods. • set out clearly the planning authority's policies for the preservation and enhancement of the historic environment in their area, and the factors which will be taken into account in assessing different types of planning application - for example, proposals for the change of use of particular types of historic building or for new development which would affect their setting. • include a strategy for the 	<p>Conserving the historic environment is important to sustainable development. The District's cultural heritage is an irreplaceable resource. An SEA/ SA objective should aim to protect or enhance the historic environment.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		economic regeneration of rundown areas, and in particular seek to identify the opportunities which the historic fabric of an area can offer as a focus for regeneration. Excessively detailed or inflexible policies concerning individual buildings or groups of buildings should be avoided.	
PPG16: Archaeology and Planning (2001)		Status: Government policy	
Source:			
PPG16 sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. It gives advice on the handling of archaeological remains and discoveries under the development plan and control systems, including the weight to be given to them in planning decisions and the use of planning conditions.	Not applicable	Development plans should reconcile the need for development with the interests of conservation including archaeology and should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.	In general one of the SEA/ SA objectives should aim to protect or enhance the historic environment, including archaeology.
PPG17: Planning for Sport, Open Space and Recreation (2002)		Status: Government policy	
Source:			
Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government	Not applicable	Planning for open spaces should be based on local standards established by the assessment of local needs and an audit of existing provision. <ul style="list-style-type: none"> Existing open space, sports and recreational buildings and land 	The objectives of this PPG conform with many sustainability objectives. The SA should ensure that NHDC LDF meets these requirements.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>objectives. These include:</p> <ul style="list-style-type: none"> • supporting an urban renaissance, including performing vital functions as areas of nature conservation and biodiversity. • supporting a rural renewal. • promotion of social inclusion and community cohesion • health and well being • promoting more sustainable development 		<p>should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.</p> <ul style="list-style-type: none"> • Open space and sports and recreational facilities that are of high quality, or of particular value to a local community or in wildlife and biodiversity terms, should be recognised and given protection by local authorities through appropriate policies in plans. • Parks, recreation grounds, playing fields and allotments must not be regarded as 'previously developed land', as defined in annex C of PPG3. Even where land does fall within the definition of 'previously-developed', its existing and potential value for recreation and other purposes should be properly assessed before development is considered. • The location of new areas of open space, sports and recreational facilities, should promote objectives including accessibility, regeneration, social inclusion and biodiversity. <p>The accompanying Companion Guide to PPG17 provides further guidance on implementation, and advocates the use of a range of tools such as English Nature's Accessible Natural Greenspace Standards.</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
PPG24: Planning and Noise (1994)		Status: Government policy	
Source:			
<p>PPG24 gives guidance on the use of their planning powers to minimise the adverse impact of noise. It:</p> <ul style="list-style-type: none"> • outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which will generate noise; • introduces the concept of noise exposure categories for residential development, encourages their use and recommends appropriate levels for exposure to different sources of noise; and • advises on the use of conditions to minimise the impact of noise. <p>The aim of this guidance is to provide advice on how the <i>planning</i> system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.</p>	Not applicable	<p>The LDF should include policies to:</p> <ul style="list-style-type: none"> • ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) • ensure that new development involving noisy activities should, if possible, be sited away from noisesensitive land uses. <p>Where it is not possible to achieve such a separation of land uses, local planning authorities should consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, through the use of conditions or planning obligations.</p>	Noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. The SA should ensure that these consideration are taken into account by the LDF.
PPS25: Development and Flood Risk (2006)		Status: Government policy	
Source:			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>The statement says that local planning authorities (LPAs) should prepare and implement planning strategies that help to deliver sustainable development by:</p> <p>Appraising risk</p> <ul style="list-style-type: none"> identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas; preparing Regional Flood Risk Appraisals (RFRAs) or Strategic Flood Risk Assessments (SFRAs) as appropriate, as freestanding assessments that contribute to the Sustainability Appraisal 3 of their plans; <p>Managing risk</p> <ul style="list-style-type: none"> framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change; only permitting development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding; <p>Reducing risk</p> <ul style="list-style-type: none"> safeguarding land from development that is required for current and future flood 		<p>The statement says that:</p> <ul style="list-style-type: none"> LPAs should prepare LDDs that set out policies for the allocation of sites and the control of development which avoid flood risk to people and property where possible and manage it elsewhere, reflecting the approach to managing flood risk in this PPS and in the RSS for their region. Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, LPAs should take this into account in the preparation of LDDs, as there may be opportunities to relocate development to more sustainable locations; flood risk should be considered alongside other spatial planning concerns such as transport, housing, economic growth, natural resources, regeneration and the management of other hazards. Policies should recognise the positive contribution that avoidance and management of flood risk can make to the development of sustainable communities. They should be integrated effectively with other strategies of material significance. 	<p>The SA should ensure that flood risks are adequately considered in the SDP. There is currently no RFRA or SFRA in place.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>management e.g. conveyance and storage of flood water, and flood defences;</p> <ul style="list-style-type: none"> • reducing flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS); • using opportunities offered by new development to reduce the causes and impacts of flooding e.g. surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional floodplain; and setting back defences; <p>A partnership approach</p> <ul style="list-style-type: none"> • working effectively with the Environment Agency, other operating authorities and other stakeholders to ensure that best use is made of their expertise and information so that plans are effective and decisions on planning applications can be delivered expeditiously; and • ensuring spatial planning supports flood risk management policies and plans, River Basin Management Plans and emergency planning. 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
PPS1: Delivering Sustainable Development (ODPM 2005)		Status: Government policy	
Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_035506.hcsp			
<p>Sustainable development is identified as the key principle underlying planning. Planning is charged with addressing sustainable development through:</p> <ul style="list-style-type: none"> • making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life; • contributing to sustainable economic development; • protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; • ensuring high quality development through good and inclusive design, and the efficient use of resources; and, • ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key 	No specific targets	Key policy context.	Ensure that the key policy requirements are reflected in the SA Framework objectives and appraisal criteria.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
services for all members of the community.			
Draft Supplement to PPS1 – Planning and Climate Change (CLG, December 2006)		Status: Draft government policy	
Source:			
<p>Regional planning bodies and all planning authorities should adhere to the following principles in preparing and delivering spatial strategies:</p> <ul style="list-style-type: none"> - the planned provision for new development and its spatial distribution should contribute to mitigating climate change through improvements in carbon performance. In turn, planning authorities should prepare local development documents consistent with the regional spatial strategy (RSS); - new development should be located and designed to optimise its carbon performance and limit its likely contribution to carbon emissions. Specifically, substantial new development5 should be expected to consider and take into account the potential of decentralised energy supply systems based on renewable and low-carbon energy; 	Not applicable	<p>Regional planning bodies, and all planning authorities should prepare and deliver spatial strategies that:</p> <ul style="list-style-type: none"> - make a full contribution to delivering the Government’s Climate Change Programme and energy policies, and in doing so contribute to global sustainability; - in enabling the provision of new homes, jobs, services and infrastructure and shaping the places where people live and work, secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions; - deliver patterns of urban growth that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, overall, reduce the need to travel, especially by car; - secure new development and shape places resilient to the effects of climate change in ways consistent with social cohesion and inclusion; 	<p>The SA/SEA should take account of the effect of all policies on climate change and the ability to deal with the impacts of climate change.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> - new development should be located and designed for the climate, and impacts, it is likely to experience over its intended lifetime; - climate change considerations should be integrated into all spatial planning concerns, including transport, housing, economic growth and regeneration, water supply and waste management, and not considered separately; - mitigation and adaptation should not be considered in isolation of each other, and opportunities for their integration in the development of spatial strategies, and their delivery, should be maximised; - sustainability appraisal (incorporating strategic environmental assessment) should be applied so as to shape planning strategies and policies that support the Key Planning Objectives set out in this PPS. Weight should be given to securing benefits which, although not immediately available, would help deliver longer term sustainability; and, - appropriate indicators should be selected and monitored and reported on in regional planning bodies' and planning authorities' annual monitoring reports. Such monitoring should be the basis on which 		<ul style="list-style-type: none"> - sustain biodiversity, and in doing so recognise that the distribution of habitats and species will be affected by climate change; - reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and, - respond to the concerns of business and encourage competitiveness and technological innovation. 	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>regional planning bodies and planning authorities periodically review and roll forward their planning strategies. Reviews should reflect future updates to the national Climate Change Programme, be sensitive to scientific and technological developments, and be carried out at least every five years, or sooner where there are signs that the spatial strategy in its implementation is insufficiently contributing to the delivery of the Key Planning Objectives set out in this PPS.</p>			
<p>PPS6: Planning for Town Centres (ODPM 2005)</p>		<p>Status: Government policy</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_036805.pdf</p>			
<p>The Government's key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. <p>These key objectives must also take into account other Government objectives:</p> <ul style="list-style-type: none"> enhancing consumer choice 	<p>No specific targets</p>	<p>Planning authorities are required to:</p> <ul style="list-style-type: none"> actively promote growth and manage change in town centres; define a network and a hierarchy of centres each performing their appropriate role to meet the needs of their catchments; and adopt a proactive, plan-led approach to planning for town centres, through regional and local planning. <p>Within a regional planning context, local planning authorities should actively plan for growth and manage change in town centres over the</p>	<p>The PPS notes that the Government's wider policy objectives are also relevant, insofar as they would not be inconsistent with the key objectives as follows:</p> <ul style="list-style-type: none"> to promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied; to encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups;</p> <ul style="list-style-type: none"> • supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and • improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport. 		<p>period of their development plan documents by:</p> <ul style="list-style-type: none"> • selecting appropriate existing centres to accommodate the identified need for growth by: <ul style="list-style-type: none"> ○ making better use of existing land and buildings, including, where appropriate, redevelopment; ○ where necessary, extending the centre. • managing the role and function of existing centres by, for example, promoting and developing a specialist or new role and encouraging specific types of uses in some centres; and • planning for new centres of an appropriate scale in areas of significant growth or where there are deficiencies in the existing network of centres. 	<p>environment;</p> <ul style="list-style-type: none"> • to promote economic growth of regional, sub-regional and local economies; • to deliver more sustainable patterns of development, ensuring that locations are fully exploited through high-density, mixed-use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use; and • to promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents. <p>The SA should consider potential synergies and conflicts between the range of policy objectives.</p>
<p>PPS7: Sustainable Development in Rural Areas (OMDP 2004)</p>		<p>Status: Government policy</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_030148.hcsp</p>			
<p>Sets planning policy in the context of Government objectives to:</p>	<p>No specific targets.</p>	<p>Within the broader context of the Government's sustainable</p>	<p>The SA objectives and appraisal should take account of the specific</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>(i) To raise the quality of life and the environment in rural areas through the promotion of:</p> <ul style="list-style-type: none"> • thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods; • sustainable economic growth and diversification; • good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and • continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources. <p>(ii) To promote more sustainable patterns of development:</p> <ul style="list-style-type: none"> • focusing most development in, or next to, existing towns and villages; • preventing urban sprawl; • discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully; • promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and • providing appropriate leisure opportunities to enable urban and 		<p>development policy the PPS suggests: Good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community (e.g. affordable housing for identified local needs); maintains or enhances the local environment; and does not conflict with other planning policies. Accessibility should be a key consideration in all development decisions. Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres that are accessible by public transport, walking and cycling, in line with the policies set out in <i>PPG13, Transport</i>. Decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access them by public transport, walking and cycling, consistent with achieving the primary purpose of the development. New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all. Priority should be given to the re-use</p>	<p>issues affecting rural areas.</p> <p>There are potential conflicts between the aim of protecting the countryside and economic development required to maintain and enhance thriving rural communities.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>rural dwellers to enjoy the wider countryside.</p> <p>(iii) Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential - by developing competitive, diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies.</p> <p>(iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants.</p>		<p>of previously-developed ('brownfield') sites in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites. All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.</p>	
<p>PPS9: Biodiversity and Geological Conservation (DCLG, August 2005)</p>		<p>Status: Government policy</p>	
<p>Source: www.communities.gov.uk/index.asp?id=1501970</p>			
<p>Within the context of the Government's vision for conserving and enhancing biological diversity in England set out in <i>Working with the grain of nature: a biodiversity strategy for England</i> the key objectives are:</p> <ul style="list-style-type: none"> • to promote sustainable development by ensuring that 	<p>No specific targets.</p>	<p>The PPS states that Regional planning bodies and local planning authorities should adhere to the following key principles to ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered. Development plan policies and planning decisions should be based</p>	<p>Nature conservation is a central tenet of sustainable development. The SA objectives will include an objective to maintain and enhance biodiversity against which to evaluate the degree to which the LDF seeks to protect and enhance biodiversity.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations.</p> <ul style="list-style-type: none"> • to conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support. • to contribute to rural renewal and urban renaissance by: <ul style="list-style-type: none"> ○ enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being; and ○ ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment. 		<p>upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity and geological resources of the area. In reviewing environmental characteristics local authorities should assess the potential to sustain and enhance those resources.</p> <p>(ii) Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.</p> <p>(iii) Plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources.</p> <p>(iv) Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.</p> <p>(v) Development proposals where the principal objective is to conserve or</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>enhance biodiversity and geological conservation interests should be permitted.</p> <p>(vi) The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local planning authorities should ensure that, before planning permission is granted, adequate mitigation measures are put in place. Where a planning decision would result in significant harm to biodiversity and geological interests which cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.</p> <p>In addition to PPS9 itself, Circular (ODPM 06/05 and DEFRA 01/05) Biodiversity and Geological Conservation: Statutory Obligations and Their Impact Within The Planning System provides administrative guidance on application of the law in England relating to planning and nature conservation.</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>The accompanying PPS9 Guide to Good Practice provides good practice guidance on ways regional planning bodies and local planning authorities can help deliver the national policies in PPS9 and comply with legal requirements set out in the Circular.</p> <p>With respect to Local Development Documents it states: Local authorities should take an integrated approach to planning for biodiversity and geodiversity when preparing local development documents. They should ensure that policies in local development documents reflect, and are consistent with, national, regional and local biodiversity priorities and objectives (including those agreed by local biodiversity partnerships).</p> <p>In addition, it states: Local development frameworks should: (i) indicate the location of designated sites of importance for biodiversity and geodiversity, making clear distinctions between the hierarchy of international, national, regional and locally designated sites; and (ii) identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		or creation through appropriate policies. <ul style="list-style-type: none"> • 	
PPS10: Planning for Sustainable Waste Management (ODPM, July 2005)		Status: Government policy	
Source: www.communities.gov.uk/index.asp?id=1501865			
Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, prepare and deliver planning strategies that: <ul style="list-style-type: none"> • help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for; • provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities; • help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994; • help secure the recovery or disposal of waste without 	No specific targets	Most of PPS10 is aimed at Regional Planning Bodies and Waste Planning Authorities. However, it states that: <ul style="list-style-type: none"> • In determining planning applications, all planning authorities should, where relevant, consider the likely impact of proposed, non-waste related, development on existing waste management facilities, and on sites and areas allocated for waste management. Where proposals would prejudice the implementation of the waste strategy in the development plan, consideration should be given to how they could be amended to make them acceptable or, where this is not practicable, to refusing planning permission. • Proposed new development should be supported by site waste management plans of the type encouraged by the code of practice published by the DTI14. These do not require formal approval by planning authorities, but are encouraged to identify the volume and type of material to be demolished and/or excavated, 	The efficient use of resources and the reduction of waste are important aspects of sustainable development and both are reflected in the SA objectives.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations;</p> <ul style="list-style-type: none"> reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness; protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission; ensure the design and layout of new development supports sustainable waste management. 		<p>opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimized and managed.</p> <ul style="list-style-type: none"> Planning authorities should ensure that new development makes sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene or, in less developed areas, the local landscape. 	
<p>PPS12: Local Development Frameworks (ODPM September 2004)</p>		<p>Status: Government policy</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_031155.hcsp</p>			
<p>This PPS sets out the Government's policy on the preparation of local development documents which will</p>	<p>No specific targets.</p>	<p>This PPS provides the key policy framework for the plan.</p>	<p>This PPS provides the key policy framework for the SA. Supplementary guidance provides the</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>comprise the local development framework. The key aims are:</p> <ul style="list-style-type: none"> i. flexibility. Local planning authorities can respond to changing local circumstances and ensure that spatial plans are prepared and reviewed more quickly than development plans under the old system; ii. strengthening community and stakeholder involvement in the development of local communities. Local communities and all stakeholders will be involved from the outset and throughout the preparation of local development documents; iii. front loading. Local planning authorities should take key decisions early in the preparation of local development documents. The aim will be to seek consensus on essential issues early in the preparation of local development documents and so avoid late changes being made; iv. sustainability appraisal. To ensure that local development documents are prepared with the objective of contributing to the achievement of sustainable 			<p>methodological framework for undertaking the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>development;</p> <p>v. programme management. The efficient management of the programme for the preparation of a range of local development documents in accordance with the local development scheme; and</p> <p>vi. soundness. Local development documents must be soundly based in terms of their content and the process by which they are produced. They must also be based upon a robust, credible evidence base.</p>			
<p>PPS 22: Renewable Energy (ODPM August 2004)</p>		<p>Status: Government policy</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_030334.hcsp</p>			
<p>Regional planning bodies and local planning authorities should adhere to the following key principles in their approach to planning for renewable energy:</p> <p>(i) Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily.</p> <p>(ii) Regional spatial strategies and local development documents should contain policies designed to promote</p>	<p>No specific targets, but there is a requirement for regional authorities to establish regional targets for renewable energy generation as follows:</p> <p>The Regional Spatial Strategy should include the target for renewable energy capacity in the region, derived from assessments of the region's renewable energy resource potential, and taking into account the regional environmental, economic and social impacts (either positive or negative) that may result from exploitation of that resource potential.</p>	<p>The plan should consider renewable energy requirements against Regional targets, noting that:</p> <p>Local planning authorities should only allocate specific sites for renewable energy in plans where a developer has already indicated an interest in the site, has confirmed that the site is viable, and that it will be brought forward during the plan period.</p> <p>Planning applications for renewable energy projects should be assessed against specific criteria set out in regional spatial strategies and local development documents. Regional</p>	<p>Climate change is one of the most pressing sustainability issues and the SA will include the objective to reduce greenhouse gas emissions, including by increasing renewable energy usage.</p> <p>There are potential conflicts with other objectives for some types of renewable energy developments.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>and encourage, rather than restrict, the development of renewable energy resources. Regional planning bodies and local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards.</p> <p>(iii) At the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. Planning policies that rule out or place constraints on the development of all, or specific types of, renewable energy technologies should not be included in regional spatial strategies or local development documents without sufficient reasoned justification. The Government may intervene in the plan making process where it considers that the constraints being proposed by local authorities are too great or have been poorly justified.</p> <p>(iv) The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.</p> <p>(v) Regional planning bodies and local planning authorities should not</p>	<p>Targets should be expressed as the minimum amount of installed capacity for renewable energy in the region, expressed in megawatts, and may also be expressed in terms of the percentage of electricity consumed or supplied. Targets should be set for achievement by 2010 and by 2020. Progress towards achieving these targets should be monitored by regional planning bodies. Targets should be reviewed on a regular basis and revised upwards (if they are met) subject to the region's renewable energy resource potential and the capacity of the environment in the region for further renewable energy developments. The fact that a target has been reached should not be used in itself as a reason for refusing planning permission for further renewable energy projects. (Note the PPS also refers to offshore sources which are not relevant for NHDC)</p>	<p>planning bodies and local planning authorities should ensure that such criteria-based policies are consistent with, or reinforced by, policies in plans on other issues against which renewable energy applications could be assessed.</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable.</p> <p>(vi) Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.</p> <p>(vii) Local planning authorities, regional stakeholders and Local Strategic Partnerships should foster community involvement in renewable energy projects³ and seek to promote knowledge of and greater acceptance by the public of prospective renewable energy developments that are appropriately located. Developers of renewable energy projects should engage in active consultation and discussion with local communities at an early stage in the planning process, and before any planning application is formally submitted.</p> <p>(viii) Development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location,</p>			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
scale, design and other measures.			
PPS23: Planning and Pollution Control (ODPM 2004)		Status: Government policy	
Source: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032632.hcsp			
<ul style="list-style-type: none"> Any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration. The 'precautionary principle' should be invoked when there is good reason to believe that harmful effects may occur to human, animal or plant health or the environment and the level of scientific uncertainty is such that risk cannot be assessed with sufficient confidence. The generation of additional pollution from road traffic, the demand on natural resources and the discharges to the environment associated with any proposed development should be considered. LDDs should set out the criteria against which applications for potentially polluting developments will be considered. The presence of contamination in land can present risk to human health and the environment; development presents an opportunity to deal with these risks successfully. The planning system should focus 		<p>The LDF should include policies in response to the advice in PPS23. The planning system plays an important role in determining the location of development which may give rise to pollution, either directly or from traffic generated, and in ensuring that other developments are, as far as possible, not affected by major existing, or potential sources of pollution. Appendix A of PPS23 lists a series of issues for consideration in preparing LDDs and taking decisions on individual planning applications. PPS23 includes two separate annexes (<i>Annex 1: Pollution Control, Air and Water Quality</i> and <i>Annex 2: Development on Land Affected by Contamination</i>). A third Annex on <i>Planning and Light Pollution</i> will be published for consultation in due course.</p>	<p>The SA objectives should reflect the need to reduce pollutant emissions and enhance land, air and water quality.</p> <p>Conflicts may arise between different SA objectives, for instance, the need to separate necessary but potentially polluting land uses from other land uses may conflict with the need to promote mix used developments.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than the control of processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.</p> <ul style="list-style-type: none"> • The availability of sewerage and drainage infrastructure will influence whether or not development should proceed. Where there are substantial concentrations of land affected by contamination, more detailed attention should be given to this in LDDs, possibly through area action plans. • Where pollution issues are likely to arise, intending developers should hold informal preapplication discussions with the LPA. 			
<p>The Future of Transport White Paper (DETR July 2004)</p>		<p>Status:</p>	
<p>Source:</p>			
<p>Set out Government plans for transport in the long term. The strategy is built around 3 central themes:</p> <ul style="list-style-type: none"> • Sustained investment over the long term • Improvement in transport 	<p>The white paper does not contain detailed quantified targets or specific indicators.</p>	<p>Important policy context, but not directly relevant to the NHDC LDF, because they are not a transport planning authority.</p>	<p>The issues surrounding access and travel are important considerations for the SA. Effective access to employment, education and services is vital to improving QoL and contributes to social inclusion. But transport, and the infrastructure to</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
management, and <ul style="list-style-type: none"> • Planning ahead 			support, it has large environmental impacts, including contributing to greenhouse gas emissions. The SA must consider these issues, and in particular <ul style="list-style-type: none"> • Reducing the need to travel by private car; • Reducing the volume of freight traffic; and • Improving accessibility of key services to local communities
UK Air Quality Strategy (2000)		Status:	
Source:			
This Strategy describes the plans drawn up by the Government and the devolved administrations to improve and protect ambient air quality in the UK in the medium-term. The proposals aim to protect people's health and the environment without imposing unacceptable economic or social costs.	The pollutants covered are: <ul style="list-style-type: none"> • benzene; • 1,3-butadiene; • carbon monoxide; • lead; • nitrogen dioxide; • ozone; • particles (PM10); and • sulphur dioxide. Targets are set for each of these.	Not directly relevant to the LDF, but it should consider any effects policies may have on the levels of air pollution.	Protection of the environment is a key sustainability objective and improving air quality should be amongst the SA objectives.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: Addendum (Defra 2003)		Status:	
Source:			
An addendum to UK Air Quality Strategy 2000, modifying objectives and setting new targets.	New targets set.	See above	See above

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
UK Climate Change Programme (2000)		Status:	
Source:			
<p>Details how the UK plans to deliver its Kyoto target to cut its greenhouse gas emissions by 12.5%, and move towards its domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010.</p> <p>It aims to:</p> <ul style="list-style-type: none"> • improve business's use of energy, stimulate investment and cut costs; • stimulate new, more efficient sources of power generation; • cut emissions from the transport sector; • promote better energy efficiency in the domestic sector; • improve energy efficiency requirements of the Building Regulations; • continue the fall in emissions from agriculture and forestry; • ensure the public sector takes a leading role. 	See objectives.	The NHDC LDF policies should take account both of the need to minimise greenhouse gas emissions and the potential impacts of climate change.	Climate change issues need to be considered in developing the SA framework, both in terms of adaptation and mitigation.
Energy White Paper: Our energy future – creating a low carbon economy (Dti 2003)		Status:	
Source:			
The aims of the white paper are:	Contains quantified targets for a	LDF policies should take account of	Efficient use of natural resources is a

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> to put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to global warming - by some 60% by about 2050, as recommended by the RCEP, with real progress by 2020; to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and to ensure that every home is adequately and affordably heated. 	<p>number policies, including carbon emissions (see objectives), electricity from renewable sources (10% by 2010, 20% by 2020) and the industrial use of oil and gas.</p>	<p>the need to minimise the use of energy and to reduce greenhouse gas emissions, particular in regard to transport and access, building design and the increased use of renewable energy. (Responses to the consultation processes saw planning as a major constraint on introduction of renewable energy generation.)</p>	<p>key component of sustainability. The SA framework should include objectives for improving energy efficiency and the reduction of greenhouse gas emissions.</p>
<p>The UK Fuel Poverty Strategy (Dec 2001)</p>		<p>Status:</p>	
<p>Source: http://www.dti.gov.uk/energy/consumers/fuel_poverty/strategy.shtml</p>			
<p>The strategy identifies the main causes of fuel poverty in the UK as: ...a combination of poor energy efficiency in homes and low incomes. Other factors include the size of some properties in relation to the number of people living in them, and the cost of fuel.</p> <p>And its effects as:</p> <p>Fuel poverty damages people's quality of life and imposes wider costs on the community. The most direct effects are in relation to the health of people living in cold homes. Although</p>	<p>The stated goal of the strategy is to seek an end to the blight of fuel poverty for vulnerable households by 2010. Fuel poverty in other households will also be tackled once progress is made on the priority vulnerable groups.</p> <p>The specific interim targets for England is:</p> <p>By 2004, to have assisted 800,000 vulnerable households through the Home Energy Efficiency Scheme (HEES) now marketed as the Warm Front Team (WFT) and to reduce the number of non-decent social sector</p>	<p>The strategy is not directly relevant to the LDF and does not specifically relate to planning issues. However, planning policies and control should consider the energy efficiency of new builds and conversions.</p>	<p>Fuel poverty impacts on many quality of life issues, particularly relating to health and the vulnerable. These should be considered within the SA framework.</p> <p>Potentially useful source of comparative data for baseline, although no data below regional level.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>these risks apply to all people, older people, children, and those who are disabled or have a long-term illness are especially vulnerable.</p>	<p>homes by one third (though not all of these will be occupied by fuel poor households).</p> <p>The strategy contains proposals for monitoring and detailed indicators related to fuel poverty issues. Two annual monitoring reports and an action plan have been published subsequently.</p>		
<p>UK Waste Strategy (Defra 2000)</p>		<p>Status:</p>	
<p>Source:</p>			
<p>This strategy describes the Governments vision for managing waste and resources better.</p> <ul style="list-style-type: none"> • Changing the way we manage waste and resources can make an important contribution to improving our quality of life. • We need to tackle the amount of waste produced, breaking the link between economic growth and increased waste. • Where waste is produced, we must put it to good use, through re-use, recycling, composting and recovering energy. 	<p>Key targets:</p> <p>By 2005 to reduce the amount of industrial and commercial waste sent to landfill to 85% of that landfilled in 1998</p> <ul style="list-style-type: none"> • to recover value from 40% of municipal waste by 2005 • to recover value from 45% of municipal waste by 2010 • to recover value from 67% of municipal waste by 2015 <p>("Recover" means obtain value from wastes through one of the following means: recycling; composting; other forms of material recovery (such as anaerobic digestion) or energy recovery (combustion with direct or indirect use of the energy produced, manufacture of refuse derived fuel, gasification, pyrolysis, or other technologies))</p> <ul style="list-style-type: none"> • to recycle or compost at least 25% of household waste by 2005 • to recycle or compost at least 30% of household waste by 2010 • to recycle or compost at least 	<p>This strategy is only marginally relevant to the LDF to the extent that planning policies may affect the delivery of the waste strategy.</p>	<p>Management of waste is an important SD issue that needs to be considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	33% of household waste by 2015 The strategy includes the relevant Best Value and QoLC Indicators.		
Rural Strategy (2004)		Status: Government policy	
Source: http://www.defra.gov.uk/rural/pdfs/strategy/rural_strategy_2004.pdf			
<p>Rural Strategy 2004 provides the policy framework, the tools and the evidence base to help all Government Departments, regional and local partners work together in a collaborative way over the next three to five years to deliver more sustainable rural communities and an enhanced and enriched countryside. The objectives are presented under 3 themes:</p> <p>1) Economic and Social Regeneration</p> <ul style="list-style-type: none"> • building on the economic success of the majority of rural areas to ensure they contribute fully to national, regional and local economic prosperity ; and • tackling the structural economic weaknesses and accompanying poor social conditions that exist in a minority of rural areas. <p>2) Social Justice for All</p> <ul style="list-style-type: none"> • for the majority of rural England which is fundamentally prosperous our social priorities are to ensure fair access to public services and affordable 	<p>The strategy do not include quantified targets or suggest specific indicators, but it does provide a detailed summary of the evidence base underlying it. It also include a redefinition of rural areas.</p>	<p>The issues most relevant to the LDF are included in PPS7.</p>	<p>The SA objectives and appraisal should take account of the specific issues affecting rural areas.</p> <p>There are potential conflicts between the aim of protecting the countryside and economic development required to maintain and enhance thriving rural communities.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>housing; and</p> <ul style="list-style-type: none"> in both more and less prosperous areas, to tackle social exclusion wherever it occurs. <p>3) Enhancing the Value of our Countryside</p> <ul style="list-style-type: none"> to continue to take action to protect and enhance the rural and urban environments; and to enhance the value and natural beauty of the countryside for rural communities and for the benefit of society in general 			
<p>Saving Lives: Our Healthier Nation White Paper (DoH 1999)</p>		<p>Status:</p>	
<p>Source:</p>			
<p>The White Paper sets out the Government's strategy for health:</p> <ul style="list-style-type: none"> to improve the health of the population as a whole by increasing the length of life and the number of years people spend free from illness; to improve the health of the worst off in society and to narrow the health gap. 	<p>It includes four specific targets to be achieved by 2010:</p> <ul style="list-style-type: none"> to reduce the death rate from cancer in people under 75 by at least one fifth; to reduce the death rate from coronary heart disease and stroke and related diseases in people under 75 by at least two fifths; to reduce the death rate from suicide and undetermined injury by at least one fifth; to reduce the death rate from accidents by at least one fifth and to reduce the rate of serious injury from accidents by at least 	<p>The white paper is not directly relevant to the LDF, however the implications for health of LDF policies should be considered, particular where they may effect access to healthcare or healthy leisure; encourage walking or cycling; or promote social inclusion.</p>	<p>The SA objectives should reflect the need to promote better public health and combat social exclusion. The SA directive refers explicitly to the need to consider 'human health' as an issue.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
	one tenth.		
The Energy Challenge: Energy Review Report (DTI, July 2006)		Status: Government proposals, due to be followed by White Paper	
Source: www.dti.gov.uk/energy/review/			
<p>This report presents the conclusions of the government's energy review which began in November 2005. It sets out the proposed next steps for responding to the energy challenges facing the United Kingdom and will be followed by a White Paper in late 06/early 07. It includes:</p> <ul style="list-style-type: none"> the proposed overarching approach to saving carbon and giving incentives to reduce carbon dioxide emissions. proposals to increase the efficiency of the products and services used at work and at home and to improve the standards and heat efficiency of buildings. proposals on distributed energy. This includes proposals on combined heat and power (CHP), microgeneration and proposals to encourage the development of renewable forms of heat. proposals on oil, gas and coal. This includes steps to make international markets for oil and gas work better; to encourage companies to maximise investment and production from 	<p>It estimates that the proposals in the report will achieve:</p> <ul style="list-style-type: none"> 20% of UK electricity needs from renewable sources by 2020 13-17% cut in carbon emissions by 2020 	<p>The LDF should take account of:</p> <ul style="list-style-type: none"> the overall need to reduce carbon emissions in the context of climate change; the need to increase the energy efficiency of buildings; the need to promote renewables, including combined heat and power (which will be the subject of forthcoming government guidance) and microgeneration; the need to reduce carbon emissions from transport; proposed future changes to the planning system for energy and infrastructure, including a new PPS on Climate Change, which will aim to achieve a reduction in carbon emissions through the location, siting and design of new development. 	<p>Efficient use of natural resources is a key component of sustainability. The SA framework includes objectives for improving energy efficiency and the reduction of greenhouse gas emissions.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>the UK's fossil fuel resources; and to help reduce the risks associated with the UK's increasing reliance on gas imports.</p> <ul style="list-style-type: none"> proposals for substantial new investment in power stations over the next two decades. This includes proposals on renewables, cleaner coal and carbon capture and storage and on civil nuclear power. the steps Government will take to reduce carbon dioxide emissions from transport. the steps the Government will take to improve the planning process for all energy infrastructure. The proposals include planning improvements for gas infrastructure (e.g. pipelines, LNG terminals and gas storage) and electricity generation, including renewables, CHP, fossil fuel and nuclear power stations. 			
<p>Planning for a Sustainable Future (CLG, May 2007)</p>		<p>Status: Government White Paper</p>	
<p>Source:</p>			
<p>For the town and country planning system, the White Paper propose to:</p> <ul style="list-style-type: none"> produce a more strategic, 	<p>Not applicable</p>	<p>The White Paper sets out a wide-ranging package of reforms to streamline further the process in the town and country planning system, improve the ability of local authorities to shape their local communities, and ensure that there is a stronger approach to supporting sustainable economic</p>	<p>There are no implications for the SA at this time.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>clearer and more focused national planning policy framework with PPS1 – <i>Delivering Sustainable Development</i> at its heart, to provide the context for plan-making and decision-taking;</p> <ul style="list-style-type: none"> • publish a new Planning Policy Statement, <i>Planning for Economic Development</i>, which will further reinforce the Government’s commitment set out in PPS1 to promoting a strong, stable and productive economy with access for all to jobs, • improve the effectiveness of the town centre planning policy by replacing the need and impact tests with a new test which has a strong focus on our town centre first policy, and which promotes competition and improves consumer choice, avoiding the unintended effects of the current need test; • finalise the Planning Policy Statement on climate change and introduce legislation to set out clearly the role of local planning authorities in tackling energy efficiency and climate change; • work with industry to set in place a timetable and action plan to deliver substantial reductions in carbon emissions from new commercial buildings within the 		<p>development alongside work to tackle climate change in a way that is integrated with the delivery of other sustainable development objectives.</p> <p>There are no implications for the plan at this time.</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>next 10 years;</p> <ul style="list-style-type: none"> • review and wherever possible extend permitted development rights on microgeneration to non residential types of land use including commercial and agricultural development; • place planning at the heart of local government by aligning the Sustainable Community Strategy and the local development framework core strategy. We will also work with the Local Government Association and others to continue building capacity, promoting culture change in planning and we will issue 'place shaping' guidance; • introduce changes to local development frameworks to ensure a more streamlined and tailored process with more flexibility about the number and type of plans, how they are produced and a more meaningful, engaged level of community involvement; • introduce Planning Performance Agreements, which will help streamline the processing of major 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>applications, and support a properly resourced planning service with changes to planning fees and consult on devolving the setting of planning fees to local authorities;</p> <ul style="list-style-type: none"> • introduce a new impact approach to householder development which will reduce the number of minor applications whilst protecting the interests of neighbours, the wider community and the environment, and then extend this approach to other types of development; and • streamline the planning application process, reduce the number of applications called in by ministers and introduce a range of measures to substantially improve the appeals process. 			

Regional and Sub-Regional Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>East of England Plan: Draft revision to the RSS for the East of England (Dec 2004), Panel Report (June 2006), Secretary of State’s Proposed Changes (Dec 2007)</p>		<p>Status: Draft Regional policy – endorsement of the Draft by the EERA was suspended in Dec 2004, because of lack of Government funding for infrastructure improvements. The Panel issued its recommendations in June 2006 and the Secretary of State’s proposed changes were published in December 2006.</p>	
<p>Source: http://www.eera.gov.uk/category.asp?cat=452 http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/EiP%20Report/2006-06-20%20EoE%20Panel%20Report%20Vol%20I%20PPMv5.pdf</p>			
<p>As proposed by the panel and agreed by the Secretary of State are:</p> <p>Overall Spatial Vision</p> <p>“By 2021 the East of England will be realising its economic potential and providing a high quality of life for its people by meeting their housing needs in sustainable and inclusive communities. At the same time it will reduce its impact on climate change and the environment through savings in energy and water use and by</p>	<p>The plan sets targets in respect of its own key objectives and other regional policies. Most key targets are quantified, but some are set as general aims, such as ‘to reduce unemployment’.</p> <p>The plan proposes 61 indicators relating to both specific targets and regional context.</p> <p>The process of developing the plan has been subject to a thorough SA, which includes consideration of 138 indicators, although not all have been quantified in the baseline because of lack of available relevant data.</p>	<p>Provides key regional policy framework for the LDF.</p>	<p>The regional issues and objectives outlined in the plan, and its SA, will inform the development of the LDF SA framework. The indicators proposed in the plan and its SA will inform the indicators to be used for the baseline data for the LDF SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>strengthening its stock of environmental assets.”</p> <p>objectives:</p> <p>Objective 1: To reduce the region’s impact on and exposure to the effects of climate change</p> <p>by:</p> <ul style="list-style-type: none"> • locating development so as to reduce the need to travel; • effecting a major shift in travel towards public transport, walking and cycling and away from car use; • maximising the energy efficiency of development and promoting renewable energy generation; and • minimising the risk of flooding. <p>Objective 2: To increase housing opportunities for people in the region</p> <p>by:</p> <ul style="list-style-type: none"> • securing a step change in the delivery of additional housing throughout the region, and • especially in key centres for development and change; and • recognising a priority for the provision of affordable housing to meet identified needs,. <p>Objective 3: To realise the economic potential of the region and its people</p> <p>by:</p> <ul style="list-style-type: none"> • facilitating the development 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>needed to support the region's business sectors and clusters</p> <ul style="list-style-type: none"> • and improvement of skills and the widening of opportunities in line with the Regional • Economic Strategy; • providing for job growth broadly to match increases in housing and to improve the • alignment between workplaces and homes; • maintaining and strengthening the region's inter-regional connections particularly by • improving connections to economic opportunities in London; and • ensuring adequate and sustainable provision of transport infrastructure. <p>Objective 4: To improve the quality of life for the region's people by:</p> <ul style="list-style-type: none"> • ensuring new development fulfils the principles of sustainable communities, providing a well designed living environment adequately supported by social and green infrastructure; • promoting social cohesion by improving access to work, services and other facilities especially for those who are disadvantaged: • maintaining cultural diversity while addressing the distinctive 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>needs of each part of the region;</p> <ul style="list-style-type: none"> • regeneration and renewal of disadvantaged areas; and • increasing community involvement in the implementation of the strategy at the local level. <p>Objective 5: to improve and conserve the region’s environment by:</p> <ul style="list-style-type: none"> • ensuring the protection and enhancement of the region’s environmental assets, including the built and historic environment, landscape and water; • re-using previously developed land and seeking environmental as well as development gains from the use of previously undeveloped land; • protecting and where appropriate enhancing biodiversity through the protection of habitats and species, and new habitat creation through development; • provision of a network of multi-function greenspace accessible to the region’s people; and • minimising the demand and use of water and other natural resources and reducing waste and increasing sustainable management of waste. 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
East of England Plan: Sustainability Appraisal Report (November 2004)		Status : Formal report on SEA and SA of East of England Plan commissioned by EERA	
Source: http://www.eera.gov.uk/category.asp?cat=382			
Appraisal Framework contains a set of sustainable development objectives	Comprehensive set of targets and indicators contained in baseline review	The appraisal should be read in conjunction with the East of England Plan: it gives additional information on how to apply the Plan in a sustainable way.	This is a key document to consider when developing the appraisal framework. The results of the appraisal of policies relevant to the District should also inform the appraisal process.
Sustainable Futures: The Integrated Regional Strategy for the East of England (Feb 2005)		Status:	
Source: http://www.eera.gov.uk/category.asp?cat=47 and			
The Strategy states its key objectives as the following high level outcomes: <ol style="list-style-type: none"> 1. an exceptional knowledge base and a dynamic economy in the region 2. opportunities for everyone to contribute to – and benefit from – the region’s economic dynamism 3. strong, inclusive, healthy and culturally rich communities 4. a high quality and diverse natural and built environment 5. a more resource-efficient region It identifies the following 8 <i>Crucial Regional Issues</i> that must be	The IRS includes no specific targets, although it does note ‘the need for a set of PSA targets that are much more closely attuned to the needs of this region’. The IRS expresses reluctance to suggest a new set of performance indicators, but suggests, that once the current review of the performance management framework for RDAs is completed, the EERA should review the performance management systems behind the other regional strategies, particularly in relation to the current set of indicators for the Regional	The IRS draws on existing regional strategies to present a ‘Vision and a series of high level outcomes’ for the region in order to: <ul style="list-style-type: none"> • To provide a joined-up statement of regional priorities • To flag any areas in which existing regional strategies are actually or potentially conflicting 	The regional Vision, high level outcomes and priorities identified in the IRS will inform the SA framework and the issues to be considered in the SA.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>confronted and resolved, noting that all are complex and include elements that are contradictory:</p> <ol style="list-style-type: none"> 1. Housing supply, growth and sustainability 2. Transport, travel and infrastructure 3. Building the knowledge economy 4. Skills and labour supply 5. Deprivation and access to services 6. Health and well being 7. Rural issues 8. Resource issues <p>From the above 5 <i>Priorities</i> are identified for the region:</p> <ol style="list-style-type: none"> 1. Achieve high quality and sustainable solutions in Growth Areas and other parts of the region facing growth and regeneration pressures 2. Harness fully the region's strengths in science, research and development, and in surrounding commercialisation processes 3. Address the causes and implications of persistent deprivation and social exclusion wherever it exists in the region 4. Effect a step-change in the efficiency of resource use and the management of the region's distinctive natural and built environmental assets 5. Capture the benefits from – and manage the impacts of – the region's international gateways and national transport corridors 	<p>Sustainable Development Framework, which are included as an Annex. It suggests that should be possible to identify a 'modest number of headline indicators on which progress towards the Vision, high level outcomes and priorities might be assessed.'</p>	<ul style="list-style-type: none"> • To suggest processes through which tensions between regional strategies might be mitigated and resolved • To provide an overarching context for the development of regional strategies in the future, building on the current Regional SDF • To provide a clear statement to central government of priorities for the East of England at a regional level. <p>The IRS is intended to integrate the regional Environmental, Economic, Spatial, Housing, Social, Cultural and Health Strategies, within the context of the Regional Sustainable Development Framework, in order to provide the regional strategic context for the development of sub-regional and local strategies and plans.</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
A Sustainable Development Framework for the East of England (Oct 2001)		Status: Regional policy guidance	
Source: http://www.eera.gov.uk/Documents/About%20EERA/Policy/Sustainable%20Development/SDF.pdf Trends supplement: http://www.sustainability-east.com/Reports/Trends%20Supplement.pdf			
<p>To plan for an improving quality of life for the people of the East of England which is sustainable for the long-term future and, in particular:</p> <ol style="list-style-type: none"> 1. Enable its potential for economic growth to be achieved in a balanced way, in the interests of all the people of the region and the UK and beyond. 2. Spread the benefits of growth more equally, so as to reduce poverty, crime, ill health and social exclusion and reduce inequalities. 3. Foster a sense of well-being and self-worth by enabling people to achieve their full potential, and providing for rewarding employment, learning and leisure. 4. Protect and enhance the quality of the region's natural and built environment. 5. Manage the use of resources sustainably and innovatively, in order to minimise the region's global environmental impact. <p>The framework identifies the following 21 key sustainability issues for the region:</p> <ol style="list-style-type: none"> 1. The economy 	<p>The framework does not contain quantified targets, but does include 84 indicators under the following themes:</p> <ul style="list-style-type: none"> • To achieve sustainable levels of prosperity and economic growth • To deliver more sustainable patterns of location of development, including employment and housing • To protect and maintain our most valuable regional assets such as designated habitats, landscapes of natural beauty, and our historic built heritage, and to improve the wider environment by means of adequate investment and management • To reduce our consumption of fossil fuels • To achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region • To use natural resources, both finite and renewable, as efficiently 	<p>Provides key regional policy framework for sustainable development.</p>	<p>The regional issues and objectives outlined in the SDF will inform the development of the LDF SA framework. The indicators proposed will inform the indicators to be used for the baseline data for the LDF SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>2. Location of growth 3. Transport 4. Rural issues 5. Agriculture, food and forestry 6. Poverty and deprivation 7. Health 8. Crime 9. Culture 10. Tourism 11. Community participation 12. Learning and skills 13. Natural environment 14. Historic and built environment 15. Global impact 16. Living with climate change 17. Energy 18. Local environmental quality 19. Waste 20. Water resources and quality 21. Minerals</p> <p>It sets out key objectives, together with context, regional strengths and challenges for each issue.</p>	<p>as possible, and re-use finite resources or recycled alternatives wherever possible</p> <ul style="list-style-type: none"> • To minimise our production of by-products or wastes, aiming for 'closed systems' where possible • To avoid using the global environment to underwrite our own unsustainable way of life (e.g. dependence on unsustainably produced and/or transported food imports or timber) <p>The values and interpretation of these indicators are presented in a separate supplement to the SDF which was most recently updated in July 2003 (see source reference above).</p>		
<p>Our Environment, Our Future: The Regional Environmental Strategy for the East of England (July 2003)</p>		<p>Status:</p>	
<p>Source:</p>			
<p>The document sets out the Environment Strategy for the East of England, in the context of the series of strategies that form the overall</p>	<p>The strategy does not contain quantified targets, but does suggest an indicator for each key action within each strategic aim. No data are</p>	<p>The RES provides the regional strategic context for considering the environment issues in the</p>	<p>The issues and aims identified in the RES will inform the development of the SA framework and the indicator set for the baseline.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Integrated Strategy for the region. It provides a description of Key Assets and an Assessment of the Current State for each of the following themes and topics:</p> <ol style="list-style-type: none"> 1. The Landscape And Natural Environment <ul style="list-style-type: none"> • Natural And Man-made Landscapes • Biodiversity 2. The Historic And Built Environment <ul style="list-style-type: none"> • The Historic Environment • Local Distinctiveness And Quality In The Built Environment 3. Natural Resources <ul style="list-style-type: none"> • Water • Air And Climate • Land <p>It identifies 5 key environmental challenges for the region and suggests strategic aims for each as follows:</p> <p>Delivering sustainable patterns and forms of development.</p> <p>SA1: Accommodate population and economic growth whilst protecting and enhancing the environment.</p> <p>SA2: Reduce the need to travel and achieve a switch to more sustainable modes of transport.</p> <p>SA3: Deliver sustainable design.</p> <p>Meeting the challenges and opportunities of climate change.</p> <p>SA4: Reduce vulnerability of the region to climate change.</p> <p>SA5: Promote energy conservation and a switch to renewable energy sources.</p> <p>SA6: Harness environmental benefits</p>	<p>provided for any indicators in the strategy itself.</p>	<p>LDF. All the strategic aims identified in the RES are relevant, and many of the key actions are directly concerned with planning strategy and control, for instance, to:</p> <p>‘Ensure that development plans and local development documents properly integrate environmental objectives into special strategies and planning policies’</p> <p>And</p> <p>‘Ensure that all local planning authorities are aware of, and use, guidance and checklists on sustainable design in determining planning permissions.’</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>arising from climate change.</p> <p>Ensuring environmental sustainability in the economy. SA7: Improve the environmental awareness, skills, and housekeeping of business and the workforce. SA8: Promote the environmental economy. SA9: Deliver more sustainable agriculture.</p> <p>Enhancing environmental capital. SA10: Maintain and strengthen landscape and townscape character. SA11: Enhance biodiversity. SA12: Conserve and enhance the historic environment.</p> <p>Achieving sustainable lifestyles. SA13: Reduce the region's global environmental impact. SA14: Increase understanding and ownership of environmental issues.</p>			
<p>Revised regional housing strategy for the East of England: Strategy Document 2005-2010</p>		<p>Status:</p>	
<p>Source:</p>			
<p>The overall vision behind the RHS is identified as: To ensure everyone can live in a decent home at a price they can afford in locations that are sustainable. It aims to:</p> <ul style="list-style-type: none"> To use housing investment to support economic development and ensure that the capacity of the housing sector can deliver 	<p>Some targets/challenges are identified in the RHS, particularly:</p> <ul style="list-style-type: none"> Providing the 478,000 new homes required in the Draft East of England Plan by 2021; and Providing the minimum 30% and the aspirational 40% affordable housing <p>Other detailed targets are included in the RHS Action Plan. No indicators are identified in the</p>	<p>Provides the regional strategic context for considering housing within the NHDC LDF. The RHS is complemented by a series of sub-regional strategies. The one relevant to NHDC for the London Commuter Belt is reviewed below.</p>	<p>Issues and aims will be considered in developing the SA framework.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> To provide a sustainable environment and attractive places to live To promote social inclusion within sustainable communities To ensure that housing serves to improve the region's health and well-being and reduce inequalities. 	strategy document.		
Regional Social Strategy: A strategy to achieve a fair and inclusive society in the East of England (March 2004)		Status:	
Source:			
<p>The RSS identifies 6 strategic objectives as:</p> <ul style="list-style-type: none"> To tackle poverty and reduce income inequalities (SO1) To promote access to work, tackle low pay and improve conditions of work (SO2) To improve the life chances of children from disadvantaged families and support vulnerable young people in the transition to adulthood (SO3) To improve the life chances of adults through learning and skills development (SO4) To promote active ageing and reduce social exclusion of older people (SO5) To support the development of sustainable communities (SO6) 	<p>The RSS contains many detailed, quantified targets based on existing PSA targets. No indicators are specifically considered, but the contextual section provides significant background data on the region.</p>	<p>Key regional strategy increasing social inclusion. As such, it is broadly relevant to many LDF issues, but very few of the detailed actions outlined are directly relevant to planning, with the exception of housing (especially affordable housing) and aspects of access issues and community building.</p>	<p>Social inclusion is an important aspect of sustainable development that will be considered in drawing up the SA framework.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> To improve access to services, especially for disadvantaged groups (SO7) To develop social networks, community assets and promote community cohesion (SO8) 			
Living with climate change in the East of England (Feb 2003/Sep 2003)		Status:	
Source:			
<p>A study of the potential impacts of climate change on the EoE, together with possible responses. The study is published in two stages: 1 Guidance on Spatial Issues and 2 Draft Guidance for Local Service Provision. There are also 3 summary reports, one general, one for local authorities and one for businesses.</p> <p>The study considers potential impacts under 2 scenarios: low emissions (2.0 °C) and high emissions (3.9°C) increases in global temperatures by 2080. Guidance is focussed on adaptation, rather than mitigation, measures. It suggest as an Over-arching Aim:</p> <p><i>To work with climate change, rather than against it and manage the impacts for the benefit of future generations</i></p> <p>and a Key Spatial Guiding Principle:</p> <p><i>To reduce risk by guiding new development to those locations least vulnerable to the potentially adverse impacts of climate change</i></p>	<p>There are no targets suggested, nor indicators proposed.</p> <p>The study includes analysis of regional strategies in relation to CC and an appraisal of the 4 spatial options in the RPG.</p> <p>It also considers sub-regional areas based on CC impacts. NH is at the boundary of 2 areas: Northern and Southern Heartland, but faces the issues characteristic of the Southern area: lack of water resources; water constraints and temperatures effecting agriculture and habitats; risk of subsidence on clay soils and fluvial flooding.</p>	<p>The issues raised by CC need to be considered in relation to the NHDC LDF. The study suggests the need to consider long-term impacts and risks, despite current uncertainties, but also stresses that CC impacts and responses need to be balanced against other considerations.</p>	<p>Climate change issues need to be considered in developing the SA framework, both in terms of adaptation and mitigation.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>And in more detail:</p> <ul style="list-style-type: none"> • Protect existing land uses from the impacts of sea level rise and fluvial flooding only where the benefits of doing so in environmental, economic and social terms clearly outweigh the capital and revenue costs • Avoid allowing development in locations that could constrain or reduce effectiveness of future options for adaptation (e.g. allowing development in areas that might prevent effective coastal and fluvial flood management in the future) • Where possible, allow for sea level rise to take its natural course • Avoid new development being located in areas at risk from sea level rise and storm surges • Guide new development to areas not at risk from fluvial flooding • Minimise the requirement for 'technical fixes' to solve flooding and water supply issues • Encourage local access to goods, services and facilities in order to reduce the need for movement and reliance on transport infrastructure that could be vulnerable to climate change impacts • Guide new development to locations that are least likely to experience water supply shortages • Guide development to locations that will not be at risk from 			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>subsidence arising from climate change (e.g. clay soils)</p> <ul style="list-style-type: none"> • Exploit the environmental, social and economic opportunities afforded by climate change • Where possible compensate for loss of habitats by creation of similar habitats in less vulnerable areas 			
<p>Water resources for the future – A strategy for Anglian Region (Environment Agency, March 2001)</p>		<p>Status: Regional Environment Agency Strategy</p>	
<p>Source: http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/PlanHome/RPG/RPG14/Supporting%20docs/EA%20WR%20Anglian%20STR.pdf</p>			
<p>This strategy forms part of a suite of documents representing the water resources strategy for England and Wales. The national water resources strategy deals with overarching policy, approaches and techniques. The strategy for the Anglian Region applies these approaches to focus on the current state of water resources locally and explores options for their long-term sustainable development.</p> <p>The strategy is intended to help achieve the following objectives:</p> <ul style="list-style-type: none"> • to illustrate the impact of different social and economic choices on future water use; • to manage water resources in a way that causes no long-term degradation of the environment; 	<p>The strategy considers the medium and longer terms - 10 and 25 years respectively. It uses the 4 <i>Foresight</i> (DTI, 1999) scenarios to consider strategy against various potential socio-economic changes. The strategy includes a detailed assessment of water resources and demand in the region, including local data that could inform the baseline review for the SA. It also includes consideration of potential impacts of climate change and a sustainability appraisal of the various options considered.</p> <p>The strategy recognises the need for monitoring, to be published annually, but does not include any specific indicators.</p>	<p>The issues raised by this strategy are important for the LDF, but there few direct references to land use planning issues. The only substantial passage states:</p> <p>To ensure longer term sustainability there are several vital aspects to address, which require close and continued liaison, both at regional and local level, between the Agency, planners, developers and water companies.</p> <ul style="list-style-type: none"> • Development should not be committed 	<p>The issue of water resources and demand is an important component of sustainability which needs to be considered in the SA framework. It is particularly significant in the Eastern region which has the lowest average rainfall of any UK region.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> • to improve the state of existing degraded catchments; • to ensure that water is available to those who need it, and that it is used wisely by all; • to indicate the present state of water resources; • to cater robustly for risks and uncertainties; • to promote the value of water to society and the environment; • to review feasible water management options, including innovative solutions where appropriate; • to provide a framework for logical decisions to be taken at the right time; • to identify actions and opportunities for the Agency and others to work together to achieve our vision. 		<p>ahead of secure water supplies.</p> <ul style="list-style-type: none"> • The location of development should take into consideration the relative availability of existing developed water resources, where there is a choice on other grounds. • Every opportunity should be taken to build water efficiency into new developments, and innovative approaches should be encouraged. • Other water resource management measures should be incorporated into new developments, including sustainable urban drainage and waste water re-use <p>Of the 30 actions proposed, only one is directly relevant to the LDF: A27 The Agency will work with planners to identify opportunities for water efficiency in new developments.</p>	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
A Shared Vision: The regional economic strategy for the East of England (Nov 2004)			Status: Regional Strategy (Endorsed EERA 5/11/2004 with qualifications on expansion of Stansted Airport and concerns about partnership arrangements.)
Source:			
<p>The strategy presents a vision for the region as: ‘...a leading economy, founded on our world-class knowledge base and the creativity and enterprise of our people, in order to improve the quality of life of all who live and work here.’ It identifies the key changes needed to achieve this as</p> <ul style="list-style-type: none"> • building on the region’s current strengths • improving areas of average or poor performance • capitalising on the East of England’s distinctive opportunities • embedding important underlying principles. <p>And the key strategic goals as:</p> <ol style="list-style-type: none"> 1. A skills base that can support a world-class economy 2. Growing competitiveness, productivity and entrepreneurship 3. Global leadership in developing and realising innovation in science, technology and research 4. High quality places to live, work and visit 5. Social exclusion and broad participation in the regional economy 6. Making the most from the development of international 	<p>In its consideration of each goal, the strategy presents more detailed objectives under the heading ‘What success will look like’. It also considers the context, spatial dimension and regional priorities. In the section headed ‘Delivery’ the strategy presents its goals in relation to PSA targets and suggests sets of regional outcome indicators for each goal.</p>	<p>The document provides the key strategic framework for economic development of the region, and as such the issues and goals need to be considered by the NHDC LDF. The most directly relevant goal is: 4 High quality places to live, work and visit, with detailed objectives of:</p> <ul style="list-style-type: none"> • a better balance between housing supply and demand in the region • successful delivery of the East of England Sustainable Communities Plan to enhance the distinctive qualities of the region’s urban and rural communities • high quality social, environmental and transport infrastructure and services to attract and retain skilled workers and increase 	<p>Many of the objectives and issues raised will need to be considered in the development of the SA Framework, particularly those of housing supply and areas and pockets of deprivation. Although NH is less deeply rural than parts of the region, the goals for rural development are relevant to some areas of the district and will need to be considered in the LDF and SA:</p> <ul style="list-style-type: none"> • address integration and simplification of appropriate access to skills and business support, employment, affordable housing, infrastructure and service provision • enhance sustainable business growth and productivity within the region’s rural areas including a sustainable and competitive food, farming and drink sector. Lagging communities of place and interest require particular consideration • support the provision of innovative solutions to rural community regeneration • enhance the economic and social potential of the region’s environmental assets • work with local authorities and communities to enable effective mainstreaming, leadership and management of rural issues in the Growth Areas.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>gateways and national and regional transport corridors</p> <p>7. A leading information society</p> <p>8. An exemplar for the efficient use of resources</p>		<p>investment</p> <ul style="list-style-type: none"> a natural and built environment which supports economic vitality and renaissance in the region's towns and cities, market towns and rural communities. cultural, heritage and leisure assets which enhance the strengths of the region for the benefit of the region's residents and its visitors <p>The strategy also considers sub-regional growth areas – NH does not fall neatly into any of these, but is sandwiched between <i>Milton Keynes-South Midlands</i> (which includes Luton) and <i>London-Stansted-Cambridge-Peterborough</i> (which includes Stevenage). Much of NH falls within an area termed the <i>London Arc</i> where the objectives are to:</p> <ul style="list-style-type: none"> maintain and improve competitiveness of the London Arc by ensuring its continued attractiveness as a 	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
		<p>location for business investment in particular for key sectors such as biotechnology and the creative and cultural industries</p> <ul style="list-style-type: none"> • ensure efficient use of existing employment land, of previously developed land, and existing buildings which can contribute to renaissance of existing settlements and reduce pressure on greenfield land • deliver adequate affordable housing to meet the needs of the local housing market, including key workers • support sustainable patterns of movement by all travel modes within the arc, and in particular for major commuting flows to and from London • harness the economic strengths of the area as a catalyst for regeneration at locations in or adjacent to the arc. 	

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Creating Sustainable Communities In the East of England</p>		<p>Status:</p>	
<p>Source: http://www.odpm.gov.uk/stellent/groups/odpm_communities/documents/pdf/odpm_comm_pdf_022202.pdf</p>			
<p>The EoE response to the national programme <i>Sustainable communities: Building for the future</i> (see above) is a programme of action highlighting housing, planning and neighbourhood renewal issues. Key issues for the region are identified as:</p> <ul style="list-style-type: none"> • Addressing problems of high and rapidly rising house prices and their impact on the recruitment and retention of staff, particularly close to London and around Cambridge but spreading deeper into the region. • Improving transport infrastructure - railways, roads, airports and ports to meet the needs of economic growth. • Ensuring that the benefits of economic growth are spread across the region, particularly to those urban and rural communities facing problems of deprivation and peripherality. <p>Addressing the development consequences of scarce water resources throughout the region and an increasing sea level for coastal and low lying areas.</p>	<p>The document does not set new targets, nor suggest any indicators. Rather it sets out actions and funding for realising existing targets and strategies.</p>	<p>The general objectives of the plan are relevant to NHDC LDF, but the details outlined tend to focus on growth and problem areas in the region and there are no direct references to issues in N Herts.</p>	<p>Sustainable communities are a key aspect of sustainable development that needs to be addressed in the SA framework. However, most of the issues raised by the concept of sustainable communities will be covered in relation to other sustainability objectives and strategies.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Towns and Cities – Strategy and Action Plan: Urban Renaissance in the East of England</p>			<p>Status:</p>
<p>Source:</p>			
<p>The regional framework for urban renaissance drawn up in response to the Government’s Urban White Paper and Sustainable Communities Plan. It utilises the vision and objectives of the Urban White Paper (see above National strategies), adding a sixth objective: People and organisations in the public, private and voluntary sectors who have the skills necessary to deliver the urban renaissance.</p>	<p>The strategy contains no specific targets stating that it ‘...cannot itself deliver the targets but can influence and guide policies of others as well as development on the ground.’ It does suggest a limited number of initial headline indicators based data already collected by the EERA, which can be added to. The initial list is to be kept under review by the Towns and Cities Advisory Group with a view to ensuring that ‘the indicators used represent a generally-agreed, useable and meaningful set of measures for monitoring progress in the region.’</p>	<p>The strategy, in conjunction with other related regional strategies, is relevant to urban areas of NHDC. It recognises that the region is unusual in that although 88% of the population live in towns, it contains none of the country’s core cities or major conurbations, and that a third of the population live in settlements of less than 5,000, which is below the working definition of urban areas as settlements with populations of more than 10,000. Within the region many settlements of 5,000 are identifiable as towns (and hence serve as service centres) rather than villages.</p>	<p>Maintaining and improving the quality of the urban environment is an important aspect of sustainable development that needs to be reflected in the SA framework.</p>
<p>Sub-Regional</p>			

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
A Housing Strategy for the London Commuter Belt Sub-region 2005 – 2008			Status:
Source:			
<p>The London Commuter Belt Sub-Region (LCBSR) is the largest of the nine sub-regions in the East region, and includes N. Herts.</p> <p>The Housing Strategy identifies and analyses housing issues and priorities in the context of the sub-region's housing market as the basis for identifying relevant investment priorities.</p> <p>Based on the vision:</p> <ul style="list-style-type: none"> To enable growth in the sub-region and to provide for the needs of homeless people and those who require affordable housing, whilst protecting the environment; To create and maintain sustainable communities and achieve social inclusion; and To make the best use of the existing stock whilst improving its condition in both the public and private sectors. <p>it identifies 5 priorities:</p> <ul style="list-style-type: none"> Maximising the delivery of affordable housing. Developing the intermediate market. Improving stock condition. Meeting the needs of vulnerable groups. Achieving social inclusion. 	<p>The strategy provides a detailed analysis of the housing market by county and concludes that the expected annual average of 2,500 affordable new homes over the 3-year period will just meet growth requirements but fail to meet housing needs requirements by 70%.</p> <p>Data and targets for N. Herts.:</p> <ul style="list-style-type: none"> 97/98 – 02/03 achieved 181 affordable units average 31 units pa. From 03/04 plan to deliver 500 homes over 5 years. Housing Needs survey indicates a short fall of 357 affordable units annually to 2011 	<p>The strategy describes issues, suggests good practice and proposes action for each of the 5 priorities. The most relevant to the LDF is priority 1, which includes amended planning policies from Epping Forrest DC as an example of good practice.</p> <p>Priority 1 is directly relevant to the NHDC LDF.</p>	<p>Issues and aims should be considered in developing the SA framework.</p> <p>The analysis is a potentially useful source of data for baseline characterisation.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Chilterns AONB Management Strategy – The Framework for Action 2002 – 2007</p>			
<p>Source: http://www.chilternsaonb.org/downloads/management_plan/management_plan.pdf</p>			
<p>The Countryside and Rights of Way Act 2000 (the CRoW Act) introduced an obligation on relevant local authorities and Conservation Boards, where they exist, to produce and regularly review an AONB Management Plan. The document provides strategic guidance for LAs and other relevant organizations based on a vision, aims and policies for the AONB. The Conservation Board has also prepared more detailed guidance for building design in the Chilterns. This has been adopted as SPG by the majority of LAs covering the AONB.</p>	<p>The strategy contains suggestions for indicators to monitor the plan. These have been implemented in subsequent progress reports.</p>	<p>The Strategy does not have statutory authority but N Herts LDF should take account of any relevant guidance. In some instances this may extend beyond the ANOB itself.</p>	<p>The impacts of the LDF on the characteristics of Chiltern AONB should be considered in the SA.</p>
<p>Our Plan for Water Supply to 2030, Three Valleys Water</p> <p>Anglian Water Resource Plan 2004, Anglian Water</p>			<p>Status: Private utilities plans</p>
<p>http://www.3valleys.co.uk/pdf/WRP_summary.pdf http://www.anglianwater.co.uk/assets/WRP04final.pdf http://www.environment-agency.gov.uk/commondata/acrobat/mws_837514.pdf (Maintaining water supply, EA, July 2004)</p>			
<p>The EA require water companies to produce plans to show how they intend to provide sufficient water to meet customers' needs while protecting and enhancing the environment. The plans have been developed within a framework agreed between the EA, Ofwat and the water companies. They</p>	<p>The plans do not have specific targets at present, although they are developed in the context of leakage targets, Drought Plans and Security of Supply Index. The EA intends to develop proposed water into supply targets in future.</p>	<p>The plans are not directly relevant to the NHDC LDF. Rather the utilities' plans should be capable of responding to new developments and include existing proposals in their scenario</p>	<p>No direct implications for the SA of the LDF. In this context it is the role of the utilities' water resource plans to ensure that they can maintain security of supply whilst maintaining and enhancing the environment.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>identify:</p> <ul style="list-style-type: none"> the actions that each company plans to take to maintain supplies the costs and benefits of these actions; the uncertainties in the plan and the ongoing work that is needed to keep the plan up-to-date. <p>Both plans involve both demand management and improving the security of supplies. And both conclude that despite demand management that future water resource development will be required.</p> <p>The EA requires companies to keep their plans under review and to make changes as necessary. The EA intends to report on the progress of plans to Ministers annually.</p>		<p>planning. The EA stresses that plans should take proper account of the ODPM's proposals for sustainable communities. (Maintaining water supply, EA, July 2004)</p>	
<p>Upper Ouse and Bedford Ouse Catchment Abstraction Management Strategy</p> <p>Cam and Ely Ouse, including South Level CAMS, Consultation Document</p> <p>Upper Lee CAMS</p>			<p>Status: Environment Agency Strategies and Draft Strategy</p>
<p>http://www.environment-agency.gov.uk/regions/anglian/1274735/310323/?version=1&lang=e http://www.environment-agency.gov.uk/regions/anglian/1274735/314088/?version=1&lang=e http://www.environment-agency.gov.uk/regions/thames/323150/323314/176905/?version=1&lang=e</p>			
<p>Catchment Abstraction Management Strategies (CAMS) are strategies for management of water resources at a local level. The first two are the two key CAMS for North Herts. Upper Lee CAMS also covers a small portion of</p>	<p>No specific targets and indicators. However, both CAMS report that the flows for both the Rivers Hiz and Rhee are over licensed. In addition the River Rhee chalk is overabstracted. The future strategy in summary is to</p>	<p>The three CAMS show that new water resources are not available to meet any increased demand generated by the</p>	<p>Consider viability of SUDS when appraising individual sites.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>the District. Within the Upper Ouse and Bedford Ouse the relevant area is Water Resource Management Unit (WRMU) 6: River Hiz. Within the Cam and Ely Ouse CAMS the relevant area is Water Resource Management Unit (WRMU) C – Upper River Cam, River Rhee and River Granta and Chalk. The CAMS set out how much water is available in the catchment and the Environment Agency’s abstraction licensing strategy for managing water resources.</p> <p>The vision for the Upper Ouse and Bedford Ouse Catchment Abstraction Management Strategy (CAMS) is to ensure that the water resources are managed sustainably for the future, with due regard for environmental, abstractors and other water users needs.</p>	<p>allow these areas to remain overlicensed to meet the needs of rural areas, but not to allow new consumptive groundwater licences or new consumptive low flow (generally summer conditions) surface water licences. The Upper Lee CAMS has also identified that the catchment is over-abstracted, or is over licensed.</p>	<p>proposed new housing developments. The LDF Core Strategy deals with Policy on water resources. However, the use of SUDS can protect water resources, and sites where SUDS are viable should therefore be prioritised for development.</p>	
<p>Rye Meads Water Cycle Strategy Scoping Report</p>			<p>Status: Environment Agency Scoping Report</p>
<p>Recent regional planning assessments have identified potential sewage treatment constraints to development in the area served by Rye Meads sewage treatment works (STW). This study looks at these issues relating to sewage treatment. However, it also looks at the wider water cycle, and these sewage treatment issues in context of the wider environment, including water</p>	<p>None at this stage</p>	<p>There are two main ways in which new development can affect quality and hydro-ecology of receiving water systems:</p> <ul style="list-style-type: none"> • Altered surface runoff rate and quality • Increase in treated foul effluent and storm discharges from the foul 	<p>Consider viability of SUDS and constraints on the sewerage system when appraising individual sites.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>resource availability and flood risk management.</p> <p>The Environment Agency has funded this scoping document to confirm the need for a water cycle study in the Rye Meads area. The full water cycle strategy will need to confirm the environmental and infrastructure constraints to development alongside the preparation of the local planning authorities LDF, and determine if a detailed water cycle strategy is required. If required, a detailed water cycle strategy would then follow ensuring that infrastructure is provided in the most environmentally, economically and socially sustainable way.</p>		<p>sewerage catchment</p> <p>The first issue can be addressed by the use of SUDS. The second issue will provide a constraint to development both in terms of the network capacity and sewage treatment capacity.</p> <p>The Plan should take account of both these issues in proposing sites for development.</p>	
<p>Thames Region Catchment Flood Management Plan Consultation Draft</p>			<p>Status: Environment Agency Strategy Consultation Document</p>
<p>Source: http://www.environment-agency.gov.uk/regions/thames/323150/335688/1687000/1687502/?version=1&lang=e</p>			
<p>Catchment Flood Management Plans (CFMPs) provide an overview for managing the long-term flood risk within a catchment over the next 50 to 100 years. The Thames Region covers a small part of the District. Most of the District is in the Anglian Region, which has not yet produced a CFMP.</p> <p>The Thames CFMP characterises the elements of the catchment in North Hertfordshire as "narrow flood plains</p>	<p>None relevant</p>	<p>Ensure that choices of development sites take account of flood risk.</p>	<p>Consider flood risk when appraising individual sites.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>and mixed land use". It notes that compared with Thames Region as a whole, the level of flood risk in these catchments is small. Its approach for the catchment is:</p> <ul style="list-style-type: none"> • PPS25 provides the policy framework to make sure that flood risk is considered in new developments. • There does not need to be a radical change in the way we manage the risk in these areas. We will continue to maintain watercourses, increase flood awareness and provide appropriate flood warnings. 			

County Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
County			
Hertfordshire Structure Plan 1991-2011		Status: Adopted March 1998	
Source: http://www.hertsdirect.org/yrccouncil/hcc/env/plan/homes/hertstructureplan/planfuture/moreinfo/			
The Hertfordshire Structure Plan, covering the period to 2011, was adopted in March 1998. This is currently under review - with policies being 'rolled forward' to 2016. Consultation on the Structure Plan took place in the summer of 2002 and the "deposit stage" of draft policy alterations arising from that consultation occurred between the 5th March and the 16th April 2003. The subsequent stages of rolling forward the Structure Plan to 2016 are currently on hold.	Key policies for NHDC: <ul style="list-style-type: none"> The current plan requires NHDC to make provision for 10,400 including 2,600 west of the A1(M) at Stevenage, over the period 1991-2011. 	Provides the county-level strategic framework for the NHDC SDF.	Plan policies need to be considered in the SA.
Hertfordshire Local Transport Plan 2006/07 - 2010/11		Status: Currently out for public consultation (3/6/2005)	
Source: http://www.hertsdirect.org/yrccouncil/hcc/env/plan/transplan/loctranspln/			
The 9 key objective of the LTP are: Safety <ul style="list-style-type: none"> To improve safety for all by giving the highest priority to minimising the number of collisions and injuries 	The plan includes targets and indicators, primarily the 17 mandatory indicators required by the DfT, supplemented with 5 local ones.	The LDF should include policies that promote the sustainable transport aims of the LTP.	Access and transport are key aspects of sustainable development that need to be considered in the SA. Transport-related issues will be relevant to many SA objectives. Traffic flows in Hertfordshire are 35% above the national average posing a

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>occurring as a result of the transport system.</p> <p>Congestion</p> <ul style="list-style-type: none"> To obtain the best use of the existing network through effective design, maintenance and management. To manage the growth of transport and travel volumes across the county, and thereby secure improvements in the predictability of travel time. To develop an efficient, safe, affordable and enhanced transport system which is attractive, reliable, integrated and makes best use of resources. <p>Accessibility</p> <ul style="list-style-type: none"> To develop a transport system that provides access to employment, shopping, education, leisure and health facilities for all, including those without a car and those with impaired mobility. To ensure that the transport system contributes towards improving the efficiency of commerce and industry and the provision of sustainable economic development in appropriate locations. <p>Environmental</p> <ul style="list-style-type: none"> To mitigate the effect of the transport system on the built and natural environment and on personal health. 			<p>threat to QoL in terms of safety, congestion, access and environmental impacts. The LTP attributes high levels of traffic to many interacting factors including:</p> <ul style="list-style-type: none"> over 1 million residents spread amongst a dozen medium sized towns (more than 25,000 population) and many more smaller towns; villages are generally no more than 5 to 10 miles from a town creating complex journey patterns. neighbouring London attracts large commuting flows; rail services do not provide for east-west movements; the county sits astride three of the most important national routes (M25, M1 and A1(M)); car ownership is the sixth highest in the country. 40% of households have 2 or more cars. Access to key services, particularly healthcare, is difficult by sustainable transport.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> To raise awareness and encourage use of more sustainable modes of transport through effective promotion, publicity, information and education. <p>Other</p> <ul style="list-style-type: none"> To reduce the need for the movement of people and goods through integrated land use planning, the promotion of sustainable distribution and the use of telecommunications. 			
<p>SEA of Local Transport Plan 2006/7- 2010-2011</p> <p>http://www.hertsdirect.co.uk/infobase/docs/pdfstore/ltpsea.pdf</p>		<p>Status: Formal SEA undertaken by Hertfordshire County Council</p>	
<p>Appraisal Framework contains a set of sustainable development objectives</p>	<p>Comprehensive set of targets and indicators contained in baseline review</p>	<p>The appraisal should be read in conjunction with the LTP: it gives additional information on the Sustainability implications of the Plan.</p>	<p>The results of the appraisal of policies relevant to the District should also inform the appraisal process.</p>
<p>A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire: BAP (April 1998)</p> <p>Source: http://hef.org.uk/nature/biodiversity/</p>		<p>Status:</p>	
<p>The Herts BAP was drawn up in response to the <i>UK Biodiversity Action Plan</i> published in January 1994 and the detailed report, <i>Biodiversity: The UK Steering Group Report</i>, published December 1995 which includes detailed action plans for threatened habitats and species. It aims are:</p>	<p>The plan evaluates the status of habitats and species in the county and identifies key habitats and species of national and local significance and High Biodiversity Areas. The plan contains targets in respect of its planned actions, many of which are specific and detailed. The plan stresses that a BAP is both a product and on-going process. The agreed objectives for the BAP are:</p>	<p>In considering the relations with other plans the BAP states: 'Local Biodiversity Action Plans link to the statutory planning process in two ways. Information generated by the local biodiversity plans can provide detailed information for revision of development plans, for example, the identification of High Biodiversity Areas. In addition, the statutory</p>	<p>Biodiversity is a key aspect of sustainable development that needs to be included within the SA framework. The baseline review should include indicators of biodiversity.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> • To ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective action at the local level. • To identify targets for species and habitats appropriate to the local area, and reflecting the values of people locally. • To develop effective local partnerships to ensure that programmes for biodiversity conservation are maintained in the long-term. • To raise awareness of the need for biodiversity conservation in the local context. • To ensure that opportunities for conservation and enhancement of the whole biodiversity resource are fully considered. • To provide a basis for monitoring progress in biodiversity conservation, at both local and national level. • Within each habitat and species action plan to identify delivery mechanisms and sources of finance and advice. • To publish the plan and implement the agreed programme of action. • To establish a long term monitoring programme to measure the effectiveness of the Plan in achieving national 	<ul style="list-style-type: none"> • To establish a plan partnership through identifying and consulting key partners in the process. • To produce an overview of our present knowledge of the biodiversity resource in the county. • To prepare a series of prioritised habitat action plans to guide work on protecting, restoring and re-creating a sustainable level of biodiversity in the county. • Within each habitat action plan to identify detailed targets reflecting both national and local importance for the first ten years. • To identify a list of priority species for the preparation of action plans. Concise target statements should be prepared for all chosen species. <p>Relevant information on the BAP is held by: Catherine Wyatt BAP Officer c/o East Hertfordshire District Council Wallfields, Pegs Lane Hertford SG13 8EQ</p> <p>Tel: 01992 531478 Email: Catherine.wyatt@eastherts.gov.uk</p>	<p>planning process can make a major contribution to achievement of the Local Biodiversity Action Plan targets, in particular through policies for site protection and enhancement and the creation of new habitats in appropriate locations.'</p>	

Key objectives relevant to plan and SA and local targets.	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
The Hertfordshire Environmental Strategy (June 2001)		Status: adopted June 2001	
Source: http://www.hertsdirect.org/yrcouncil/hcc/env/plan/issues/envstrat/			
The HES is intended as a framework for other actions rather than a separate strategy. As set out at the above link it appears to be a standard statement of sustainability principles with little addition detail or specific consideration of environmental issues.	No targets or indicators are suggested at the above link.	As set out, the HES has little or no direct relevance to the NHDC LDF. The general principles of sustainability will be considered in relation to other more comprehensive strategies.	The general principles will be included in the SA framework, but the HES appears to add nothing to these.
Hertfordshire Economic Development Strategy 2006-2011 (Consultation Draft, January 2006)		Status: Consultation Draft	
Source: http://www.hertsprosperity.com/resources_documents.asp			
The EDS uses the Goals and Priorities from the RES Goals and (where appropriate) sets out a series of local (Hertfordshire) baselines and priorities.	There are some targets associated with individual actions in the EDS. However, the progress in delivering the EDS will largely be measured against a combination of Government PSA and local performance indicators from elsewhere (such as the LAA).	The key priorities of the EDS need to be considered in relation to the NHDC LDF, but few of the detailed planned actions are directly relevant.	See previous column.
Hertfordshire Town Renaissance Campaign		Status: Campaign report	
Source: http://www.hertsdirect.org/yrcouncil/hcc/env/plan/homes/campaignreport/			
Report of consultation exercise on urban development issues in Hertfordshire, and particularly attitudes and issues associated with brownfield development	Not applicable – reports findings of consultation exercise.	Not a policy document, but the findings should be considered as context to aspects of the LDF.	Context for SA

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Hertfordshire Waste Strategy 2002-2024		Status:	
Source: http://www.wasteaware.org.uk/strategy/fullversion2.pdf			
A Joint Municipal Waste Management Strategy for Hertfordshire setting out how waste problems are to be addresses over the next 2 decades.	The strategy includes detailed targets, mainly based on PSA and other existing targets. It does not contain any indicators as such, but they are implicit for many of the targets.	This strategy is only marginally relevant to the LDF to the extent that planning policies may effect the delivery of the waste strategy.	Management of waste is an important SD issue that needs to be considered in the SA.
Hertfordshire Waste Local Plan 1995-2005 (1999)		Status: Adopted Jan 1999	
Source: http://www.hertsdirect.org/infobase/docs/pdfstore/wlp.pdf			
The aims and objectives of the Waste Local Plan are:- <ul style="list-style-type: none"> • To facilitate the provision of sufficient waste management facilities in Hertfordshire to accommodate the equivalent of the County's own arisings; • To recognise that waste management generates employment and is part of the infrastructure which supports business in general; • To locate waste recycling, handling and reduction facilities as close as practicable to the origin of waste; • To promote the development of waste management facilities which increase the proportion of waste managed further up the waste 	The plan includes detailed targets. It does not contain any indicators as such, but they are implicit for many of the targets.	Relevant, now extended to 2007 to allow for transition to MWDF (see below).	Management of waste is an important SD issue that needs to be considered in the SA.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>hierarchy;</p> <ul style="list-style-type: none"> • To minimise the traffic generating effects of waste management development; • To mitigate against the possible effects of greenhouse gases; • To reduce the overall demand for resources (including land); • To involve the wider community in the waste management debate; • To facilitate the increased use of recycled waste materials as aggregate in Hertfordshire; • To facilitate a shift away from road transport as the principal means of transporting waste; • To minimise the impact of waste management development on the natural and built environment; • To maximise the recovery of value (including energy) from waste, where this represents the Best Practicable Environmental Option; • To adopt the Best Practicable Environmental Option when considering alternative forms of waste management development. 			
<p>The Hertfordshire minerals and waste development framework and scheme (March 2005)</p>		<p>Status: Submission document</p>	
<p>Source: http://www.hertsdirect.org/yrcouncil/hcc/env/waste/mineralsandwaste/</p>			
<p>Sets out the timetable for the</p>	<p>Not applicable.</p>	<p>Will become a DPD once adopted.</p>	<p>Management of waste is an important</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
county MWDF in accordance with the new requirements of The Planning and Compulsory Purchase Act 2004, including interim arrangements.			SD issue that needs to be considered in the SA.
Hertfordshire Sustainability Guide (March 2003)		Status: Guidance note	
Source: http://www.hertsdirect.org/infobase/docs/pdfstore/susguide.pdf			
<p>The guidance is set out under 3 key themes:</p> <ul style="list-style-type: none"> Sustainable communities (SC) Economic vitality (EV) Healthy environment (HE) <p>Each theme is divided into a number of topics with aims and more detailed guidance as follows:</p> <ul style="list-style-type: none"> SC1 Ensuring that everyone has a Decent Home SC2 Tackling the Causes of Poverty and Social Exclusion SC3 Creating Safe Communities SC4 Promoting Healthier Lifestyles SC5 Improving Access to Culture and the Arts SC6 Making Travel and Access more Sustainable SC7 Engaging the Community EV1 Enhancing Town Centre and Market Town Vitality EV2 Sustaining a Vibrant Local Economy EV3 Ensuring Employment and Lifelong Learning HE1 Supplying and Using Energy Sustainably 	<p>The guidance does not suggest specific targets or indicators, but does include a checklist for each topic subdivided by detailed guidance aims.</p>	<p>This guidance is directly relevant to sustainability issues in the NHDC LDF.</p>	<p>The document provides detailed guidance on many issues relevant to the SA of NHDC LDF, in particular the checklists are set out similarly to an SA framework and should be used to inform the SA framework for the NHDC LDF.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
HE2 Reducing Pollution HE3 Dealing with Resources more Sustainably HE4 Safeguarding Water Resources and Minimising Flood Risk HE5 Protecting and Enhancing Biodiversity HE6 Protecting, Providing and Improving Open Spaces HE7 Making Efficient Use of Land, Buildings and Materials HE8 Protecting and Enhancing Landscape and Townscape Character and Cultural Heritage The main text provides detailed guidance for each theme and topic illustrated with case studies.			
Hertfordshire Minerals Local Plan Review		Status:	
Source: http://www.hertsdirect.org/yrcouncil/hcc/env/waste/mineralsandwaste/mlpplaceholder/			
In accordance with the Town and Country Planning Act 1990 (as amended), Hertfordshire County Council has a duty to prepare and review a Minerals Local Plan. The County Council adopted its first Minerals Local Plan in July 1998.		Of limited direct relevance to the LDF, since Herts County Council is the designated Minerals Planning Authority.	Minerals extraction is relevant to many aspects of sustainable development such as agriculture, transport, employment, land use planning and resource use.
Enjoy! A cultural strategy for Hertfordshire		Status:	
Source: http://www.hertsdirect.org/infobase/docs/pdfstore/hertscultstrat.pdf			
<ul style="list-style-type: none"> Making Hertfordshire a more prosperous and attractive place to live, work or visit 	The strategy contains no specific targets or indicators.	Of little direct relevance to the NHDC LDF, except to the extent that LDF policies may effect access to cultural and leisure activities.	Access to leisure and culture is an important to QoL and needs to be considered in the SA.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> • Offering children, young people and adults the opportunity to reach their full potential through access to learning and information • Encouraging children and young people to access and enjoy cultural and leisure activities • Enabling all members of the community to have more and easier access to different cultural and leisure pursuits • Valuing and supporting the diverse range of cultural and leisure activities enjoyed across the county • Working in partnership with national, regional and local agencies to deliver a range of cultural and leisure activities effectively 			
Rural Hertfordshire – an agenda for action 2001 – 2005 Hertfordshire Rural Forum		Status:	
Source: http://www.hertsdirect.org/infobase/docs/pdfstore/ruralforum.pdf			
The agenda identifies key issues within 9 'Rural Strands': <ul style="list-style-type: none"> • Housing • Transport/traffic 	The agenda does not include specific targets or indicators. The aim of the agenda is seen as highlighting issues and problems that	The particular issues affecting rural areas need to be considered in the NHDC LDF.	The particular issues affecting rural areas need to be considered in the SA framework for the NHDC LDF.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<ul style="list-style-type: none"> • Rural Economy • Social Exclusion • Biodiversity/landscape • Access to services • Community identity and involvement • Needs of young people • Recreational pressures and opportunities 	<p>need to be addressed rather than a detailed strategy or action plan.</p>		
<p>Rural Innovation Strategy – Hertfordshire Rural Forum (Apr 2003)</p>		<p>Status:</p>	
<p>Source: http://www.hertsdirect.org/infobase/docs/pdfstore/finalrural.pdf</p>			
<p>In addition to the 'strands' identified in an <i>Agenda for Action</i> (see above) to strategy has the following objectives based on an analysis of strength and weaknesses of rural areas in the county:</p> <ol style="list-style-type: none"> 1. To build capacity in local rural communities to encourage them to think about the longer-term potential of their area and to work together to address, in sustainable ways, the needs and issues identified. 2. To facilitate the development of competitive and sustainable rural economies that will help to create jobs and increase economic opportunities. 	<p>The strategy was prepared primarily as an action plan to secure funding from EEDA. The strategy does not contain specific targets or indicators, but does suggest means of monitoring supported projects and actions.</p>	<p>The particular issues affecting rural areas need to be considered in the NHDC LDF. Little in this strategy is directly relevant to the LDF, but the strength and weaknesses analysis in Appendix 4 provides a useful summary of issues affecting rural areas in the county.</p>	<p>The particular issues affecting rural areas need to be considered in the SA framework for the NHDC LDF. Appendix 4 highlights issues that may need to be considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>3. To improve the quality of life for people living or working in rural communities by enhancing access to services and helping everyone to achieve their full potential.</p> <p>4. To protect and enhance the natural and historic rural environment, including extending access to the countryside and developing quality rural leisure opportunities.</p>			
<p>Hertfordshire Renewable Energy Study (Jan 2005)</p>		<p>Status: Interim study report</p>	
<p>Source: http://www.hertsdirect.org/infobase/docs/pdfstore/restudy.pdf</p>			
<p>Interim study of the renewable energy potential of Hertfordshire. It concludes that the county has the technical potential to meet renewable energy production targets proposed in the East of England Sustainable Development Round Table Study, but that there are many factors, including planning issues, that will effect the achievements of the targets in practice (many of which are beyond the control of local stakeholders).</p>	<p>Not applicable</p>	<p>It is intended that, following consultation, the final report will inform the development of future renewable energy policy and planning policy framework in the county.</p>	<p>Increasing the proportion of energy obtained from renewable sources is a key requirement of sustainability. The reduction greenhouse gas emissions will need to be an objective within the SA framework.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development (July 2006)		Status: Consultation Draft	
Source: www.hertsdirect.org/yrccouncil/hcc/env/plan/issues/buildingfuturesustainability/			
Includes key principles and guidance for sustainable design and construction in the following aspects of sustainable building: <ul style="list-style-type: none"> • air • design • energy • materials • noise • waste • water 	Not applicable	The LDF should support the implementation of this guide in order to promote sustainability in building design and construction.	The document provides detailed guidance on many issues relevant to the SA of the LDF, particularly SA objective 6(a) which includes consideration of encouraging 'sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?'

Local Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Local			
North Hertfordshire District Local Plan No.2 with Alterations		Status: adopted with modifications on 23rd April 1996	
Source: http://www.north-herts.gov.uk/PDFs/planning/localplan.PDF			
This local plan is still current because the deposit draft Local Plan No. 3, published Feb. 2000 conflicted with PPG3, published a month later, and was withdrawn.	N/A	The LDF will replace this Local Plan	No specific implications.
Corporate Plan North Hertfordshire District Council 2005-2015 (March 2005)		Status: Draft	
Source:			
The plan outlines short, medium and long term actions to achieve the vision of: Making North Hertfordshire a vibrant place to live, work and prosper It identifies the following strategic objectives: 1. Sustainable Communities 2. Safer Communities 3. Healthier Communities 4. Equal Communities 5. Prosperous Communities 6. Listening To You	The plan includes 'measures of success' for each strategic objective, but these are stated in broad terms rather than as quantified targets. It does not include any specific indicators, but these are implicit in most of the measures proposed.	Most of the actions under the objective of Sustainable Communities are directly relevant to the NHDC LDF.	All, or most, of the actions proposed are relevant to sustainable development, but it is probable that they will also be considered in relation to other relevant PPPs. The SA framework should be checked against the plan to ensure that all relevant issues have been considered.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
North Hertfordshire Housing Strategy 2004-2007		Status:	
Source:			
<p>1. To meet the community's needs for affordable housing.</p> <p>2. To improve the quality and choice of homes available to those in need of affordable housing.</p> <p>3. To prevent homelessness by ensuring clear and effective housing advice and to provide good quality services and support to homeless households.</p> <p>4. To ensure that all housing in the District is of a decent standard and contributes to the good health of the community.</p> <p>5. To ensure that high quality supported housing is available for those who need it most and where it is needed most within North Hertfordshire.</p> <p>6. To deliver services that reflect the diversity of the local community.</p>	<p>Priority 1 Deliver a minimum of 500 affordable homes in 5 years from April 2003.</p> <p>Detailed targets:</p> <ul style="list-style-type: none"> • Deliver a minimum of 60% of housing on brownfield sites. • Delivering a minimum of 16 affordable homes on exception sites to meet rural needs. • Fund the purchasing of 20 existing homes. • Re-launch a Cash Incentive Scheme providing 10 units in 2003/04 and 15 units in 2004/05. • Obtain 30% affordable housing through the planning system. <p>The Action Plan also includes proposals for a large number of improvements to systems and information.</p>	Directly relevant to LDF	The provision of decent, affordable housing is an essential element of sustainability that needs to be considered in the SA.
North Hertfordshire Homelessness Strategy		Status:	
Source:			
<p>1. To prevent homelessness.</p> <p>2. To provide a safety net for those people who do become homeless.</p> <p>3. To increase supply and access to affordable housing.</p>	<p>Objectives 1 and 2 are to be met via improved systems, staff training, partnerships, etc. (plus some changes to hostel provision).</p> <p>Objective 3 is covered by proposals in the NH Housing Strategy.</p>	The issues most relevant to LDF should be covered in response to the Housing Strategy.	Ensure that the needs of the homeless are adequately considered in the SA.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
North Hertfordshire Empty Homes Strategy 2004-2007		Status:	
Source:			
<ul style="list-style-type: none"> • Reduce homelessness and housing need • Reduce temporary accommodation costs • Secure repairs and improvement for homes in disrepair • Provide good quality affordable housing • Remove magnets for vandalism, squatting and crime • Contribute to town centre development and local regeneration • Demonstrate the Council's commitment to the governments national agenda • Reduce costs for owners 	Range of targets for improving information on and awareness of empty homes. Specific targets: Bring about the re-occupation of: 2% of empty homes in the first year April 2006 (equivalent to 10 homes), 3% in the second year April 2007 (equivalent to 15 homes) and 4% in the third year April 2008 (equivalent to 20 homes). Target to be reviewed annually.	The issues most relevant to LDF should be covered in response to the Housing Strategy.	Effective use of existing housing stock is important to sustainability. Ensure that this is adequately considered in the SA.
Home Energy Conservation Act (H.E.C.A) Progress Report (June 2001)		Status:	
Source:			
Aims of the strategy are: <ul style="list-style-type: none"> • To create housing conditions which provide affordable warmth. • To reduce air pollution caused by the production and consumption of energy. • To reduce the consumption of non-renewable fuel resources. • To increase public awareness 	Target as per Home Energy Conservation Act (H.E.C.A) 1995 – 30% reduction in energy consumption over 15 year period.	Mainly relevant to LDF for new build only.	Improvement in the efficiency of energy use is fundamental to sustainability. Needs to be considered in the SA.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>of energy use and its effect on the environment.</p> <ul style="list-style-type: none"> • To foster and facilitate the installation of energy efficiency measures in private sector properties. • To operate positive policies for improving the energy efficiency of the Council's own housing stock. • To promote changes in behaviour to reduce unnecessary energy consumption. • To encourage the incorporation of energy efficiency measures in new build and refurbishment projects. • To develop corporate working arrangements within the council, with landlords and other agencies to implement the strategy. • To take account of financial and other personal circumstances when implementing this strategy and, further, by the creation of a Fuel Poverty Strategy. 			
<p>Biodiversity Action Plan</p>		<p>Status:</p>	
<p>Source:</p>			
<p>This local Biodiversity Action Plan is aimed at promoting integrated approaches towards effective biodiversity conservation and planning for sustainable</p>	<p>The plan sets out currently known information and detailed actions in relation to habitats and species relevant to the District. Many of the actions are directed at improving the accuracy of</p>	<p>'Local Biodiversity Action Plans link to the statutory planning process in two ways. Information generated by the local biodiversity plans can provide detailed information for revision of</p>	<p>Biodiversity is a key aspect of sustainable development that needs to be included within the SA framework. The baseline review should include indicators of</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>development both within N.H.D.C. and in liaison with various partners. It should also help fulfil the role of the Council towards conserving the district's natural heritage as set out in measures such as The Countryside and Rights of Way Act 2000, Local Government Act 2000, and Conservation (Natural Habitats etc.) 1994.</p> <p>It sets out a series of actions that are intended to enable the Council to identify priorities for biodiversity conservation; to establish resources and responsibilities for programmes of action, review and monitoring. Implicit within these actions is a requirement for promotion of enhanced awareness and education in biodiversity issues and opportunities for involvement for all levels of society.</p>	<p>data. It includes detailed targets for particular habitats as appendices. These are mainly stated in broad, rather than quantified terms.</p>	<p>development plans, for example, the identification of High Biodiversity Areas. In addition, the statutory planning process can make a major contribution to achievement of the Local Biodiversity Action Plan targets, in particular through policies for site protection and enhancement and the creation of new habitats in appropriate locations.'</p> <p><i>A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire: BAP (April 1998)</i></p>	<p>biodiversity.</p>
<p>Rural Strategy for North Hertfordshire 2005 – 2010 (March 2005)</p>		<p>Status: Final Report</p>	
<p>Source:</p>			
<p>No stated objectives, but the expected outcomes of this strategy include:</p> <ul style="list-style-type: none"> Having a coherent, consistent and comprehensive approach to identifying and responding 	<p>Following consultations to identify issues of public concern, the strategy includes priority actions, and a detailed action plan under the themes:</p> <p>A. Community safety</p> <p>B. Education and Life-long learning</p>	<p>Many of the issues raised are directly relevant to the LDF, particularly under the themes of Housing; Planning and environment; and Transport.</p>	<p>Ensure that all relevant issues raised are considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>to rural issues</p> <ul style="list-style-type: none"> • Ensuring that there are clear planning policies in place to preserve the greenbelt wherever possible and retain community facilities • Having a clear set of priorities for supporting the diverse needs of our rural communities • Developing an increased awareness amongst officers, partners and members of the issues specific to our rural areas and a belief among those rural communities that local agencies are working concertedly on their behalf. • Having an increased awareness and understanding of what the difficult issues are, the constraints, and what we have done collectively to address them. This will include developing methods of sharing information in order that all sections of rural communities can remain fully engaged. • Creating an increased sense of well-being amongst our rural communities. 	<ul style="list-style-type: none"> C. Health D. Housing E. Leisure and community development F. Planning and environment G. Transport, and H. Young people 		

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Pavilions, Playing Fields and Sports Pitches Strategy		Status: ?	
Source:			
The purpose of the Pavilions, Playing Fields and Sports Pitches Strategy is to form a strategic and holistic plan for organised sports on public green space in North Hertfordshire.	The adopted Local Plan states that 1.6 hectares of sports space should be provided per 1,000 population. This conforms to the NPFA's "Six Acre Standard" sets a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1000 people, comprising 1.6 hectares (4 acres) for outdoor sport and 0.8 hectares (2 acres) for children's play. The audit undertaken indicates that there is an 11% short-fall across the district, but that the only significant under provision is in Baldock (37%).	Adequate provision in sports facilities needs to be considered in the LDF.	Access to sports facilities is an important QoL issue, both as a leisure activity and for health benefits. This should be considered in the SA framework.
Play Area and Outdoor Youth Provision Strategy 2004 - 2010		Status: ?	
Source:			
Aims and objectives of the Play Area & Youth Provision Strategy are: <ul style="list-style-type: none"> To provide safe interesting and accessible outdoor playing space for children. To provide outdoor local facilities for youth. To ensure existing and future play facilities comply with current legislation and guidelines. To integrate existing and future provision with planning policy. To reduce future 	No specific targets, but the strategy includes a detailed audit of existing provision and an action plan. Analysis against the NPFA's "Six Acre Standard" shows under-provision in all 4 urban areas, with Baldock having less than 25% of target provision.	Adequate provision in sports facilities needs to be considered in the LDF.	Access to sports facilities is an important QoL issue, both as a leisure activity and for health benefits. This should be considered in the SA framework.

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
maintenance costs by standardising certain items of provision i.e. fencing and safety surfacing.			
Allotment Strategy 2004 – 2009		Status: Discussion Draft	
Source:			
<p>Aims and objectives of the Allotments Strategy</p> <ul style="list-style-type: none"> • To increase the number of allotment gardeners. • To promote allotment gardening for a healthy lifestyle. • To ensure allotment sites comply with current legislation and guidelines. • To integrate existing and future provision with planning policy. • To engage local allotment associations in the future direction of allotments. • To formulate a sustainable maintenance and development programme in accordance with customer expectation. 	<p>No specific targets are included. Analysis of existing sites shows significant variability in occupancy rates, with a district average as 74%, up in recent years. Occupancy of the 4 sites in Hitchin is at, or near 100% and all have waiting lists. One of the 6 sites in Letchworth has 100% occupancy and a waiting list.</p>	<p>Provision of allotments should be considered in the LDF.</p>	<p>Allotment gardening accords with SD principles, offering a healthy leisure activity and local food. Allotments also assist biodiversity and provide green space in urban areas.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Community Strategy for North Hertfordshire (Nov 2003)</p>		<p>Status:</p>	
<p>Source:</p>			
<p>Under the Local Government Act 2000, LAs are required to develop community strategies. Their aim is to improve the efficiency of public service provision via public consultation and a joined-up approach to partnership. The NHCS involved a 3-year Area Visioning consultation process. It is implemented via the North Hertfordshire Local Strategic Partnership (NHLSP) which has about 30 public and voluntary sector member organizations.</p>	<p>The strategy includes detailed action plans for addressing issues raised during the consultation process, under the themes: Community Safety Education & Lifelong Learning Health Housing Leisure and Community Development Planning, Town Centres and Environment Transport Young People</p> <p>These include both district-wide and local area actions. The strategy outlines monitoring processes and will use 8 of the 38 Audit Commission QoL indicators for measurement purposes.</p>	<p>A number of action points are directly relevant to the LDF, particularly under the themes of Housing; Planning, Town Centres and Environment; and Transport.</p>	<p>The SA should consider issues raised in the strategy.</p>
<p>Community Safety Strategy April 2005 – March 2008</p>		<p>Status: Draft?</p>	
<p>Source:</p>			
<p>Under Section 5 of the Crime and Disorder Act 1998, as amended by Sections 97 and 98 of the Police Reform Act 2002, all Crime and Disorder Reduction Partnerships are required to develop three year community safety strategies. The strategy is put together following an audit of crime and disorder that provides a</p>	<p>The strategy contains a baseline audit and targeted actions.</p>	<p>Not directly relevant, although planning may have a role in mitigating certain types of crime, such as street crime, graffiti, or anti-social behaviour. This is not explicitly considered in the strategy.</p>	<p>Crime and fear of crime are important QoL issues that need to be considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
picture of the major issues within the district.			
Social Inclusion Strategy		Status:	
Source:			
<p>The strategy does not include an explicit statement of objectives but does state that:</p> <ul style="list-style-type: none"> • The Council's purpose for developing a Social Inclusion Strategy is to ensure that the collective policies and functions of the Council are directed to alleviating disadvantage, deprivation and inequality within our communities and to optimise their life opportunities and experiences as set out in the Strategic Objectives. • The Council aims to ensure that there is fairness, respect and dignity given to all North Herts residents, employees and visitors but that there is targeted support to those most in need. • In delivering a socially inclusive way of working, the Council recognises that it will need to work with and through our communities in partnership with other statutory and voluntary/community based agencies, e.g.: the Local 	<p>The approach was not to develop a separate strategy but '...at a strategic level, existing policies and service delivery already happening should be reviewed, refreshed and more clearly set within a social inclusion context.'</p> <p>There are no explicit targets, but the strategy is intended to address national targets at a local level. It also mentions Local Public Service Agreements (LPSAs) being developed with the County. No indicators are specified, but Action Plans are to be monitored and evaluated on an annual basis.</p> <p>It also states that '...there will need to be a much more detailed analysis of the demographic and statistical data for North Hertfordshire to ensure that there is more particular objective evidence to support the social inclusion approach.'</p>	<p>Issues relating to social exclusion should be considered in the LDF, but this strategy does not specifically consider planning policies.</p>	<p>Social exclusion needs to be considered in the SA.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
<p>Strategic Partnership, the Compact.</p> <ul style="list-style-type: none"> At the same time, any Social Inclusion Strategy must reflect a balance between the needs of the urban and rural context of North Hertfordshire. 			
<p>Health Improvement and Modernisation Programme</p>		<p>Status:</p>	
<p>Source:</p>			
<p>This is the second Health Improvement Programme (HIMP) published by North Herts and Stevenage PCT. The HIMP is an agreed way of working for everyone involved with improving health and sets out actions for, among others, local authorities, NHS Trusts, the newly established Primary Care Groups, the Health Authority and other partner organisations. The aim is to take forward the key national strategies and policies for health at a local level. The HIMP reflects the priorities arising from national and political requirements; advice from professional groups; and the views of the local population.</p>	<p>The HIMP sets out a prioritised work plan under the themes:</p> <ul style="list-style-type: none"> Children and young people Adults Older people Other priorities. <p>The HIMP stresses prevention and considers health inequalities. The HIMP does not suggest quantified local targets, but is intended to address national targets. The HIMP does not include indicators explicitly, but makes extensive use of available data to provide context and support its priorities.</p>	<p>Ensure that the LDF includes policies to improve public health (e.g. through walking and cycling initiatives and better homes) and combat social exclusion.</p>	<p>The SA objectives should reflect the need to promote better public health and combat social exclusion. The SA directive refers explicitly to the need to consider 'human health' as an issue.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Contaminated Land Strategy (NHDC, July 2004)		Status:	
Source:			
<p>This strategy was drawn up under of Part IIA (inserted April 2000) of the Environmental Protection Act 1990. This is extremely complex, but essentially requires local authorities to take a staged approach to the remediation of contaminated land:</p> <ol style="list-style-type: none"> 1) The identification of land, with reference to an explicit definition, which can be formally determined to be 'contaminated land' 2) The identification of the action required to clean up this contaminated land 3) The identification of those responsible for the clean up of contaminated land <p>NHDC's Contaminated Land Strategy sets out how it will implement this new regime and also how it will integrate its existing programmes to ensure a balanced and proportional approach to this issue.</p>	<p>Not applicable. The strategy is essentially a statement of how the new procedures are to be implemented.</p>	<p>Contaminated land issues need to be considered in drawing up the LDF. The strategy states that: 'The Planning Policy Division can take account of the new contaminated land regime when formulating specific planning policies. These policies will endeavour to balance the various needs of the community and to encourage sustainable development.' And 'It is essential that the Development Control Division of this Authority continues to use the powers of the Town & Country Planning legislation to ensure that where contaminated land is encountered that suitable and sufficient remediation schemes are integrated into planning consents (where granted)'.</p>	<p>Contaminated land issues need to be considered in the SA. They are relevant to pollution and the reuse of brownfield sites.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
Northern Hertfordshire Area Transport Plan		Status:	
Source:			
<p>District Transport Plan conforming to the objectives of the County LTP, with the following local objectives:</p> <ol style="list-style-type: none"> 1 To reduce transport impacts on health, safety and environment of the community. 2 To improve personal security and safety to promote the use of other modes. 3 To promote a safe and sustainable means of movement. 4 To minimise the need to travel. 5 To improve access to services and facilities by passenger transport, cycling and walking. 6 To improve the connectivity of transport modes and enhance interchanges. 7 To promote the vitality of towns and local facilities. 8 To ensure adequate accessibility for all people to facilities. 9 To reduce community severance. 10 To reduce casualties on the transport network. <p>These are categorised under the</p>	<p>The plan sets out the following targets derived from the LTP for each theme:</p> <p>ENVIRONMENT</p> <ul style="list-style-type: none"> • To not exceed the recommended level of nitrogen dioxide by more than 18 times per year. • To reduce the distance travelled per person by 5% by 2021. • To reduce the car use modal share from 72.07% to 65.5% by 2021. <p>ECONOMIC</p> <ul style="list-style-type: none"> • To reduce the car use modal share from 72.07% to 65.5% by 2021. • To increase footfall by 5% in our towns by 2021. <p>ACCESSIBILITY</p> <ul style="list-style-type: none"> • To reduce the car use modal share from 72.07% to 65.5% by 2021 <p>SAFETY</p> <ul style="list-style-type: none"> • To reduce the distance travelled per person by 5% by 2021. • To contribute to the countywide target to reduce the number of killed and seriously injured casualties <p>INTEGRATION</p> <ul style="list-style-type: none"> • To reduce the distance travelled per person by 5% by 2021. 	<p>The LDF should include policies that promote the sustainable transport aims of the LTP and the ATP.</p>	<p>Access and transport are key aspects of sustainable development that need to be considered in the SA. Transport-related issues will be relevant to many SA objectives.</p>

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
following themes: <ul style="list-style-type: none"> • Environment: 1, 3, 4, 5 • Economic 2, 6,7 • Accessibility 8, 9, 10 • Safety 2, 3, 10 • Integration 4 			
North Hertfordshire District Council Car Parking Strategy 2004 – 2009		Status: Adopted July 2004	
Source:			
<p>This document sets out the Council's agreed approach to parking issues in North Hertfordshire, providing a local strategy that meets relevant national, regional and County policies. As such this strategy covers all aspects of parking, including on-street, off-street (both charged for and free), standards for town centres and residential areas, the opportunities for park and ride and using private non-residential parking, enforcement and monitoring. The strategy also proposes a zonal approach to parking standards for new development in accordance with guidance from the County Council and in line with a number of other Hertfordshire authorities.</p>	Not applicable.	<p>Car parking needs to be considered in the LDF, particularly with regard to new development.</p> <p>A good practice guide has been prepared (Harrison Webb Associates 2002). This report examined practical issues, such as;</p> <ul style="list-style-type: none"> • determining which developer contributions could and should be sought • the production of zonal maps (including defining and scoring parking zones) • how the standards could be applied • how to incorporate travel plans • how to set and apply accessibility charges • how the parking assessment fits in with the issue of a Transport Assessment 	<p>Although sustainable development aims to reduce car use, it is important to car parking is managed to enable effective access to services and to minimise negative impacts. Car parking issues should be consider in the SA.</p>

North Hertfordshire Cycling Strategy (1999) and North Hertfordshire Towns Cycle Network (2000)

Status: Council policy

The Strategy sets out the Council’s vision, aims and policies to promote cycling. The overall aim is to:

- Facilitate the development of a safe, convenient and coherent network of facilities so that cycling can be viewed as a realistic form of transport.

The Strategy contains a number of policies for developing cycling infrastructure, including:

- NHDC may require a financial contribution where a developer is unable to provide cycling facilities directly.
 - The Network document gives details of planned networks in the four towns.

To increase the level of bicycle use to 4% of all trips by 2002 and to double this to 8% by 2012.

The plan needs to address contributions for cycling facilities, taking account of the networks planned for the four towns.

Promoting cycling needs to be considered when appraising transport impacts. The target needs to be included in the baseline data.

Review of Voluntary Managed Community Centres and Village Halls

Status: Council policy

Source: http://www.hertslink.org/portal/A_Z/C/eDemocracy/Civic%20Calendar/NHDC/items/Community%20Centres%20and%20Village%20Halls_3/reports

The purpose of the document is to establish the Council’s policy towards community centres, village halls and public halls. It describes aspirations on the future management and support of public halls. It then lays out policies to be considered as part of the LDF process. These should

The following minimum standards are adopted for the provision of community centres:

- In urban settings, there should be a community centre to provide for a local population of between a range of 7,500 to 10,000 persons who can access the centre by foot within a

The replacement of existing facilities and provision of additional facilities would be achieved through the use of section 106 agreements. The standards therefore need to be included in the SPD.

Community facilities need to be considered when appraising access to services and facilities.

<p>aim to:</p> <ul style="list-style-type: none"> Retain existing viable community facilities that continue to be required. For example: the Council will not permit developments that would result in the loss or reduction of, or have an adverse impact on a social or community facility unless it can be demonstrated that the facility is no longer required, or arrangements are made to replace it. Facilitate the provision for social and community facilities to meet future needs in an acceptable form. 	<p>twenty-minute period.</p> <ul style="list-style-type: none"> For rural areas, there should be a village hall to provide for a population in the range of 750-1,000 persons who can access the hall by foot within a twenty-minute period. <p>In addition, in certain areas and for specific schemes, the council may specify the provision of specialist facilities to meet the needs of specific groups, e.g. children and young people.</p>		
<p>Supplementary Planning Document Vehicle Parking Provision at New Development</p>		<p>Status: Adopted as SPD March 2006 Associated SA/SEA prepared off the SPD in line with national and European legislation.</p>	
<p>Source: http://www.north-herts.gov.uk/index/planning/local_development_framework/car_parking_zones_spd.htm</p>			
<p>This Supplementary Planning Document (SPD) supplements Policy 55 in the North Hertfordshire District Local Plan Number 2 with Alterations, and accords with guidance in Planning Policy Statement (PPS) 12: Local Development Frameworks. It is also consistent with North Hertfordshire District Council's (NHDC) Car Parking Strategy 2004 – 2009 (adopted 27 July 2004).</p> <p>The Parking Strategy is compatible with the SPG on</p>	<p>The SPD does not provide car-parking standards. Standards already exist in a number of documents and the SPD sets out guidance on how to interpret and apply these standards in North Hertfordshire.</p>	<p>Car parking needs to be considered in the LDF, particularly with regard to new development.</p> <p>The SPD provides guidance on:</p> <ul style="list-style-type: none"> determining which developer contributions could and should be sought the production of zonal maps (including defining and scoring parking zones) how the standards could be applied how to incorporate travel plans how to set and apply accessibility charges how the parking assessment 	<p>Although sustainable development aims to reduce car use, it is important that car parking is managed to enable effective access to services and to minimise negative impacts. Car parking issues should be considered in the SA.</p>

<p>Parking Provision at New Development adopted by Hertfordshire County Council (HCC) on 18 December 2000. The HCC Guidance supplements Policy 25: Car Parking, as set out in the Hertfordshire Structure Plan Review 1991 – 2011 (adopted April 1998) and is accompanied by a Best Practice Guide (published March 2003).</p> <p>The purpose of the SPD is to explain the Council’s policy on vehicle parking provision at new development. Its intention is to provide clear guidance and more certainty for developers.</p> <p>The SPD explains two new, important differences to previous policy on parking at new development.</p> <ul style="list-style-type: none"> • Firstly the Draft SPD explains how the concept of ‘maximum’ rather than ‘minimum’ standards; and • Secondly introduces a zonal approach to parking restraint within the four towns of Baldock, Letchworth Garden City, Hitchin and Royston as well as Knebworth. 		<p>fits in with the issue of a Transport Assessment</p>	
<p>Planning Obligations Supplementary Planning Document</p>		<p>Status: Adopted Nov 2006 Associated SA/SEA prepared of the draft SPD in line with national and European legislation.</p>	
<p>Source: http://www.north-herts.gov.uk/index/planning/local_development_framework/planning_obligations_spd.htm</p>			

<p>The SPD is concerned with four towns of Baldock, Hitchin, Letchworth Garden City and Royston as well as the rural areas within North Hertfordshire District. It outlines the Council's approach to planning obligations in relation to planning applications and reflects the Council's corporate priorities and objectives. It will enable developers and landowners to be aware at an early stage what infrastructure and services may be sought to cope with additional demands brought on by new development and offset any harmful impacts to the natural, historic or built environment.</p> <p>The SPD takes into account the latest Government advice contained in Circular 05/2005 on Planning Obligations and will supplement Policy 51 – Development Effects and Planning Gain of the 'saved Local Plan' North Hertfordshire District Local Plan No.2 with Alterations. The SPD will eventually accompany relevant policies in the merging Local Development Framework (LDF).</p> <p>The cumulative impact of development is recognised as an important issue within the draft SPD, where it is considered that collectively new development, through incremental growth, creates additional demands.</p>	<p>The SPD sets certain standard charges and threshold requirements for developments. These include:</p> <ul style="list-style-type: none"> • community centre and halls • leisure • open space, outdoor sport and recreation • public realm • sustainable transport • waste collection and recycling • education • libraries • youth and child care • affordable housing <p>Guidance is also provided on other types of contributions, although no set target is provided. These include:</p> <ul style="list-style-type: none"> • environmental issues • Economic development • Development an flood risk • Sustainable construction methods • Community safety. 	<p>The provision of additional facilities, services and infrastructure would be achieved through the use of section 106 agreements. The standards therefore need to be included in the SPD.</p>	<p>Planning obligations need to be considered when appraising access to services and facilities.</p>
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<p>The SPD uses a 'standard charge' approach to address some of the likely impacts on infrastructure, services and facilities within an area.</p>			
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Sub-District			
Hitchin Town Centre Strategy (Sept 2004)		Status:	
Source:			
<p>This is the first Town Centre Strategy prepared under the Town Centre Template adopted by NHDC in May 2001.</p> <p>It sets out 54 detailed policies under the themes:</p> <ul style="list-style-type: none"> • Land Use Activities • Community Facilities • Accessibility • Community Safety • Built Environment and Public Spaces • Promotion and Marketing 	<p>No specific quantified targets.</p> <p>Proposals for monitoring but no specific indicators included.</p>	<p>Many of the issues and policies are relevant to the LDF and should be considered.</p> <p>The Hitchin Town Centre Strategy was developed in the context of current planning policies and may require amending to be compatible with the LDF once adopted.</p>	<p>Many of the issues raised should be considered in the SA framework, particularly in respect of the built environment, town centres and accessibility.</p>
Hitchin Transportation Plan (1998)		Status: Approved by HCC Environment Committee 13/01/98	
Source:			
<p>Long-term transportation strategy for Hitchin based on the principles:</p> <ul style="list-style-type: none"> • The transportation system for Hitchin should be developed to provide an integrated, sustainable system that will serve both current and future needs of the wider community, while supporting the economic well-being of the town • The components of the transportation system for Hitchin should be in keeping 	<p>The proposed schemes and measures are set out under the themes:</p> <ul style="list-style-type: none"> • Cycling • Parking • Passenger Transport • Control of Traffic • Pedestrians • Education, Information and Training <p>Implementation is considered in the short, medium and longer term.</p> <p>No explicit quantified targets are set, although implementation of many of the specific schemes could be considered as targets of the plan.</p>	<p>Compatibility with the objectives and measures set out in the plan should be considered during the development of the LDF.</p>	<p>Access and transportation are key sustainability issues that should be considered in the SA framework.</p>

<p>with and promote the quality of the town's environment.</p> <ul style="list-style-type: none"> • The transportation system within Hitchin should give priority to local needs, including links to surrounding villages. However, it must also take account of wider transportation needs in the County and the town's position within the County transportation network. • A shift from cars to alternative modes of transport such as walking, cycling and passenger transport will be encouraged where appropriate, to assist in reducing pollution; the need for new roads and the general emphasis on the car as a primary choice for all journeys in Hitchin. • The transportation system for Hitchin should promote opportunities for safe and secure journeys for all sectors of the community. 	<p>Monitoring of the plan is considered only very briefly and no indicators are proposed.</p>		
<p>Draft Hitchin Town Centre Public Transport Strategy (Aug 2004)</p>		<p>Status:</p>	
<p>Source:</p>			
<p>A strategy for improving public transport in Hitchin in the context of relevant local and national policy objectives. The strategy focuses primarily on bus provision and utilisation.</p>	<p>The draft strategy contains detailed recommendations for improvements to buses serving the town, but no quantified targets or indicators.</p>	<p>Little of direct relevance to the LDF, however the LDF should be checked to ensure that policies are compatible with the objective to improve provision and utilisation of public transport.</p>	<p>Access and transportation are key sustainability issues that should be considered in the SA framework.</p>

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

<ul style="list-style-type: none"> • provide a safe and secure environment; • encourage development to the highest quality achievable which complements and enhances the historic character of the town; • promote a town centre accessible to all by encouraging a choice of transport modes; • improve access for pedestrians and other non-car users to and within the town centre; • improve and replace existing community facilities; • ensure the long term management and maintenance of the town centre as a whole, for the benefit of shoppers, businesses and residents; • improve tourism and inward investment to the town; • encourage greater community involvement in the life of the town centre; • retain the local identity/charm and cultural heritage of the town centre; and • make the most efficient use of land, buildings, energy, and materials. <p>The strategy includes policy guidance for the town centre under the following themes:</p> <ul style="list-style-type: none"> • Built Environment • Public Spaces • The Street Scene • Enhancement Opportunities • Land Use Activities • Community Facilities • Transport & Access • Community Safety • Promotion & Marketing 			
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Letchworth Garden City Town Centre Strategy (Jan 2007)		Status: Adopted as Supplementary Planning Document (SPD) in January 2007	
Source: http://www.north-herts.gov.uk/index/planning/planning_policy_and_projects/planning_for_town_centres/letchworth_town_centre_strategy.htm			
<p>This is the third Town Centre Strategy prepared under the Town Centre Template adopted by NHDC in May 2001.</p> <p>It sets out 34 detailed policies under the themes:</p> <ul style="list-style-type: none"> • Built & historic environment • Public spaces • The Street Scene • Enhancement Opportunities • Land Use Activities • Community Facilities • Transport and Access • Community Safety • Promotion and Marketing 	<p>No specific quantified targets.</p> <p>Proposals for monitoring as part of an Action Plan but no specific indicators included.</p>	<p>Many of the issues and policies are relevant to the LDF and should be considered.</p> <p>The Letchworth Garden City Town Centre Strategy was developed in the context of current planning policies and may require amending to be compatible with the LDF once adopted.</p>	<p>Many of the issues raised should be considered in the SA framework, particularly in respect of the built environment, town centres and accessibility.</p>
Royston Conservation Area Review (2007)		Status: Adopted 2007	
Source: http://www.north-herts.gov.uk/index/planning/planning_control_and_conservation/the_conservation_and_heritage_team/royston_conservation_area_review.htm			
<p>The boundaries of the Royston Conservation Area were drawn up in 1969 and no review has taken place since 1974.</p> <p>The Character Statement is a means of ensuring that the importance and special interest of the conservation are recognised and understood. It will play a key role in ensuring that changes within the conservation area preserve or enhance its special</p>	<p>No specific quantified targets.</p>	<p>Many of the issues and guidance are relevant to the SPD and should be considered, particularly in the sections on the built and historic environment.</p>	<p>Many of the issues raised should be considered in the SA , particularly in respect of the historic built and environment.</p>

character or appearance.			
North Hertfordshire Urban Design Assessment – District Assessment/North Hertfordshire Urban Design Assessment – Royston (Draft Reports June 2007)		Status: Draft document	
Source:			
<p>The document provides a set of urban design criteria against which development, conservation and change can be assessed. They are divided into the following categories:</p> <ul style="list-style-type: none"> • Making places; • Continuity and enclosure; • Making connections; • Quality of the public realm; • Settlement-wide criteria. 	Not applicable.	<p>Many of the issues and guidance are relevant to the SPD and should be considered, particularly in the sections on the built and historic environment.</p>	<p>Many of the issues raised should be considered in the SA , particularly in respect of the historic built and environment.</p>

Sustainability Appraisal and SEA of North Hertfordshire Land Allocations DPD

Appendix 2: Baseline review and key sustainability issues

December 2007

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Key Sustainability Issues

SA Objective ¹	Issues	Source
ECONOMIC ACTIVITY		
1 Achieve sustainable levels of prosperity and economic growth	Difficulties in competing with large urban centres for provision of employment and facilities	Discussion with Officer Steering Group
	Promotion of rural tourism. Visitors can be important to rural areas, but the District is not seen as a prime tourist location.	Discussion with Officer Steering Group
	Need to provide more high quality employment in the District. This will help reduce the disparity between local income and that of commuters, and to reduce the environmental impacts of commuting. One cause of this is the high cost of housing; employers don't see the District as a location of choice.	Herts Rural Innovation Strategy (p30) North Herts Learning Forum Action Plan LSC Action Plan
LAND USE AND DEVELOPMENT PATTERNS		
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value</u>	The need to provide additional housing for local needs, and to meet additional regional requirements will require the use of greenfield sites and put significant pressure on the environment and quality of life in the District. Possible developments are: <ul style="list-style-type: none"> the proposed expansion of Stevenage (West of A1(M) into the North Hertfordshire green belt the proposed expansion of Luton, which will impact onto the North Hertfordshire parishes lying against its boundary, which are in the green belt 	NHDC Corporate Plan (p6) Key issue 'We will protect the environment by vigorously challenging airport and greenfield housing development.'
<u>2 (c) deliver more sustainable location patterns and reduce the use of motor vehicles</u>	Population and mobility factors have changed the function of villages from employment service centres to dormitory/residential functions reducing their social and physical diversity.	Herts Rural Innovation Strategy (p31)
	The high levels of journeys and complex settlement pattern means that it is difficult to maintain a commercially viable passenger transport for journeys other than to London.	Herts Rural Innovation Strategy (p31)
ENVIRONMENTAL PROTECTION		
<u>3(a) Protect and enhance biodiversity</u>	Possible housing developments discussed above, plus the proposed expansion of London Luton and Stansted airports will have a significant impact on District's environment.	NHDC Community Strategy (p 7)

¹ Those relevant to the SEA Directive are shown underlined

SA Objective ¹	Issues	Source
<u>3(b) Protect and enhance landscapes</u> <u>3(c) Conserve and where appropriate enhance the historic environment</u>	Pressures on locally significant habitats and species in the District. These include fragmentation of habitats, loss of corridors and the direct impacts of agriculture and new development.	Discussion with Officer Steering Group Biodiversity Action Plan
	The District's rich heritage of market towns and the Garden City certainly suggest that there are local issues which will arise over more detailed site selection.	Natural England consultation comment
<u>3(d) Reduce pollution from any source</u>	Quality of surface and ground water is threatened by the water supply needs and drainage from future developments. Adequate supply for future developments is also an issue: see 6a below.	Herts Environmental Forum Strategy Discussion with Officer Steering Group
CLIMATE CHANGE		
<u>4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change</u>	Transport use is a significant contributor to global warming. Journey lengths are above the county average for work and leisure journeys in North Hertfordshire//Stevenage, and there is a high car use for the school run.	North Herts Area Transport Plan (NHATP) Table 7 Issues and problems identified through consultation. NHDC Rural Strategy (Annex 4 – Priority 7 – transport) County Transport Plan
	Domestic and commercial energy use is also a significant contributor to global warming.	Discussion with Officer Steering Group
A JUST SOCIETY		
5(a) Share access to services and benefits of prosperity fairly and promote community cohesion	Whilst the District is relatively prosperous there are pockets of income and/ or multiple deprivation in relation to national standards. In the towns these occur in Hitchin (West Mill) and Letchworth (South East) In the rural areas specific issues are isolation and lack of access to services.	NHDC Corporate Plan (p4) Anti-Poverty Strategy 1998, summarised in Appendix to NHDC Social Inclusion Strategy. Herts Rural Innovation Strategy (p31) Community Legal Service Strategy 2003
	There has been a reduction in village services and employment over the last 20 years. This particularly affects the elderly and young people. The number of households in the area with an elderly person in it is higher than the national average at 34%. This rises to 43% in some parts of the District. Some villages have high percentages of young people that have limited access to services. This is because of lack of planned	Herts Rural Innovation Strategy (p31) Older Peoples Strategy

SA Objective ¹	Issues	Source
	recreational activities within villages and limited public transport to larger settlements. The same issue applies to elderly and young people living in some neighbourhood areas of our towns.	
5(b) Increase access to decent and affordable housing	There is a need to improve supply of high-quality affordable housing. The need for affordable housing has been exacerbated by insufficient development of affordable units over the last decade. Coupled with significant inflation in the housing market the gap has widened between the 'haves' and 'have-nots'. Specific issues on affordable housing include key worker housing, housing for young people and the disabled.	NHDC Corporate Plan (p6) Herts Rural Innovation Strategy (p30) NHDC Rural Strategy (Annex 4 – Priority 4 – Housing) Housing Strategy 2004 Affordable housing programme
5(c) Improve conditions and services that engender good health and reduce health inequalities	Generally speaking across all age groups the population of North Hertfordshire and Stevenage enjoys good health compared with national averages. This however masks some areas at ward or sub-ward level of significant deprivation and poorer health status. The incidence of age-related poor health, including fuel poverty (hypothermia related) and senility are higher in North Hertfordshire.	Health Improvement and Modernisation Programme, North Herts and Stevenage PCT 2005 (p6) Director of Public Health Report 2005 Discussion with Officer Steering Group.
	Noise from air and road transport has a significant effect on quality of life in the District. Proposed developments will have significant additional impacts.	Discussion with Officer Steering Group
	There are also important local issues regarding the need to integrate and co-ordinate transport services and arrangements to improve access to health facilities.	Health Improvement and Modernisation Programme, North Herts and Stevenage PCT. (p35) Health Scrutiny report
RESOURCE USE AND WASTE		
6 Use natural resources efficiently; reuse, use recycled where possible	Hertfordshire has the highest domestic water use in the country. The proposed new developments will put significant pressure on water supply infrastructure, and will require water to be piped in from outside the District.	Discussion with Officer Steering Group
	The most recent figures available (1997) show that Hertfordshire was a net importer of sand and gravel with consumption exceeding sales by 0.356mt.	Herts Minerals Local Plan Second Deposit Draft (para 1.4.3)
	Need to reduce waste and increase recycling rates, particularly because waste sites within the County will be full by 2008.	NHDC Corporate Plan (p6) Herts Waste Strategy (p5) Discussion with Officer Steering Group

Economy

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
1 Achieve sustainable levels of prosperity and economic growth									
Gross Value Added £ per head	The estimated GVA per head in NHDC in 2004 was £15,229* *This estimate should be treated with caution because of methodological difficulties making local area estimates.	1995 11,989 1996 12,903 1997 14,327 1998 15,732 1999 16,540 2000 17,696 2001 18,578	10,443 10,961 11,726 12,372 12,698 13,340 13,909	10,996 11,625 12,375 13,148 13,691 14,260 14,781		Annual average growth (%) 1995 – 2001 UK 5.0 England 5.1 EoE 4.9 Herts 7.6		Noting the difficulties with small area estimates, the GVA per head in NHDC appears lower than the county average, but above the regional average.	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Regional Accounts, ONS http://enquire.hertscc.gov.uk/lea/lea6final.pdf Hertfordshire Local Economy Assessment 2004
New (VAT registered) businesses surviving 3 years (percentage)		1993 65.1 1994 65.1 1995 68.8 1996 70.1 1997 69.7 1998 67.9 1999 68.2	63.6 64.2 67.1 68.5 69.8 68.8 68.1	62.1 62.5 65.3 66.0 67.4 66.3 66.5		No clear trends are identifiable from these data.		The percentage of VAT registered businesses in Herts. surviving for 3+ years was slightly above both regional and national averages.	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Small Business Service, DTI
Employment rate Percentage of people of working age in employment (Residence-based)	1999 76.5 2000 79.0 2001 80.4 2002 80.2 2003 82.0	79.6 81.8 80.4 80.3 81.0	77.6 79.1 79.0	74.0 74.4 74.6		No clear trend data available. LFS estimates 28,000 employed people in N. Herts in 2001. (Note that National figures refer to GB rather than England.)		The employment rates in the district and county are similar and significantly above the national average.	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Labour Force Survey, Office for National Statistics (Note that 1999 figures are not ONS estimates and that 2001 figures are not consistent with Census totals)
Unemployed benefit claimants (rate) (Annual figures year ending March 31st)	2000 1.6 2001 1.2 2002 1.0 2003 1.3 2004 1.5	1.5 1.2 1.1 1.4 1.4	2.3 1.9 1.7 1.8 1.8	3.3 2.8 2.5 2.5 2.5				The claimant rate in N Herts. is approximately the county average which is lower than both regional and national averages.	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Labour Market Division, ONS
Investment in businesses (£m annual average 1998-2002)			Mfg 1322 Service 4680 Other 852 Total 6854	13920 48726 8443 71089		No clear trends are identifiable for regional or national figures over the period.		Investment in the Eastern region represented about 10% of total investment for	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Figures for the years 1998 to 2002 were derived from the Annual Business Inquiry (ABI),

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
								England, of which about 20% was foreign and 19% went into manufacturing industries.	ONS
Employment Employee jobs – workplace based	1998 49,197 1999 46,389 2000 48,788 2001 51,361 2002 49,820	495,646 473,030 494,041 502,267 487,617	2,188,185 2,147,063 2,241,651 2,271,254 2,277,763	21,158,389 21,602,111 21,914,852 22,057,115 22,175,255		Nationally there was a rise of approximately 5% in the total number of jobs over the period 1998-2002. There about 50,000 jobs in N Herts. with no clear trend over the period		http://www.dtiats.net/sd/bci/bciregionseast.htm Source: Annual Business Inquiry (Note that year-on-year variations for small areas should be treated with caution as they may not be statistically significant because of the sample size)	
Employee jobs by sector	2003	North Herts	EoE	GB				There are slightly more jobs in manufacturing and construction than the national average and a lower proportion of service jobs, most notably in the public sector.	http://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx Source: annual business inquiry employee analysis (2003)
	Total employee jobs	49,998	-	-					
	Full-time	33,369	66.7	66.7					
	Part-time	16,629	33.3	33.3					
	Manufacturing	7,532	15.1	12.8					
	Construction	2,650	5.3	5.1					
	Services	39,334	78.7	80.2					
	Distribution, hotels & restaurants	13,836	27.7	26.2					
	Transport & communications	1,508	3.0	6.2					
	Finance, IT, other business activities	11,249	22.5	19.8					
	Public admin, education & health	8,310	16.6	22.9					
	Other services	4,431	8.9	5.1					
	Tourism-related	3,286	6.6	7.8					
Employment by occupation (residents)	Percentages	North Herts	EoE	GB				Over half of residents of the district in employment work as managers or professionals, significantly above the national average of 40%. A lower proportion work in administration and skilled trades than the national average and a higher proportion work in services. Less than 15% work in low skilled occupations compared to the	http://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx Source: local area labour force survey (Mar 2003-Feb 2004)
	Soc 2000 major group 1-3	50.7	40.8	40.5					
	1 Managers and senior officials	19.1	16.2	14.6					
	2 Professional occupations	15.6	11.5	12.1					
	3 Associate professional & technical	15.9	13.0	13.8					
	Soc 2000 major group 4-5	17.3	25.6	24.4					
	4 Administrative & secretarial	10.8	13.6	13.0					
	5 Skilled trades occupations	6.5	12.0	11.4					
	Soc 2000 major group 6-7	17.3	15.3	15.5					
	6 Personal service occupations	8.6	7.5	7.5					
	7 Sales and	8.7	7.7	8.0					

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
customer service occs Soc 2000 major group 8-9 8 Process plant & machine operatives 9 Elementary occupations		14.8 4.3 10.5	18.3 7.1 11.2	19.6 7.7 11.8				national average of almost 20%.	
% of economically active population with NVQ3 or higher qualifications	2000 49.5 2001 53.6	50.2 50.3	43.0 43.4	44.2 44.4				A skilled workforce is a key requirement for attracting and supporting innovative businesses. N Herts residents of working age have qualification well above national and regional averages, and amongst the highest of any district in the country.	http://www.dtstats.net/sd/bci/bciregionseast.htm Source: Labour Force Survey, Office for National Statistics
Average weekly earnings by place of work	2000 339 2001 362 2002 383 2003 384 2004 393	398 416 421 441 489	349 366 377 396 410	361 382 400 412 427		Nationally, the annual rise in earnings was over 4% over this period. The figure for N Herts appears to be slightly lower, but this is probably not statistically significant. (Note that estimates of annual earnings are slightly higher than suggested by weekly earnings due to surveying effects.)		Jobs in N Herts are significantly lower paid than the national average, whilst those in the county as a whole are above average. This points to the need to improve the quality of employment within the District.	http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=13101 Source: Annual Survey of Hours and Earnings (ASHE) (Note that year-on-year variations for small areas should be treated with caution as they may not be statistically significant because of the sample size)
Average weekly earnings by place of residence	2002 458 2003 463 2004 473	481 505 519	411 429 447	401 415 429		The data are not sufficiently robust to identify clear trends over this period. They suggest that the rate of increase in N Herts. has been below the national average, but differences are not statistically significant. (See note on annual earnings above)		Average earnings by residents of the District are below the Herts. average but significantly above the national average. The disparity between average earnings by workplace and residence suggests that a significant number of people are commuting out of District to obtain higher paid employment.	http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=13101 Source: Annual Survey of Hours and Earnings (ASHE) (Note that year-on-year variations for small areas should be treated with caution as they may not be statistically significant because of the sample size)

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
Average house prices by house type	1996	82,391	95,838	71,771	73,117	Average house prices in N Herts are 20% above the national average and increased slightly more over the period 1996-2004.		* Flat includes maisonettes.	http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=1575&l=3 Source: Land Registry http://www.landreg.gov.uk/
	1997	91,093	107,129	78,930	80,599				
	1998	105,368	121,910	86,794	87,778				
	1999	112,099	134,324	95,700	98,385				
	2000	136,799	158,559	110,372	110,589				
	2001	148,289	173,202	124,616	121,769				
	2002	169,028	201,519	149,299	141,108				
	2003	201,956	227,179	172,257	159,357				
	2004	218,768	243,347	190,218	181,330				
	1 st Q 2005								
	D'ached	445,192							
	Semi	227,826							
	Terrace	177,898							
Flat*	137,303								
Average	220,884								
Average house price to earnings ratio	10.7 (2004)	9.6	8.9	8.2		Over the period 2000 to 2004 house prices in the District increased significantly more than average earnings with the price/earnings ratio increasing from 7.8 to 10.7		The price/earnings ratio for N Herts is one of the highest for any district in the UK.	Calculated from above data.

Land Use and Development Patterns

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value									
Proportion of new homes built on previously developed land	% built on brownfield sites 2001/2 25.0 2002/3 50.8 2003/4 57.6 2004/5 53.6	1993	63	52	53	By 2008, 60 per cent of additional housing in England should be provided on previously developed land and through the conversions of existing buildings.		The proportion of new homes built on brownfield sites in NHDC is significantly below the county and slightly below regional and national averages.	http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032255.pdf NHDC Housing Monitoring Report 2004-05
		1994	69	56	51				
		1995	67	56	54				
		1996	73	53	54				
		1997	86	53	53				
		1998	78	54	55				
		1999	80	58	56				
		2000	65	53	56				
		2001	74	58	58				
		2002	84	58	60				
		2003		59	60				
		Average	76	57	64				
					65				
			61						
Stock of previously developed land.	36 hectares of which 16 hectares identified as suitable for housing.		7,930 hectares	65,760 hectares				The National Land Use Database identifies 36 hectares of previously developed land (PDL) in North Hertfordshire, of which 16 hectares has been identified as potential sites for housing. However this figure is only a proportion of the total amount of PDL in the District, as only sites over 0.25 hectares are included.	http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/downloadable/odpm_plan_030372.pdf Previously-Developed Land that may be available for Development in 2003 Source: National Landuse Database.
Loss of greenfield land	2001/2 hectares 6.19								Source: NHDC

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
to residential development	2002/3 21.32 2003/4 3.68 2004/5 15.37								
Area of Green belt	N Herts 1997 14,060 2003 14,060		London and SE 600,320 600,470	England 1,652,300 1,671,600				37% GB	http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_031125.hcsp
Number of vacant properties	2.35% (2002 based on survey of 1000 properties) of which 0.37% (approx 200) were long-term vacant.			3.4% (April 202) 3.9% (EHCS 1996)		No trend data available			North Hertfordshire Empty Homes Strategy 2004-2007 (Oct 2004).
Density of new housing development	Average density per hectare 2001/2 23.2 2002/3 27.4 2003/4 43.7 2004/5 24.5	1993 25 1994 25 1995 24 1996 24 1997 22 1998 24 1999 24 2000 24 2001 24 2002 27 2003 28 Average 25	24 23 22 22 22 22 22 22 22 25 28	26 24 24 25 25 25 25 25 25 27 33	Target range 30-50			The drop in density for the most recent year appears to be due to the large number of replacement dwellings and conversions in rural areas in 2004-5.	http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032255.pdf NHDC Housing Monitoring Reports

2(b) Provide access to green spaces

Amount of open space per 1000 population	Under investigation.								
Number of sports pitched per 1000 population	There was a total of 128.06 hectares of pitch space in NHDC (2003). This exceeded the minimum Sports Council standard of 1.2 hectares per 1000 residents. However, there was a 11% shortfall against the Sports Council							The main shortfall in provision is for Baldock which had 37% shortfall in outdoor play space and was the only town to have a shortfall (16%) in pitch space.	Pavilions, Playing Fields and Sports Pitches Strategy NHDC 2005 -2010

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources	
	standard of 1.6 hectares of outdoor play space per 1000 residents.									
Provide opportunities for people to come into contact with and appreciate wildlife and wild places	Rights of way in NHDC								Source: Hertfordshire CC	
		No. Length km								
	Footpaths	811 447								
	Bridleways	43 151								
	Roads used as public paths	19 19								
	Bridleway open to all traffic	42 46								
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles										
Distance traveled to work (percentage people between 16 and 74 by distance range)	2001									
	From home	18 16	16	14		There was a 10% reduction in the number of people resident in Herts travelling less than 5km to work between 1991 and 2001. The proportion travelling 5 to 10 km remained constant, whilst those travelling more than 10 km increased by around 10%.		Increases in the proportion of Herts workers travelling further to work suggests that county is increasingly becoming a dormitory for commuting with fewer local jobs.	http://neighbourhood.statistics.gov.uk/ Source: Census 2001, ONS	
	<2km	26 20	22	20						
	2<5km	15 17	18	20						
	5<10km	16 15	15	18						
	10<20km	13 16	15	15						
	20<30km	5 7	7	5						
	30<40km	3 3	3	2						
	40<60km	2 3	2	2						
	60km<	3 3	3	3						
Mode of travel to work	2001	% people between 16 and 74								
		N Herts	Herts	EoE	England	Local targets 2021			http://neighbourhood.statistics.gov.uk/ Source: Census 2001, ONS	
	People who work mainly from home	10	9	9	9		There was a 3% drop in the number of people travelling to work by car between 1991 and 2001, and 1% and 2% reductions in bus use and walking respectively. Other modes remained constant, but there was a 4% increase in people working from home, suggesting this was the main factor reducing car use.			
	Underground, Metro, Light Rail or Tram	0	2	1	3	Hitchin				
	Train	8	9	6	4	62.2%				
	Bus, Mini Bus or Coach	2	3	4	8	Letchworth /Baldock				
	Motorcycle, Scooter or Moped	1	1	1	1	66%				
	Driving a Car or Van	60	59	59	55	Royston				
	Passenger in a Car or Van	5	5	6	6	63.5%				
	Taxi or Minicab	0	1	0	1					
	Bicycle	2	2	4	3					
	On foot	10	9	9	10					
Proportion of journeys by green modes of travel		% all journeys								
		1999	2002			The Herts original target was to double cycling between 1996 and 2002 and double again before 2012.			http://www.hertsdirect.org/infobase/docs/pdfstore/ttdr03.pdf Hertfordshire's Traffic & Transport Data Report 2003	
	Car/d	59	66							
	Car/p	11	10							
	Bus	7	6							
	Train	6	5							
	Cycle	2	2							
	Walk	12	8							
	Other	2	2							
	Car/d - car drivers									
	Car/p - car passengers									
	Other - other private vehicles									
		% all journeys		2003						
		Car/d	45	40						
		Car/p	24	23						
		Bus	2	6						
		Other pub	3	4						
		Walk	23	25						
		Other	3	3						

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources																																																																																																																																																																																																																						
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Road freight movements	There was a 1% reduction of HGV flows in N. Herts between 2002 and 2003 and a 0.7% reduction in flows on roads excluding motorways and trunk roads.	<p>AAWD HGV flows Herts</p> <table border="1"> <thead> <tr> <th></th> <th>2002</th> <th>2003</th> </tr> </thead> <tbody> <tr> <td>M'w/T</td> <td>8520</td> <td>8540</td> </tr> <tr> <td>Prin.</td> <td>1160</td> <td>1140</td> </tr> <tr> <td>B</td> <td>350</td> <td>360</td> </tr> <tr> <td>C</td> <td>200</td> <td>215</td> </tr> </tbody> </table> <p>HGV MVKm/d Herts</p> <table border="1"> <thead> <tr> <th></th> <th>2002</th> <th>2003</th> </tr> </thead> <tbody> <tr> <td>M'w/T</td> <td>1.38</td> <td>1.38</td> </tr> <tr> <td>Prin.</td> <td>0.72</td> <td>0.69</td> </tr> <tr> <td>B</td> <td>0.10</td> <td>0.10</td> </tr> <tr> <td>C</td> <td>0.16</td> <td>0.18</td> </tr> </tbody> </table>		2002	2003	M'w/T	8520	8540	Prin.	1160	1140	B	350	360	C	200	215		2002	2003	M'w/T	1.38	1.38	Prin.	0.72	0.69	B	0.10	0.10	C	0.16	0.18	<p>Road freight by origin</p> <table border="1"> <thead> <tr> <th></th> <th>Million tonnes</th> </tr> </thead> <tbody> <tr><td>1993</td><td>170</td></tr> <tr><td>1994</td><td>169</td></tr> <tr><td>1995</td><td>177</td></tr> <tr><td>1996</td><td>168</td></tr> <tr><td>1997</td><td>186</td></tr> <tr><td>1998</td><td>182</td></tr> <tr><td>1999</td><td>181</td></tr> <tr><td>2000</td><td>179</td></tr> <tr><td>2001</td><td>186</td></tr> <tr><td>2002</td><td>187</td></tr> <tr><td>2003</td><td>198</td></tr> </tbody> </table>		Million tonnes	1993	170	1994	169	1995	177	1996	168	1997	186	1998	182	1999	181	2000	179	2001	186	2002	187	2003	198	<p>Road freight by origin</p> <table border="1"> <thead> <tr> <th></th> <th>Million tonnes</th> </tr> </thead> <tbody> <tr><td>1993</td><td>1277</td></tr> <tr><td>1994</td><td>1346</td></tr> <tr><td>1995</td><td>1352</td></tr> <tr><td>1996</td><td>1369</td></tr> <tr><td>1997</td><td>1380</td></tr> <tr><td>1998</td><td>1379</td></tr> <tr><td>1999</td><td>1323</td></tr> <tr><td>2000</td><td>1347</td></tr> <tr><td>2001</td><td>1345</td></tr> <tr><td>2002</td><td>1390</td></tr> <tr><td>2003</td><td>1404</td></tr> </tbody> </table>		Million tonnes	1993	1277	1994	1346	1995	1352	1996	1369	1997	1380	1998	1379	1999	1323	2000	1347	2001	1345	2002	1390	2003	1404		Flow counts for 2002 and 2003 suggest that the volume of HGV traffic remained reasonably stable across the District and County over those years. Regional data shows an increase of 17% in the tonnage of road freight originating in East of England between 1993 and 2003 compared with a 4% rise for England as a whole. In 2003 63% of the road freight tonnage originating in EoE was transported within the Region, with the majority of the remainder going to London, SE and E. Midlands.		http://www.dft.gov.uk/stellent/groups/dft_control/documents/contentservertemplate/dft_index.html?n=12589&l=4 Regional Transport Statistics, DfT, Nov 2004 Source: National Travel Survey http://www.hertsdirect.org/infobase/docs/pdfstore/ttdr03.pdf Hertfordshire's Traffic & Transport Data Report 2003 Note that data for District and County are based on average daily flows, whereas Regional and National data are based on estimates of annual total freight lifted.
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Environmental Protection

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
3(a) Protect and enhance biodiversity									
Populations of wild birds	Available data do not allow consistent estimates of bird populations at District level.	<p>Skylark (representing farmland) showed a 13% increase in numbers in Herts between 1999-2000. Nationally there was a 20% decline over the period 1994-2003, with a similar decline in the Eastern Region.</p> <p>Song Thrush (representing woodlands and mixed farmland) showed an 18% increase 1999-2000. Regionally the species declined by 19% 1994-2003 despite an increase of 15% nationally over the same period.</p>	<p>Regionally the indicator for farmland birds declined by 10% over the period 1994 to 2003. Of the 19 species recorded 12 showed population declines whilst 7 species showed increases</p> <p>Regionally the indicator for woodland birds increased by 3% over the period 1994 to 2003. Of the 20 species recorded 10 showed population declines whilst 10 species showed increases.</p>	<p>Nationally the indicator for farmland birds declined by 5% over the period 1994 to 2003. Of the 19 species recorded 7 showed population declines whilst 8 species showed increases.</p> <p>Nationally the indicator for woodland birds declined by 4% over the period 1994 to 2003. Of the 33 species recorded 11 showed population declines whilst 15 species showed increases.</p>		<p>Chart 4.32 - Farmland species: 1994 – 2003</p> <p>Chart 4.34 - Woodland species: 1994 – 2003</p>		<p>The Hertfordshire Bird Club, Scientific Committee (Hertfordshire Natural History Society) have produced a Hertfordshire Red Data List for Birds (Hertfordshire Bird Report 2001. Hertfordshire Bird Club, HNHS, 2004).</p> <p>The Hertfordshire Red Data List for birds comprises 53 species. Of these, sufficient data was collected during the county Breeding Birds atlases (1967-1973 & 1988-1992) to show trends of distribution (% of county's tetrads occupied) for 46 Red List species.</p> <p>For the 46 Red Data List species, atlas data shows that:</p> <ul style="list-style-type: none"> • 4 species had stable distributions • 13 species increased their distributions • 29 species decreased in their 	<p>http://www.defra.gov.uk/environment/statistics/wildlife/research/download/wbrds200503.pdf</p> <p>Source: Wild bird indicators for the English regions: 1994 – 2003 (Defra, March 2005)</p> <p>www.bto.org/bbs/results/bbsreport.htm</p> <p>Source: Breeding Bird Survey Reports (BTO/JNCC/RSPB)</p> <p>http://www.hertsdirect.org/infobase/docs/pdfsto/re/qol4.pdf</p> <p>Quality of Life Report 2004, (HEF, 2005)</p> <p>Hertfordshire Biological Records Centre</p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources																																																																												
								distribution However, it should be noted that the above data is old (33 years and 14 years respectively. The next national breeding birds atlas work is due to start in 2007 and will run until 2011, and the publication of new national and county breeding birds atlases will take some years to complete after the survey work ends																																																																													
Number and extent of designated and other sites	<p>Identified County Wildlife Sites, of all categories, account for about 6.5% of the District and, within this, those areas with some form of statutory nature conservation protection, excepting AONB, occupy only 652.6 Ha or 1.7%.</p> <table border="1"> <thead> <tr> <th colspan="2">Area hectares</th> <th colspan="2">Cty WS</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>2295.7</td> <td>1286.3</td> <td></td> </tr> <tr> <td>Woodland</td> <td>4559.5</td> <td>602.9</td> <td></td> </tr> <tr> <td>Tall Herb & Scrub</td> <td>195.3</td> <td>192.3</td> <td></td> </tr> <tr> <td>Wetlands</td> <td>47.36</td> <td>40.86</td> <td></td> </tr> </tbody> </table> <p>Cty WS – County Wildlife Sites are termed 1941 Wildlife Sites in the County BAP.</p>	Area hectares		Cty WS		Total	2295.7	1286.3		Woodland	4559.5	602.9		Tall Herb & Scrub	195.3	192.3		Wetlands	47.36	40.86		<p>In 2002 it was estimated that 11% of Herts represented important wildlife habitats.</p> <p>Designated and other sites in Herts:</p> <table border="1"> <thead> <tr> <th>No</th> <th>Area(ha)</th> <th>%*</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ramsar</td> </tr> <tr> <td>1</td> <td>372</td> <td>0.23</td> </tr> <tr> <td colspan="3">SAC</td> </tr> <tr> <td>1</td> <td>336</td> <td>0.21</td> </tr> <tr> <td colspan="3">SSSI</td> </tr> <tr> <td>43</td> <td>2,211</td> <td>1.4</td> </tr> <tr> <td colspan="3">1941 Wildlife Sites</td> </tr> <tr> <td></td> <td>17,215</td> <td>10.67</td> </tr> <tr> <td colspan="3">National Nature Reserves</td> </tr> <tr> <td>1</td> <td>238</td> <td>0.15</td> </tr> <tr> <td colspan="3">Local Nature Reserves</td> </tr> <tr> <td>23</td> <td>799</td> <td>0.49</td> </tr> <tr> <td colspan="3">HMWT Nature Reserves</td> </tr> <tr> <td>42</td> <td>661</td> <td>0.41</td> </tr> <tr> <td colspan="3">Woodland Trust Sites</td> </tr> <tr> <td>7</td> <td>460</td> <td>0.29</td> </tr> <tr> <td colspan="3">Butterfly Conservation</td> </tr> <tr> <td>1</td> <td>1.5</td> <td>0.001</td> </tr> </tbody> </table> <p>* % of total area of Herts. Note that some sites are included in more than one category.</p>	No	Area(ha)	%*	Ramsar			1	372	0.23	SAC			1	336	0.21	SSSI			43	2,211	1.4	1941 Wildlife Sites				17,215	10.67	National Nature Reserves			1	238	0.15	Local Nature Reserves			23	799	0.49	HMWT Nature Reserves			42	661	0.41	Woodland Trust Sites			7	460	0.29	Butterfly Conservation			1	1.5	0.001					Data for N. Herts shows estimates of the areas of different habitat types identified in the District, together with the area of each identified as County Wildlife Sites. The County data shows the areas of various designations together with the proportion of the total area of the county each represents.	NHDC Biodiversity Plan (adopted July 2005) The State of Biodiversity in 1992-2002 (HEF, 2003?)
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% of SSSIs in good condition	The SSSIs in N Herts extend to approximately 300 ha. Only 6% by area	Currently (1 Aug 2006), of the 1876 ha of SSSIs in Hertfordshire, 66%	As at 1 August 2006, 79% of SSSI's in the East of England were classed as being in	Since 1999, the number of SSSIs in the UK has increased by 2 per cent, from				The condition of SSSIs in N Herts is very poor compared to	Individual, County, Regional and National condition summaries available at http://www.english-nature.org.uk/special/sssi/reportIndex.cfm																																																																												

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
	are assessed as favourable/recovering. 82% are assessed as unfavourable declining and 12% are unfavourable with no change. (2005 based on assessment over the period 2001-2004)	are regarded as being in favourable/recovering condition, the remainder being generally unfavourable. No sites have been partly or wholly destroyed	favourable/recovering condition	6,625 to 6,782 in 2003. The total area of land designated as SSSIs has risen from 2,263 thousand hectares in 1999 to 2,427 thousand hectares in 2003, an increase of 7 per cent. Based on information available as at 1 August 2006, 73% of English SSSIs were assessed as being in a "favourable/recovering" condition.				county and national averages. This appears to be primarily due to the lack of satisfactory management of several of the larger woodland and grassland sites in the District. At the county level, the condition of SSSI is above the national average.	
Implementation of BAP	See local BAP							No data at present but should become available in future as a result of monitoring BAP objectives.	NHDC Biodiversity Plan (adopted July 2005) Some additional information on current workplan available from Agenda for Biodiversity Cabinet Meeting 25 th July 2005.
Extent/populations of important BAP habitats and species	See local BAP							The NH BAP provides extensive estimates of habitats present in the District, together with counts of species of UK priority and conservation concern (noting the lack of sufficient data to fully evaluate these). It is impractical to summarise these data as a single indicator.	NHDC Biodiversity Plan (adopted July 2005)
3(b) Protect and enhance landscapes									
Area of ancient semi-natural woodland (ASNW)	The total area of woodland in NH is 2296 Ha representing approx. 6% of total area of the District. Of which 1226 Ha covering 3.3% of the District is ASNW.	Total of 12,612 Ha of woodland representing 7.7% of county area.	Total of 115,256 Ha of woodland representing 6 % of Regional area.	Approximately 7% of England is covered by woodland of which about 40% is ASNW.					NHDC Biodiversity Plan (adopted July 2005) http://www.defra.gov.uk/erdp/docs/eastchapter/east12/wildlife.htm

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
	Most extant larger ancient semi-natural woods of the district, covering some 634 Ha or 1.6% are designated as County Wildlife Sites								
% of land designated for particular quality or amenity value	Under investigation								

3(c) Conserve and, where appropriate, enhance the historic environment

Number and extent of conservation areas	41 conservation areas with a total area of 1198.19 hectares. (June 2005)	There is no valid basis for comparative data.							Source: NHDC
Grade I and II* buildings at risk	There are currently 3 buildings in N Herts on the at risk register. One of these is Grade I and two are Grade II*	There are currently 8 buildings in Herts on the at risk register. One of these is Grade I and 7 are Grade II* (includes N Herts)	There are currently 124 buildings in EoE on the at risk register.	Nationally 3.6% of Grade I and II* were considered at risk in 2003.		Nationally the proportion of Grade I and II* considered at risk dropped from 3.8% in 1999 to 3.6% in 2003. Over this period the number at risk in the EoE increased slightly but the Region still has the lowest proportion of buildings at risk.		The EoE has the lowest percentage (2%) of buildings at risk of any English region and only 3 buildings are at risk within N Herts.	http://www.english-heritage.org.uk/server/show/nav.1424 Source: English Heritage – Buildings at Risk Register
Number of ancient monuments destroyed or at risk	Currently 1 ancient monument at risk in N Herts. This is included in the building at risk register.	The only ancient monument currently at risk in Herts is the one in N Herts.	Currently 38 ancient monuments at risk in EoE.						http://www.english-heritage.org.uk/server/show/nav.1424 Source: English Heritage – Buildings at Risk Register

3(d) Reduce pollution from any source

Rivers in good or fair quality	EA monitors the various rivers and streams in the District – for which detailed data are available, but not collated as indices of quality at a district level. Under further investigation.	For period 2001-03 approximately 62% of county rivers were classified as good and 95% as good or fair by chemical standards.	<table border="1"> <thead> <tr> <th>Year</th> <th>Good</th> <th>Good / Fair</th> </tr> </thead> <tbody> <tr> <td>1990</td> <td>45</td> <td>92</td> </tr> <tr> <td>1995</td> <td>65</td> <td>98</td> </tr> <tr> <td>2000</td> <td>81</td> <td>99</td> </tr> <tr> <td colspan="3">Chemical</td> </tr> <tr> <td>1990</td> <td>21</td> <td>82</td> </tr> <tr> <td>1995</td> <td>40</td> <td>87</td> </tr> <tr> <td>1997</td> <td>26</td> <td>80</td> </tr> <tr> <td>1998</td> <td>24</td> <td>80</td> </tr> <tr> <td>1999</td> <td>28</td> <td>84</td> </tr> <tr> <td>2000</td> <td>46</td> <td>93</td> </tr> </tbody> </table>	Year	Good	Good / Fair	1990	45	92	1995	65	98	2000	81	99	Chemical			1990	21	82	1995	40	87	1997	26	80	1998	24	80	1999	28	84	2000	46	93	In 2002, 94 per cent of English rivers were of good or fair chemical quality, compared with 89 per cent in 1998.					http://www.hertsdirect.org/infobase/docs/pdfstore/qol4.pdf Source: Quality of Life Report 2004, (HEF, 2005)
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
Air quality – number of days per year any parameter exceeds its Nation Standard	There are no monitoring sites in N Herts conforming to the standards required for this indicator. However, the monitoring within district suggests conditions similar to the county figures.	<p style="text-align: center;">No. of exceedences 2003</p> Rural 54 Urban backgrnd 46.5 Urban roadside 25.25				No clear trends can be identified from available data. There are significant differences year on year due primarily to differing weather conditions.		The dominant pollutant causing most exceedences is ozone which tends not to be localised and is highly sensitive to weather conditions.	Herts. and Beds. Air Pollution Monitoring Network Annual Report, 2003
Number of Air Quality Management Areas	The Council has completed the first round of the air quality review and assessment process did not declare any Air Quality Management Areas.								Herts. and Beds. Air Pollution Monitoring Network Annual Report, 2003

Climate Change

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
4(a) Reduce greenhouse gas emissions									
Output of greenhouse gas and particularly CO₂			11 million tonnes carbon (2001)	114 million tonnes of carbon (2001)					http://www.sustainable-development.gov.uk/indicators/regional/index.htm Regional quality of life counts: 2003 Source: NETCEN
CO₂ emissions per capita (Kg C)			2,000 kg carbon per capita per year. (2001)	2,300 kg carbon per capita per year. (2001)					http://www.sustainable-development.gov.uk/indicators/regional/index.htm Regional quality of life counts: 2003 Source: NETCEN
Energy use per household	Under investigation							It is difficult to obtain data on household energy use because the privatised utilities treat these data as commercially confidential.	
% of energy from renewable sources			0.45% (600 GWh)	<2%					http://www.sustainability-east.com/assets/Renewables%20Report.pdf
Road freight movements								See Objective 2 (b)	
4(b) Improve the District's ability to adapt to climate change									
Area at risk from flooding	Investigating mapping at local level							EA flood risk maps indicate that only land immediately around rivers and streams are at risk in the District.	

A Just Society

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
5(a) Share benefits of prosperity fairly									
Index of multiple deprivation	Percentage of SOAs by quintiles of SOAs in England (2004) Most deprived <20% 0.0 20%-40% 5.1 40%-60% 22.8 60%-80% 29.1 >80% 43.0 Least deprived		Percentage of SOAs in the most and least deprived 20% of SOAs in England Most deprived <20% 6.2 >80% 30.5 Least deprived					Super Output Areas (SOA) are sub-ward areas, with average populations of around 1500. There are 32,482 in England and 79 in NHDC. Index of multiple deprivation(IMD) is a measure of deprivation based on 7 different domains of deprivation. IMD data is usually presented in rank order. Data indicate that NHDC has much lower deprivation than national and regional averages. No SOAs are in the most deprived quintile, and 43% of SOAs fall into the least deprived quintile. Although data indicate that deprivation in not a significant issue in the District as a whole, LDF policies should be monitored to ensure that they do not have a negative impact on the more deprived areas. The most deprived SOAs are concentrated in Letchworth and Hitchin.	
Percentage of People Claiming the Jobseeker's Allowance Benefit for a Year or More			1999 22.6 2000 20.2 2001 16.1 2002 12.4 2003 12.3 2004 13.2	24.5 22.1 19.2 16.1 15.2 15.7	No target identified				http://www.dtstats.net/sd/bci/bciregionseast.htm Source: Labour Market Division, ONS
% of children living in low-income households (below 60% of contemporary median)			2002-3 Before HC* 14 After HC 23 *housing costs	20 29					http://www.sustainable-development.gov.uk/indicators/regional/2003/h04.htm Regional Quality of Life Counts 2003 Source: DWP
5(b) Provide access to services and facilities for all									
Access to services	Banks and Building Societies 0-2kms 79% 2-4kms 11% 4-6kms 8% 6-8kms 2% Cash Machines							These data are estimated on the basis of 'crows flying' distances from GIS maps and so may not reflect true access	http://www.countryside.gov.uk/LAR/Landscape/RandE/dataHub/rural_services_series_dataarea/RS2004data.asp Source: The Countryside Agency, 2001

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
	0-2kms 90% 2-4kms 7% 4-6kms 3% Doctors Surgeries 0-2kms 85% 2-4kms 12% 4-6kms 3% Job Centres 0-2kms 52% 2-4kms 18% 4-6kms 11% 6-8kms 2% 8-10kms 3% 14-16kms 3% 16-18kms 10% 18-20kms 1% Libraries 0-2kms 74% 2-4kms 15% 4-6kms 9% 6-8kms 2% Petrol Stations 0-2kms 90% 2-4kms 7% 4-6kms 3% Post Offices 0-2kms 96% 2-4kms 4% Primary Schools 0-2kms 98% 2-4kms 2% Secondary Schools 0-2kms 72% 2-4kms 19% 4-6kms 6% 6-8kms 3% Supermarkets 0-2kms 83% 2-4kms 7% 4-6kms 8% 6-8kms 2%							distances. Despite the rural nature of much of the district over 90% of the population are within 4kms of most services with the exception of Job Centres.	
Access to services (rural areas)	See above.								
5(c) Promote community cohesion									
No indicators identified	Under investigation								

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources										
5(d) Increase access to decent and affordable housing																			
Homelessness	160 households were accepted as in priority need in 2003/04					An annual average of approximately 170 households were accepted as in priority need over the past 6 years. This figure peaked at 210 for 2002/03 but has since drop to 160 for 2003/04.			North Herts Homeless Strategy										
Number of new affordable homes	<table border="1"> <tr><td>2001/2</td><td>No.</td></tr> <tr><td>2002/3</td><td>0</td></tr> <tr><td>2003/4</td><td>12</td></tr> <tr><td>2004/5</td><td>4</td></tr> <tr><td>2004/5</td><td>77</td></tr> </table>	2001/2	No.	2002/3	0	2003/4	12	2004/5	4	2004/5	77								Source: NHDC
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2004/5	4																		
2004/5	77																		
% of new homes that are affordable	<table border="1"> <tr><td>2001/2</td><td>%</td></tr> <tr><td>2002/3</td><td>0</td></tr> <tr><td>2003/4</td><td>1.7</td></tr> <tr><td>2004/5</td><td>0.8</td></tr> <tr><td>2004/5</td><td>17.1</td></tr> </table>	2001/2	%	2002/3	0	2003/4	1.7	2004/5	0.8	2004/5	17.1	17% (2001)			47%				Source: NHDC http://www.hertsdirect.org/yrccouncil/hcc/env/you/raiseaware/quallife/qol/housing/
2001/2	%																		
2002/3	0																		
2003/4	1.7																		
2004/5	0.8																		
2004/5	17.1																		
Proportion of housing unfit or lacking appropriate insulation	6% of homes were statutorily unfit in 2003		28% (2001)	33% (2001)					http://www.sustainable-development.gov.uk/indicators/regional/2003/h04.htm Regional Quality of Life Counts 2003 Source: ODPM										
5(e) Reduce crime rates and fear of crime																			
Recorded crime by type per 1,000 of population	N Herts	Herts	EoE	E & W		Recorded crime by type per 100,000 of population		Figures for recorded crime in N Herts are significantly below county, regional and national averages for all classes of crime.	http://www.crimestatistics.org.uk/output/page1.asp Source: Home Office http://www.sustainable-development.gov.uk/indicators/regional/2003/h04.htm Regional Quality of Life Counts 2003 Source: Home Office										
	Vehicle and other theft					Vehicle													
	Apr-Jun 2003	7.8	9.1	9.3	11.3	1990	1936	2517											
	Jul-Sep 2003	9.2	9.0	9.1	11.0	2002/3	1482	1885											
	Oct-Dec 2003	7.7	9.0	8.8	10.4	Change	-23%	-25%											
	Jan-Mar 2004	6.5	9.5	8.5	10.3	Burglary													
	Apr-Jun 2003	2.1	2.9	3.0	4.2	1990	591	1073											
	Jul-Sep 2003	3.0	3.2	3.0	4.0	2002/3	515	859											
	Oct-Dec 2003	3.0	3.0	2.8	3.7	Change	-13%	-20%											
	Jan-Mar 2004	2.9	3.2	2.9	3.7	Robbery													
	Apr-Jun 2003	0.2	0.2	0.2	0.5	1990	29	75											
	Jul-Sep 2003	0.2	0.2	0.2	0.5	2002/3	91	217											
	Oct-Dec 2003	0.2	0.2	0.2	0.5	Change	215%	189%											
	Jan-Mar 2004	0.3	0.2	0.2	0.5														
	Violence against the person																		
	Apr-Jun 2003	2.0	2.5	3.7	4.4														
	Jul-Sep 2003	2.5	2.9	3.9	4.8														
	Oct-Dec 2003	2.4	3.0	3.7	4.5														

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
	Jan-Mar 2004 All crime	2.8	3.5	3.8	4.5				
	Apr-Jun 2003	18.2	21.7	23.7	29.0				
	Jul-Sep 2003	21.0	22.1	23.1	28.3				
	Oct-Dec 2003	20.8	22.9	22.9	27.6				
	Jan-Mar 2004	20.3	25.1	23.4	27.8				
Number of alcohol-related crimes and incidents of anti-social behaviour	100 arrests for drunkenness in 2003/04 143 cases of violence against the person, 96 driving and 113 other offences. where alcohol was considered a factor	No data located	No data located	No data located				The report notes that the recording of alcohol-related crimes is very unreliable.	Crime and Disorder Audit Report for NHDC Dec 2004.
Fear of crime	Fear of crime survey responses % of respondents worried or very worried about: Burglary 65% Theft from vehicle: 55%	County-wide figure on the same basis for theft from vehicle was 52%							Crime and Disorder Audit Report for NHDC Dec 2004.
5(f) Improve conditions and services that engender good health and reduce health inequalities									
General level of health (self-stated)	2001 Health % Good 72.1 Fairly good 21.2 Not good 6.7	73.1 20.3 6.6	70.4 22.0 7.6	68.8 22.2 9.0					ONS Neighbourhood Statistics.
Life expectancy by ward	Males 1991-3 75.5 1994-6 76.0 1997-9 76.3 2000-2 76.8 Change 1.3 Females 1991-3 79.5 1994-6 80.2 1997-9 80.0 2000-2 80.7 Change 1.2		75.0 75.7 76.3 77.0 2.0 80.1 80.4 80.8 81.4 1.3	73.7 74.4 75.1 76.0 2.3 79.1 79.6 80.0 80.6 1.5					http://www.sustainable-development.gov.uk/indicators/regional/2003/h04.htm Regional Quality of Life Counts 2003 Source: ONS http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=8841&Pos=1&ColRank=1&Rank=272

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources																																																																																																														
Access to healthcare facilities	See access to services																																																																																																																						
Number of households effected by ambient noise	London Luton Airport received 147 complaints from 63 residents of NHDC in 2003.	The total number of complaints to Luton London Airport in 2003 was 680 from 338 complainants which related to a total of 1522 events of noise from aircraft.				There was a drop in total aircraft noise complaints in recent years from a maximum of 1,342 in 2001.		Noise complaints received by NHDC do not show any pattern of ambient noise problems. Aircraft noise seems to be the primary ambient noise issue for residents of NHDC.	http://www.luton.gov.uk/internet/Transport_and_streets/Public_transport/Air_services/London%20Luton%20airport%20annual%20monitoring%20report																																																																																																														
Deaths and serious injuries in road accidents	Road accident casualties North Herts <table border="1"> <thead> <tr> <th></th> <th>Fatal</th> <th>Serious</th> <th>Slight</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>1995</td><td>4</td><td>102</td><td>419</td><td>525</td></tr> <tr><td>1996</td><td>10</td><td>91</td><td>512</td><td>613</td></tr> <tr><td>1997</td><td>8</td><td>87</td><td>509</td><td>604</td></tr> <tr><td>1998</td><td>9</td><td>119</td><td>591</td><td>719</td></tr> <tr><td>1999</td><td>8</td><td>99</td><td>507</td><td>614</td></tr> <tr><td>2000</td><td>7</td><td>66</td><td>577</td><td>650</td></tr> <tr><td>2001</td><td>6</td><td>99</td><td>517</td><td>622</td></tr> <tr><td>2002</td><td>11</td><td>57</td><td>580</td><td>648</td></tr> <tr><td>2003</td><td>5</td><td>58</td><td>576</td><td>639</td></tr> <tr><td>2004</td><td>9</td><td>75</td><td>529</td><td>613</td></tr> </tbody> </table>			Fatal	Serious	Slight	Total	1995	4	102	419	525	1996	10	91	512	613	1997	8	87	509	604	1998	9	119	591	719	1999	8	99	507	614	2000	7	66	577	650	2001	6	99	517	622	2002	11	57	580	648	2003	5	58	576	639	2004	9	75	529	613	Road accident casualties Hertfordshire <table border="1"> <thead> <tr> <th></th> <th>Fatal</th> <th>Serious</th> <th>Slight</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>1995</td><td>45</td><td>1003</td><td>5454</td><td>6502</td></tr> <tr><td>1996</td><td>58</td><td>1099</td><td>5657</td><td>6814</td></tr> <tr><td>1997</td><td>58</td><td>1053</td><td>5660</td><td>6771</td></tr> <tr><td>1998</td><td>57</td><td>1103</td><td>5857</td><td>7017</td></tr> <tr><td>1999</td><td>53</td><td>895</td><td>5754</td><td>6702</td></tr> <tr><td>2000</td><td>54</td><td>858</td><td>6287</td><td>7199</td></tr> <tr><td>2001</td><td>49</td><td>845</td><td>5679</td><td>6573</td></tr> <tr><td>2002</td><td>58</td><td>756</td><td>5819</td><td>6633</td></tr> <tr><td>2003</td><td>38</td><td>650</td><td>5514</td><td>6202</td></tr> <tr><td>2004</td><td>51</td><td>640</td><td>5483</td><td>6174</td></tr> </tbody> </table>			Fatal	Serious	Slight	Total	1995	45	1003	5454	6502	1996	58	1099	5657	6814	1997	58	1053	5660	6771	1998	57	1103	5857	7017	1999	53	895	5754	6702	2000	54	858	6287	7199	2001	49	845	5679	6573	2002	58	756	5819	6633	2003	38	650	5514	6202	2004	51	640	5483	6174		No clear trends are identifiable from available data.		The rate of accidents per 1000 population is lower for N Herts than the county as a whole.	Hertfordshire Highways 01707 356223
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5(g) Increase participation in education and life-long learning																																																																																																																							
Percentage of population by age band and educational qualification	Insufficient data available to implement at present.																																																																																																																						
5(h) Maintain and improve culture, leisure and recreational activities that are available to all																																																																																																																							
No indicators identified	Under investigation																																																																																																																						

Resource Use and Waste

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources																				
6(a) Use natural resources efficiently; reuse, use recycled where possible																													
Consumption/ recycling of aggregates	No data currently available																												
Construction and demolition waste going to landfill	No data currently available																												
Number of dwellings created by re-use of existing buildings (conversion or change of use)	<table border="1"> <tr> <td></td> <td>No.</td> </tr> <tr> <td>2001/2</td> <td>11</td> </tr> <tr> <td>2002/3</td> <td>23</td> </tr> <tr> <td>2003/4</td> <td>40</td> </tr> <tr> <td>2004/5</td> <td>56</td> </tr> </table>		No.	2001/2	11	2002/3	23	2003/4	40	2004/5	56								Source: NHDC										
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2001/2	11																												
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Number of buildings designed to sustainability principles	Under investigation																												
Average household water use per capita	<table border="1"> <tr> <td colspan="3">Litres/person/day</td> </tr> <tr> <td></td> <td>Anglian</td> <td>Three Valleys</td> </tr> <tr> <td>99/00</td> <td>150</td> <td>170</td> </tr> <tr> <td>00/01</td> <td>155</td> <td>175</td> </tr> <tr> <td>01/02</td> <td>150</td> <td>181</td> </tr> <tr> <td>02/03</td> <td>159</td> <td>178</td> </tr> <tr> <td>03/04</td> <td>163</td> <td>191</td> </tr> </table>	Litres/person/day				Anglian	Three Valleys	99/00	150	170	00/01	155	175	01/02	150	181	02/03	159	178	03/04	163	191			2003/04 average estimate for all unmetered users across all supply companies was 158 l/p/d.			<p>NHDC is covered by 2 supply companies. Anglian supplies most of the District with Three Valleys supplying predominantly rural areas in the south. Anglian consumption is approximately the national average, whereas 3 Valleys are the highest for any supplier being approximately 20% above average.</p>	<p>Data from Three Valleys report <i>Serving the community, protecting the environment 2004</i>. http://www.ofwat.gov.uk/aptrix/ofwat/publish.nsf/AttachmentsByTitle/leakage_03-04.pdf/\$FILE/leakage_03-04.pdf</p> <p>Security of supply, leakage and efficient use of water 2003 – 2004, Ofwat Dec 2004</p> <p>Note that companies make estimates for their whole supply areas and cannot break this down to smaller areas.</p>
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	Anglian	Three Valleys																											
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03/04	163	191																											

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
Margin between water supply resources and projected demand	No local data are available, nor would these be particularly meaningful given the extensive distribution network used to maintain security of supply. North Herts spans both the Anglian and Thames EA Regions.		In 1997 0.95 cubic km of water was abstracted in the Anglian Region. This represented 23% of the estimated Annual Internal renewable water resources of 4.14 cubic km. Figures for Thames Region were 1.82 cubic km representing 59% of AIRWR of 3.09 cubic km.	For England and Wales the annual extraction rate in 1997 was 15.26 cubic km representing 22% of AIRWR of 68.17 cubic km.		No trend data available.		The percentage extraction rate of 23% for Anglian Region was slightly above the national average of 22%, but the rate for Thames Region at 59% was more than double the National average. This is one of the highest rates in Europe.	Water Resources for the Future – A strategy for Anglian Region, EA, March 2001
State of groundwater resources	NHDC lies on the Ivel Chalk aquifer. This has a significant surplus above the currently licensed abstraction rate, but see comments.							Comments on the Ivel Chalk aquifer: 'Increases in abstraction from the Chalk are not acceptable despite the water balance showing a surplus. The surplus is viewed with caution because firstly, there is a large volume of effluent and it may not be wise to plan to rely on such high effluent flows in future and secondly, this unit overlaps with Thames Region which may rely on groundwater resources in this unit.'	Water Resources for the Future – A strategy for Anglian Region, EA, March 2001

6(b) Reduce waste

Annual per capita production of household waste	<p>Waste per Capita (kg)</p> <p>2002/03 534 2003/04 524</p> <p>Waste per household (kg)</p> <p>2000/01 1271 2002/03 1227 2003/04 1205</p>		<p>1998/9 491 2002/3 520</p>	<p>482 521</p>		Per capita household waste produced in N Herts is approximately the national average, but recent trend data suggests that it is falling in the District whereas the national trend is a continuing rise.			http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf Source: Quality of Life Report 2004, (HEF, 2005)
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
Percentage of household waste recycled or composted	1998-99	8			7.5	Local and regional recycling rates are above the national averages, but NHDC is performing below average for the county.			http://www.defra.gov.uk/environment/statistics/index.htm Source: Municipal Waste Management Survey, Published August 2004 http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf Source: Quality of Life Report 2004, (HEF, 2005)
	1999-00	10			8.2				
	2000-01	9	2002/03	18.5	9.0				
	2001-02	10	2003/04	21.9	10.3				
	2002-03	11			11.2				
	2003/04	17.7			12.5				
					14.5				
Percentage of waste landfilled		77% (2000/01) 71% (2003/04)						It is estimated that current Herts. landfill options will be exhausted by 2008.	Source: Hertfordshire Waste Strategy

Town Centres

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Status	Comments	Data sources
7 Promote sustainable urban living									
Vacant units in main town centres	2004 Hitchin 10 Letchworth 21 Baldock 8 Royston 13	2005 9 26 6 16							Source: NHDC
Percentage of new retail (A1) in town centers versus out-of-town	% of new retail in town centres 2001/2 2002/3 2003/4 2004/5	97.0 23.5 95.0 100.0							Source: NHDC
% of all dwellings completed which are within town centres	% of new dwellings in town centres 2001/2 2002/3 2003/4 2004/5	45.3 36.1 23.4 16.0							Source: NHDC

**Sustainability Appraisal and SEA of the North
Hertfordshire Land Allocations Development Plan
Document**

**Appendix 3: Significance Criteria and Options Appraisal
Summaries**

December 2007



**North Hertfordshire District Council
Sustainability Appraisal and SEA of the North
Hertfordshire Land Allocations Development Plan
Document Appendix 3: Significance Criteria and Options
Appraisal Summaries**


A report from **CAG Consultants**
in association with **Hyder Consultants**

December 2007

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Significance criteria

SA Objective ¹	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 agricultural land? reduce quantity of 	All	Site information shows whether greenfield or brownfield, agricultural land quality of greenfield sites (though doesn't separate 3a and 3b), and identifies environmental and amenity value.	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 value or any ecological designations.	Greenfield site which is sensitive in terms of ecology, agriculture or/and amenity

¹ those relevant to the SEA Directive are shown underlined

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	unremediated contaminated land?		Information on possible contaminated land	.	
<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	<p>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)</p> <p>Green space strategy mapping provision and proposing standards is being developed but will not be available in time for this appraisal. It will determine whether new developments include greenspace provision for existing residential areas.</p>	<p>Housing within 400 metres of green space accessible by existing footpaths or cycleways.</p> <p>Site provides additional access to green space</p>	<p>Reduces distance or accessibility to open space from existing residential properties</p> <p>Housing further than 800 metres from green space</p>
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	<ul style="list-style-type: none"> 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 	All	<p>Site description</p> <p>Housing Background paper: local service provision in the villages</p> <p>Transport Utilities constraint study</p> <p>Edge of Settlement</p>	<p>Within 800m of a station</p> <p>In a town within 400m of a bus stop</p>	<p>In a village without a regular bus service</p> <p>Further than 800m from a station or 400m from a bus stop</p>

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	training, shopping, healthcare and other services by walking, cycle, bus, and train? <ul style="list-style-type: none"> avoid exacerbating local traffic congestion? 		Study (lists accessibility to schools and other services for edge of settlement sites) Public transport access maps for towns Town Centre and Retail Study and Town Plans give some information on services provided.		
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 map showing features and designations ²	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</u>	<ul style="list-style-type: none"> protect and enhance landscapes, especially 	All	GIS map showing features and	Location in an area of low landscape	Location in a area of low or moderate

² 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 ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<u>enhance landscapes</u>	those of historic, recreational or amenity value, and within the Chilterns AONB?		designations Landscape Capacity Study Landscape Character Assessment (for development in rural areas)	sensitivity and high or moderate to 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 District's towns and villages? protect sites of archaeological and historic importance, whether designated or not? 	All	For each site we were provided with a GIS map showing features and designations	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) Groundwater source protection zone information. Information on contaminated land.	Site not located in source protection zone 1 or 2, with no land contamination issues and not adjacent to a watercourse.	Site located in source protection zone 1, with land contamination issues, or bordering watercourse

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
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? avoid development in areas with clay soil susceptible to subsidence? avoid development on northern-facing slopes? promote development that can support CHP 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>	All	List of sites in flood risk areas. SUDS viability map No information available on subsidence issues.	Not in flood risk area or on a northern facing slope, of a suitable size to make CHP viable, or where SUDS is viable	Located in high flood risk area, or on a northern facing slope, or where SUDS is not viable
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? recognise and value cultural and ethnic 	All	Information on location of deprived areas Housing Background paper: local service provision in the	Potential to provide new/improved services/facilities for deprived areas Potential for site to support existing rural	Site will compete with services in deprived or rural areas

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	diversity? <ul style="list-style-type: none"> retain rural services, especially shops, post offices, schools, health centres and bus services? 		villages	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 meeting the following criteria 1)Within or adjoining the towns of Baldock, Hitchin, Letchworth Garden City, Royston and in any urban extensions to Stevenage or Luton, sites for 15 or more dwellings or 0.4Ha or greater; or 2) In or adjoining any other settlement, sites for 7 or more dwellings or 0.2Ha; or 3) Where a site is below these thresholds but could reasonably be considered part of a larger development which would exceed the thresholds.	

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<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	<p>Site maps showing Luton airport noise contour.</p> <p>Site information showing proximity to major roads, and existing housing.</p>		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 infrastructure capacity? <p><i>Note that protection of groundwater resources are addressed in 4(a) and therefore not repeated here</i></p>	All	No information available on water supply issues, except that the Transport and Utility Constraints report states that there may be problems for new developments in Hitchin and Letchworth.		Significant constraints on water resources and sewerage infrastructure.
TOWN CENTRES					
7 Promote sustainable urban	<ul style="list-style-type: none"> encourage wider range of shops and services 	All	Site location maps Town Centre and	Site providing additional shops and	Out of town site likely to compete with shops

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
living	<p>in town centres?</p> <ul style="list-style-type: none"> • 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? 		Retail Study Baldock, Letchworth and Royston Town Centre Strategies	<p>services in town centres</p> <p>Housing or mixed use site within 800m of town centre</p>	and services in town centres

Site summaries

Employment sites

General points:

- Provision of local employment will contribute to reducing commuting out of the District. However, many of the sites are on the edge of town, and transport issues should be considered in site development.
- Sewerage infrastructure capacity may be an issue in Baldock, Letchworth and Royston, which will require site specific assessments.
- Water supply infrastructure capacity may be an issue in Hitchin and Letchworth
- All sites are addressing the need for provision of local employment. The total area of sites included is significantly greater than the identified need. It is not clear what the impact of this will be on the provision of local employment, though it may be positive in providing greater flexibility.

Site/location	Strengths	Weaknesses
B/e01 Land off Royston Road, Baldock	<ul style="list-style-type: none"> • Help to support and regenerate the area • Train station within 800m of site. • Bus stop within 400m of site • The site is identified as having a high capacity for development and a low sensitivity for development. • This site is suitable for SUDS 	<ul style="list-style-type: none"> • Next to the railway line – potential noise issues • On the edge of an area of archaeological interest • Borders residential properties

<p>B/e02 Land off Royston Road, Baldock</p>	<ul style="list-style-type: none"> • Within 400m of a bus stop • This site is suitable for SUDS 	<ul style="list-style-type: none"> • Includes grade 2 agricultural land • Further than 800m from the station • Public right of way through site – development may reduce amenity • Next to the railway line – noise for future workers • In an area of archaeological interest • Borders residential properties to south
<p>B/e03 Employment area Icknield Way Baldock</p>	<ul style="list-style-type: none"> • Brownfield site • Within 400m of a bus stop • Within 800m of train station • Opportunity to reclaim known contaminated land • This site is suitable for SUDS 	<ul style="list-style-type: none"> • Next to the railway line – potential noise issues • In an area of archaeological interest • Borders residential properties • Contaminated land – gas works and underground tanks
<p>H/e01 Former Transco Site Cadwell Lane Hitchin</p>	<ul style="list-style-type: none"> • Brownfield site • Bus route with restricted services within 400m • Opportunity to reclaim contaminated land • SUDS may be feasible 	<ul style="list-style-type: none"> • On the outskirts of town – over 800m • Next to the railway line – potential noise issues • The site is over 800m from the train station • Probable contaminated land – gas works and underground fuel tanks • Close to a designated wildlife site
<p>H/e02 <i>Land north east of Wilbury Way Hitchin</i></p>	<ul style="list-style-type: none"> • Within 400 m of bus stop • There may be potential to reclaim contaminated land. • Away from residential area • SUDS may be feasible 	<ul style="list-style-type: none"> • The site is currently mainly a greenfield site which includes Grade 2 agricultural land. • Borders a public right of way • Site is more than 800m from the station and from the town centre • Site is likely to be contaminated through former use as a sewage works
<p>L/e1 Former Power Station Works Road Letchworth</p>	<ul style="list-style-type: none"> • Vacant brownfield site • The site is within 400m of a bus stop and 800m of the train station. • Opportunity to reclaim contaminated land 	<ul style="list-style-type: none"> • Next to the railway line – potential noise issues • Site is contaminated through its former use as a power station

	<ul style="list-style-type: none"> • Site is within 800m of town centre 	
<p>R/e01 Land north of York Way Royston</p>	<ul style="list-style-type: none"> • Within 400m of a bus stop • Just within 800m of train station • This site is suitable for SUDS 	<ul style="list-style-type: none"> • Greenfield site – agricultural grade not specified • Public right of way through this site – developing it could lead to a reduction in amenity. • Distance from town (over 800m) means that this development is unlikely to contribute to the town centre • The southern part of the site is within Groundwater Source Protection Zone 3.
<p>R/e02 Industrial estate Lumen Road Royston</p>	<ul style="list-style-type: none"> • Brownfield site • Central to the town- site is within 800m of town centre • The site is within 400m of a bus stop and within 800m of the train station • Opportunity to reclaim contaminated land • This site is suitable for SUDS 	<ul style="list-style-type: none"> • Borders a public right of way • The site is within Groundwater Source Protection Zone 2. • Listed building onsite • Known contaminated land (gas works)

Gypsy and traveller areas of search

General points:

- By providing a suitable site for travellers, all proposed sites would meet the needs of a disadvantaged group of people
- There may be potential tensions with local residents due to the controversial nature of gypsy and traveller sites
- This can be mitigated by ensuring that local residents are involved in the site selection and development process, and that a link is established between gypsies and travellers and the Parish Council.

Site/location	Strengths	Weaknesses
NH109 Land south of Gannock Green and north of Payne End Sandon	<ul style="list-style-type: none"> • Access to green space within 400m • Village has a regular bus service • Characterised by a plateau landform and generally arable fields, a sheltered traveller site should not have too much of an impact upon this landscape character. 	<ul style="list-style-type: none"> • Partly grade 2 agricultural land • Site is on the edge of an area of archaeological interest and a conservation area • Village has a regular bus service. However, village services are limited, (e.g. no food shop) so location is likely to result in use of cars to access services
NH112 Land south of Notley Green Sandon	<ul style="list-style-type: none"> • Access to green space within 400m • Village has a regular bus service. • Characterised by a plateau landform and generally arable fields, a sheltered traveller site should not have too much of an impact upon this landscape character. 	<ul style="list-style-type: none"> • Grade 2 and 3 agricultural land • Likely to lead to a decrease in ecological value – borders a designated wildlife site • Site is on the edge of an area of archaeological interest and a conservation area • Village has a regular bus service. However, village services are limited, (e.g. no food shop) so location is likely to result in use of cars to access services
NH117	<ul style="list-style-type: none"> • Access to green space within 400m • Reed has a regular bus service and the site is within 	<ul style="list-style-type: none"> • Partly grade 2 agricultural land • Likely to lead to a decrease in ecological value –

Site/location	Strengths	Weaknesses
North of The Joint Reed	400m of a bus stop	adjacent designated site <ul style="list-style-type: none"> • Village has a regular bus service. However, there are no village shops so location is likely to result in use of cars to access services • Site is highly visible and offers little opportunity for mitigation • Site is partly on a north facing slope • Borders conservation area • Borders area of archaeological interest
NH16 West of The Bury Lilley Bottom Road, Whitwell St Paul's Walden	<ul style="list-style-type: none"> • South-eastern part of the site is well screened • This site is well located for accessing local services and facilities in the village of Whitwell – the village has a food shop and a post office • Access to green space within 400m • This site has a regular bus service and is within 400m of a bus stop • May be an opportunity to reclaim contaminated land • SUDS viable 	<ul style="list-style-type: none"> • This site borders a designated wildlife site (to the north) • Site borders a watercourse • Village location means that it is likely to result in the use of private cars to access services • The site is adjacent to a conservation area • Borders a historic park and garden • Issues of noise pollution from Luton airport, particularly in northern part of the site. • Site is identified as possibly being contaminated due to an infilled watercourse/marsh in the SE corner
NH18 South of Hinworth Road Ashwell	<ul style="list-style-type: none"> • The site has good access to green spaces within 400m. 	<ul style="list-style-type: none"> • There is a landfill site within 200 m of this site • Not suitable for SUDS • Ashwell does not have a regular bus service, so people living here are likely to rely heavily on personal cars. • The landscape here is open and this site is visually prominent locally, which suggests that development on this site would have a detrimental effect on this landscape.
NH61 Preston Hills	<ul style="list-style-type: none"> • Good access to green space (within 400m) • SUDS viable 	<ul style="list-style-type: none"> • Village location means that it is likely to result in the use of private cars to access services • Site is highly visible and offers little opportunity for

Site/location	Strengths	Weaknesses
Austage End King's Walden	<ul style="list-style-type: none"> • Regular bus service in King's Walden 	mitigation
NH72 Land at London Road Barkway	<ul style="list-style-type: none"> • Eastern part of northern field is of lower sensitivity • Barkway has a regular bus service • The site is within 400m of green space 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Barkway does not have a food shop or a post office. • Village location means that it is likely to result in the use of private cars to access services • Northern part of the site is highly visible • Borders conservation area and area of archaeological importance
NH73 Land at Buckland Road Barkway	<ul style="list-style-type: none"> • Eastern part of northern field is of lower sensitivity • Barkway has a regular bus service • The site is within 400m of green space 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Village location means that it is likely to result in the use of private cars to access services • Barkway does not have a food shop or a post office • Borders conservation area and area of archaeological importance
NH95 Land north of West Lane and Holwell Road Pirton	<ul style="list-style-type: none"> • In a village with a regular bus service • Within 400m of green space 	<ul style="list-style-type: none"> • Part Grade 2 agricultural land • Village location, with no food shop, means that it is likely to result in the use of private cars to access services • Site is highly visible and offers little opportunity for mitigation • The site may be contaminated due to an old sewage works to the south of the site. • Borders conservation area and area of archaeological importance • SUDS are not feasible at this site

Other and mixed use sites

General points:

- No issues on flooding, land or groundwater contamination unless mentioned.
- There is bound to be some loss of biodiversity in the development of most unused brownfield sites. This is mentioned in specific sites when the information available suggests particular issues (eg presence of wooded areas). However, as site visits have not been undertaken by the appraisers, the fact that it is not mentioned does not mean that there is not an issue.
- Because some of these are infill developments, there is likely to be a short term impact of construction on existing residents.

Site/location	Strengths	Weaknesses
Baldock		<p>The following are general issues for Baldock:</p> <ul style="list-style-type: none"> • Secondary School capacity is a significant issue. • Sewerage infrastructure capacity may be an issue. • Lack of convenience shopping within the town centre would indicate continuing car use to the local out of town supermarket in the short-term. This could have a negative impact on the town centre.
B/o1 Land east of Clothall Road, Baldock	<ul style="list-style-type: none"> • Proposed use as playing field and open space would retain land as greenfield • Providing recreational land and access to green space • Good accessibility – public transport and footpath links: within 400m of regular bus route • Shelters residential areas from road • SUDS viable 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Site is on an area of archaeological interest (former roman settlement) • Further than 800m from the station
B/o2 Walls Field Clothall Road Baldock	<ul style="list-style-type: none"> • Proposed use as playing field and open space would retain land as greenfield • Providing recreational land and access to green space • Good accessibility – public transport and footpath links: within 400m of regular bus route and 800m of the 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Site is in an area of archaeological interest (former roman settlement) • Scheduled Ancient Monument onsite

Site/location	Strengths	Weaknesses
	<ul style="list-style-type: none"> station • SUDS viable 	
Barkway		
BK/o1 Land at Royston Road Barkway	<ul style="list-style-type: none"> • Provides reserve school site. Good schools with enough space for local children are important to the sustainable economic growth of the village • May reduce commuting to local towns for this purpose and children from the village can walk to school. • Within 400m of a bus stop and regular bus service • SUDS viable 	<ul style="list-style-type: none"> • Significant increase in noise levels and traffic for those living next to this site
Barley		
<i>BL/o1 Land at junction of Church End and Picknag Road Barley</i>	<ul style="list-style-type: none"> ▪ This site is for a proposed coach depot. This could support and encourage the rural economy. ▪ Brownfield site • Regular bus service (bus stop is next to the site) • There may be potential to reclaim some contaminated land 	<ul style="list-style-type: none"> • This site is adjacent to a conservation area, and as such, may affect the setting. • May block views of open countryside • Is likely to increase noise and traffic in the village and may place strain on small rural roads. • Site may be contaminated
Codicote		
<i>C/b1 Land at St Giles Church Bury Lane Codicote</i>	<ul style="list-style-type: none"> • SUDS viable • Site is within 400m of a bus stop 	<ul style="list-style-type: none"> • Proposal is to include this area in the village boundary. It is not clear what sort of development this would result in, so difficult to carry out an assessment. • Partly a greenfield site • Archaeological interest area

Site/location	Strengths	Weaknesses
Hitchin		<ul style="list-style-type: none"> Water supply infrastructure is an issue for new development in Hitchin
H/m01 Land at Paynes Park Paynes Park Hitchin	<ul style="list-style-type: none"> Mixed use (employment and housing development) should support the town centre SUDS viable Within 800m of town centre Within 400m of bus stop 	<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
H/m02 Land at and around Churchgate Hitchin	<ul style="list-style-type: none"> Mixed use (employment and housing development) contributes to implementation of the Town Centre Strategy Within 800m of town centre Within 400m of bus stop SUDS viable 	<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. 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
H/m03 Post Office Hermitage Road Hitchin	<ul style="list-style-type: none"> Mixed use (employment and housing development) contributes to implementation of the Town Centre Strategy May lead to remediation of contaminated land Within 400m of a bus stop SUDS viable 	<ul style="list-style-type: none"> Site is in a conservation area Site is in an area of archaeological interest The site is on the River Hiz and in a flood risk area. It is for flats on upper floors of predominantly retail scheme. Almost the whole site is in 1 in a 100 yr floodplain. Slightly more than 800m from the station Site is likely to be contaminated from underground fuel tanks
H/o1 Playing Field Bearton Green Hitchin	<ul style="list-style-type: none"> A reserve school site. Good schools with enough space for local children are important to the sustainable economic growth of the town Site is on the edge of a residential area – well located for a school in terms of a facility for the local community. 	<ul style="list-style-type: none"> Loss of existing open space Significant increase in noise levels and traffic for those living next to this site May not be suitable for SUDS

Site/location	Strengths	Weaknesses
	<ul style="list-style-type: none"> • Within 400m of a bus service • Within 800m of centre 	
<p>H/o2 Allotments Gaping Lane Hitchin</p>	<ul style="list-style-type: none"> • Reserve school site. In order to promote the sustainable economic growth of the town, it is important that there are good schools with enough space for local children. • Close to town and residential area, so should promote sustainable transport patterns • Good public transport links; within 400m of a bus stop • Site within 800m of the train station 	<ul style="list-style-type: none"> • Potential loss of biodiversity • Loss of allotments • Potential issues with traffic congestion being in a residential area and next to another school • Noise and dust - construction impact on neighbouring school • Unsuitable for SUDS
<p><i>H/o3 Land at Hillfield Road Hitchin</i></p>	<ul style="list-style-type: none"> • Use as a buffer zone between residential and employment sites may present opportunity to reinstate some green space on this site. • If buffer strip is vegetated, this may lead to an improvement in biodiversity and ecological value • Improve the lives of local residents • Reduce traffic and congestion in this area by avoiding development 	<ul style="list-style-type: none"> • Loss of existing employment land
<p>Knebworth</p>		
<p>KB/m1 Builders' Yard London Road Knebworth</p>	<ul style="list-style-type: none"> • Mixed employment and housing use should support local services • Opportunity to reclaim contaminated land. • Within 800m of village centre • Within 400m of bus stop • Within 800m of train station • Suitable for SUDS • Will provide affordable housing 	<ul style="list-style-type: none"> • Additional development could contribute to existing congestion on London Road • Site may be contaminated from commercial/industrial use

Site/location	Strengths	Weaknesses
Letchworth		<p>The following are general issues for Letchworth:</p> <ul style="list-style-type: none"> Limited Secondary School capacity and limited potential to expand. Sewerage infrastructure capacity may be an issue. Water supply infrastructure.
L/m1 Library and museum site Gernon Road Letchworth	<ul style="list-style-type: none"> Will contribute to town centre regeneration as outlined in the Town Centre Strategy 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 SUDS viable The site is located in the town centre 	<ul style="list-style-type: none"> Site is in a conservation area Next to a Historic Park and Garden Site includes a listed building
L/m2 Land at The Wynd Letchworth	<ul style="list-style-type: none"> Will contribute to town centre regeneration as outlined in the Town Centre Strategy Within 400m of green space areas Within 800m of the town centre. Within 800m of the train station. The site has easy access to bus services and stops are within 400m to the site. SUDS viable 	<ul style="list-style-type: none"> Site is in a conservation area Located close to railway line; potential noise impacts
L/o1 Old Grammar School Broadway Letchworth	<ul style="list-style-type: none"> Proposed retail/mixed use should support town centre regeneration as outlined in the Town Centre Strategy Within 400m of green space 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"> Site is in a conservation area The site may not be suitable for SUDS
L/o2 Lannock School Whiteway Letchworth	<ul style="list-style-type: none"> Within 400m of a Green space recreation ground The site is suitable for SUDS Site is within a deprived area of Letchworth – potential benefits for regeneration 	<ul style="list-style-type: none"> Future use is unclear, so difficult to appraise impacts Site is in a Ground Water Source Protection Zone 2 Loss of a local school The site is over 800m to the station

Site/location	Strengths	Weaknesses
	<ul style="list-style-type: none"> The site is within 400m of a regular bus route 	<ul style="list-style-type: none"> Site is located over 800m to the town centre
<p>L/o3 Westbury School West View Letchworth</p>	<ul style="list-style-type: none"> If developed for housing could provide affordable housing (unclear how many dwellings) Within 800 m of town centre Within 800m of train station Within 400m of bus stop Some green space within 400m 	<ul style="list-style-type: none"> Site is in a conservation area Loss of a local school
<p>L/o4 Detached playing field at Westbury School High Avenue Letchworth</p>	<ul style="list-style-type: none"> Close to town centre If developed for housing could provide affordable housing (unclear how many dwellings) Within 400m of bus stop Within 800m of town centre 	<ul style="list-style-type: none"> Site borders a conservation area Loss of playing fields Not within 800 of train station
<p>L/o5 Transport interchange Station Place Letchworth</p>	<ul style="list-style-type: none"> Proposed development for transport interchange and retail/mixed use will contribute to town centre regeneration as outlined in the Town Centre Strategy The site is adjacent to and incorporates elements of the train station The site has access to bus stops within 400m The site is within 400m of green space SUDS viable Site is located within 800m of the town centre 	<ul style="list-style-type: none"> Site is in a conservation area Listed building on site
<p>L/o6 Land west of Highfield Letchworth</p>	<ul style="list-style-type: none"> Provision of playing fields will provide green space and amenity Opportunity to investigate and if necessary remediate contamination 	<ul style="list-style-type: none"> On the edge of an archaeological area Possible short term impact on ecology – disturbance due to adjusting land use from partially overgrown fields to a playing field

Site/location	Strengths	Weaknesses
	<ul style="list-style-type: none"> Highfield school is within 400m of a bus stop and is served by a number of services. 	
<i>L/o7</i> <i>Land off</i> <i>Croft Lane</i> <i>Letchworth</i>	<ul style="list-style-type: none"> Designation as public open space will provide green space and amenity. Good public transport links – within 400 m of bus stop 	<ul style="list-style-type: none"> Overgrown condition of the site is likely to provide habitats. Re-instatement as a playing field is likely to lead to loss of habitats Not suitable for SUDS, though this is only relevant if formal recreation facilities developed
<i>L/s1</i> <i>Commerce Way</i> <i>Shopping Centre</i> <i>Commerce Way</i> <i>Letchworth</i>	<ul style="list-style-type: none"> Proposed retail/mixed use will contribute to town centre regeneration as outlined in the Town Centre Strategy The site is within 400m of green space Site is within 800m of the train station The site has access to bus stops within 400m Site is within 800m of the town centre 	<ul style="list-style-type: none"> Site is in a conservation area
<i>L/s2</i> <i>Arena Parade</i> <i>Arena Parade</i> <i>Letchworth</i>	<ul style="list-style-type: none"> Proposed retail/mixed use will contribute to town centre regeneration as outlined in the Town Centre Strategy The site is within 400m of green space The site is within 800m of the station The site is located within 400m of a regular bus stop and service Site located within town centre 	<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.
Offley		
<i>O/o1</i> <i>Land north of</i> <i>Luton Road</i> <i>Offley</i>	<ul style="list-style-type: none"> Providing allotments for local people 	<ul style="list-style-type: none"> Site is on the edge of a conservation area and area of archaeological interest. If used by non Offley residents it is likely that people would use private cars to access the site.

Site/location	Strengths	Weaknesses
Royston		<ul style="list-style-type: none"> • May be problems with utilities, sewage treatment capacity limited to additional 150 dwellings up to 2015
R/m1 Land south of Corn Exchange Market Hill Royston	<ul style="list-style-type: none"> • Proposed mixed use development in the town centre . should support viability of the town as outlined in the draft Town Centre Strategy • The site is easily accessible within 400m of regular bus service and stops • SUDS viable • Adjacent to Priory Gardens 	<ul style="list-style-type: none"> • Train station is further than 800m • Site is in a conservation area • Next to listed building • Congestion in the area (Town Centre and Retail Study) • Site on a slight north facing slope (less solar gain)
R/m2 Civic Centre Melbourn Street Royston	<ul style="list-style-type: none"> • Retaining facilities and services in town centre, e.g. council offices and health centre. Should support viability of the town as outlined in the draft Town Centre Strategy • Access to Green space within 400m • Within 800m of town centre • Within 400m of a regular bus service • The site is located within 800m of a train station • SUDS viable • 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 (Town Centre and Retail Study)
R/m3 Shopping parade Angel Pavement Royston	<ul style="list-style-type: none"> • Refurbishment or redevelopment of run down shopping parade. Will improve environment of town as outlined in the draft Town Centre Strategy • Should encourage other businesses into town and more shoppers to the town • The site is easily accessible within 400m of a regular bus route • Suitable for SUDS • 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 to the train station • Site is on a slight north facing slope (less solar gain)

Site/location	Strengths	Weaknesses
	<ul style="list-style-type: none"> The site is within 400m of Priory Gardens 	
<p>R/o1 Land west of Jarman Way Royston</p>	<ul style="list-style-type: none"> Area of search for football club: would provide formal recreation facilities Within 400m of bus stop SUDS viable 	<ul style="list-style-type: none"> Grade 2 agricultural land Greater than 800m from town centre Greater than 800m from train station
<p>R/o2 Royston Hospital London Road Royston</p>	<ul style="list-style-type: none"> Area of search for football club would provide recreational facilities Potential to reclaim and remediate contaminated land Green space within 400m of the site Proposed inclusion of housing development would help to fund improvements to local hospital The site has access to bus routes and stops within 400m 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 Suitable for SUDS 	<ul style="list-style-type: none"> Site is on a north facing slope Public right of way along site boundary May be noise issues for future residents – ambulances etc The site is located over 800m from the nearest train station
<p>R/o3 <i>Land adj. Little Chef Baldock Road Royston</i></p>	<ul style="list-style-type: none"> Also area of search for football club, would provide recreational facilities SUDS viable Within 400m of a regular bus route 	<ul style="list-style-type: none"> Site borders a SSSI and Local Nature Reserve, which is designated due to its rich and varied flora. This development could impact directly on the site and could also affect the setting. Impacts likely to be worse during construction. Isolated from the town Not within 800m of the station
<p>R/o4 <i>Land at Royston Cross Kneesworth Street Royston</i></p>	<ul style="list-style-type: none"> Central location Within 400m of a regular bus route and 800m of the station Could contribute to local economy SUDS viable 	<ul style="list-style-type: none"> The site has been suggested for commercial use, but the site is small and would take up a historic urban open space. Is likely to reduce the quality and amenity of the town centre. In a Conservation Area

Site/location	Strengths	Weaknesses
		<ul style="list-style-type: none"> • In an Archaeological area.
<p><i>R/o5</i> <i>Above Royston Station</i> <i>Old North Road</i> <i>Royston</i></p>	<ul style="list-style-type: none"> • Proposed use as car parking, bus station and flats above railway would contribute to improving public transport provision and promote sustainable urban living. • Offers an opportunity to reclaim contaminated land • SUDS viable 	<ul style="list-style-type: none"> • Contaminated land • Issues with noise from the railway for new residents
<p><i>R/o6</i> <i>Land adj. Richard Cox House</i> <i>Dog Kennel Lane</i> <i>Royston</i></p>	<ul style="list-style-type: none"> • Central location • Proposed mix use development should support local economy • SUDS viable • Within 400 m of bus stop and 800m of the station 	<ul style="list-style-type: none"> • Conservation Area • Archaeological area.
<p>St Ippolyts</p>		
<p><i>SI/b1</i> <i>West of High Street, Gosmore</i> <i>St Ippolyts</i></p>	<ul style="list-style-type: none"> • SUDS viable • Development could support village services 	<ul style="list-style-type: none"> • Partly a greenfield site • Conservation area • Not within 400m of bus stop or 800m of train station • Proposed amendment to village boundary. Lack of information on likely development makes it hard to appraise.

Residential greenfield

General points related to all greenfield sites are:

- Planning obligation from sites ought to be pooled where possible to reduce car reliance .e.g. free bus passes, bicycles for new buyers or car pooling.
- No issues were identified related to flooding, land contamination or location in a Groundwater Protection Zone unless mentioned.
- There is bound to be some loss of biodiversity in the development of most greenfield sites. This is mentioned in specific sites when the information available suggests particular issues (eg presence of wooded areas). However, as site visits have not been undertaken by the appraisers, the fact that it is not mentioned does not mean that there is not an issue.
- Many of the greenfield sites were assessed for landscape impacts by the Landscape Sensitivity and Capacity Study. In the appraisal, sites located in an area of low landscape sensitivity and high or “moderate to high” capacity were defined as having a significant positive impact and appear in the “strengths” column. Sites with a low or moderate capacity were defined as having a significant negative impact and appear in the “weaknesses” column. Sites with medium sensitivity and “moderate to high” capacity were defined to be uncertain and therefore do not appear in either column.

Site/location/ current use	Strengths	Weaknesses
Baldock		<p>The following are general issues for Baldock:</p> <ul style="list-style-type: none"> • Secondary School capacity is a significant issue. • Sewerage infrastructure capacity may be an issue. • Lack of convenience shopping within the town centre would indicate continuing car use to the local supermarket in the short-term. This could have a negative impact on the town centre.
B/r01 Land north of Bygrave Road Baldock Agricultural land	<ul style="list-style-type: none"> • Site received 2nd highest sustainability rating within the Edge Of Settlement Study • Bridle path runs through the western part of the site, enabling walking and cycling access to the country site via the right of way network. 	<ul style="list-style-type: none"> • Grade 2 agricultural land. • Site appears isolated from the main area of Baldock to the south of the railway line, which forms a barrier for pedestrian and cycle access to Schools, the Town Centre and other facilities.

Site/location/ current use	Strengths	Weaknesses
	<ul style="list-style-type: none"> • Proximity to train station and regular bus route and Baldock Town centre. • Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. • Developing site in conjunction with adjacent sites give opportunities to pool planning obligations. • Provision of affordable housing. • The Landscape Sensitivity and Capacity Study identified the site as having a mixture of high and moderate capacity and low and moderate sensitivity. • SUDS viable on part of the site 	<ul style="list-style-type: none"> • Noise and vibration from nearby railway line. • Potential pollution from previous uses (farmyard) • To the northwest of the site there is an Archaeology designation
<p>B/r02 Land south of Bygrave Road Baldock Agricultural land</p>	<ul style="list-style-type: none"> • Site received 2nd highest sustainability rating within the Edge Of Settlement Study • Bridle path runs through the western part of the site, enabling walking and cycling access to the country site via the right of way network. • Proximity to train station and regular bus route and Baldock Town centre. • Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. • Developing site in conjunction with adjacent sites give opportunities to pool planning obligations. • Provision of affordable housing • The Landscape Sensitivity and Capacity Study identified the site as having a mixture of high, and high to moderate capacity and a mixture of low and moderate sensitivity. • SUDS viable 	<ul style="list-style-type: none"> • As above

Site/location/ current use	Strengths	Weaknesses
B/r03 Land east Clothall Common Baldock Agricultural land	<ul style="list-style-type: none"> • Situated within 400 m of several bus routes (with frequent services), but further than 800m of the station. However, the town centre is still readily accessible by cycling. • • Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. • The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. • Provision of affordable housing. • SUDS viable. 	<ul style="list-style-type: none"> • Situated further than 800m from the station. • Noise from nearby railway line. • Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents)
B/r04 Land off Clothall Road Baldock Agricultural land	<ul style="list-style-type: none"> • Close proximity to Baldock town centre and Superstore • On regular bus route. • Provision of affordable housing. • Potential to justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and deal with waste water due to pressure on sewage infrastructure. • SUDS may be viable 	<ul style="list-style-type: none"> • High agricultural value (grade 2) • Further than 800m from the station • Noise from nearby bypass. • The site is situated close to a designated wildlife area to the west, and development may have an impact. • ¾ of the site is designated as being of archaeological importance. • Loss of informal open space (though some will be retained in development). • Moderate landscape capacity and moderate landscape sensitivity, mitigation measures may not completely reduce the effects of the development.
B/r11 Land south of Bygrave Road Baldock Agricultural land	<ul style="list-style-type: none"> • Site received 2nd highest sustainability rating within the Edge Of Settlement Study • Bridle path runs through the western part of the site, enabling walking and cycling access to the country site via the right of way network. • Proximity to train station and Baldock Town centre and 	<ul style="list-style-type: none"> • Grade 2 agricultural land. • Slightly further than 400m from a frequent bus route though restricted route runs past site. • Site appears isolated from the main area of Baldock to the south of the railway line, which forms a barrier for pedestrian and cycle access to Schools, the Town Centre

Site/location/ current use	Strengths	Weaknesses
	<p>related potential for walking and cycling and reducing car reliance.</p> <ul style="list-style-type: none"> • Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. • Developing site in conjunction with adjacent sites give opportunities to pool planning obligations. • Provision of affordable housing. • SUDS viable 	<p>and other facilities.</p> <ul style="list-style-type: none"> • Noise and vibration from nearby railway line. • Potential pollution from previous uses (farmyard) • Moderate landscape capacity and moderate landscape sensitivity, mitigation measures may not completely reduce the effects of the development.
<p>B/r12 South of Clothall Common Baldock Agricultural land</p>	<ul style="list-style-type: none"> • The high number of dwellings could render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. • Served by frequent bus services. • Secondary economic benefits during construction. • Provision of affordable housing. • SUDS may be viable 	<ul style="list-style-type: none"> • Site feels isolated which could discourage walking. • More than 800m from the station. • Site is opposite out of town supermarket, so local residents are very likely to use this instead of town centre facilities. • High agricultural land value (Grade 2) • Because the location feels isolated, development would feel intrusive on the landscape. Landscape Capacity Study defined it as moderate landscape capacity and moderate sensitivity. Mitigation measures may not completely reduce the effects of the development. • Noise from nearby bypass. • Archaeological Designation covers the site
<p><i>B/r21 Land at Willian Road Baldock</i></p>	<ul style="list-style-type: none"> • Suitable for SUDS • Within 400m of green space • Within 400m of bus stop 	<ul style="list-style-type: none"> • The site is located in Groundwater Source Protection Zone 1 • Tree belt through centre of this and adjoining site • Further than 800m from the station
<p><i>B/r22 Land at Willian Road, Baldock</i></p>	<ul style="list-style-type: none"> • Suitable for SUDS • Within 400m of green space • Within 400m of bus stop • Provides affordable housing 	<ul style="list-style-type: none"> • The site is located in Groundwater Source Protection Zone 1 • Tree belt through centre of this and adjoining site • Further than 800m from the station

Site/location/ current use	Strengths	Weaknesses
<i>B/r23 Land at North Road, Baldock</i>	<ul style="list-style-type: none"> • Bus stop within 400m • Train station within 800m • Within 800 of town centre • Suitable for SUDS • Provides affordable housing • Within 400m of green space 	<ul style="list-style-type: none"> • Grade 2 agricultural Land • In an area of archaeological interest • The Landscape Capacity Study identifies this site as having a low capacity for development and a high sensitivity. The Study defines this to mean it is unlikely to absorb housing development without unacceptable adverse affects on the landscape character or wildlife value/views etc attached to it.
Barkway		
<i>BK/ro2 Land off Windmill close Barkway</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Will provide affordable housing • Close to public rights of way and green spaces • Regular bus service within village 	<ul style="list-style-type: none"> • Except school, limited services in village. Likely to lead to increase in commuting for employment, shopping and other services • Grade 2 agricultural land • Loss of current informal recreational area
<i>BK/r03 Land North of Windmill Close Barkway</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Good access to green spaces within 400m • Regular bus service within village • Will provide affordable housing 	<ul style="list-style-type: none"> • Except school, limited services in village. Likely to lead to increase in commuting for employment, shopping and other services • Grade 2 Agricultural Land • Adjacent to site of archaeological interest
<i>BK/r04 Land off Cambridge Road Barkway</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Good access to green spaces within 400m • Regular bus service within village 	<ul style="list-style-type: none"> • Except school, limited services in village. Likely to lead to increase in commuting for employment, shopping and other services • Nearby conservation area

Site/location/ current use	Strengths	Weaknesses
Barley		
<i>BL/r02 Land east of Picknag Road Barley</i>	<ul style="list-style-type: none"> • Accessibility to green space and public rights of way • Village has a school, food shop, post office and surgery • Regular bus service within village – bus stop within 400m • New housing would support local services and rural economy 	<ul style="list-style-type: none"> • Village location means that people are likely to rely on cars to commute out to work and to access services. • The site is partially located within a conservation area
Codicote		
<i>C/r1 Land south of Hill Road Codicote</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Good access to green spaces and public rights of way • Village has a school and food shop and other shops • Bus service within the village • Provides affordable housing 	<ul style="list-style-type: none"> • Village location means that people are likely to rely on cars and commute out to work • Public right of way along boundary and through site
Hitchin		<ul style="list-style-type: none"> • Water supply infrastructure is an issue for new development in Hitchin
<i>H/r14 Land at junction of Grays lane Crow Furlong, Hitchin Agricultural land and orchard</i>	<ul style="list-style-type: none"> • Site received 2nd highest sustainability rating within the Edge of Settlement Study • This site has a primary school within 500m walking distance and is about 1500m away from a secondary school. • Conveniently located within 800 m of town centre and other shopping and community facilities. • Provision of affordable housing. • A footpath runs along north of the site offering access to the country side for informal recreation. • SUDS viable 	<ul style="list-style-type: none"> • Moderate landscape sensitivity and moderate development capacity. • Historical designation on the site. • Only served by an infrequent bus service and more than 800m from the station. • The proposed development would increase distance from existing housing to open space

Site/location/ current use	Strengths	Weaknesses
<p>H/r24 Land at Lucas Lane Hitchin Football field</p>	<ul style="list-style-type: none"> • Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing. • This site is within walking distance, to a primary school (350m) and secondary school (1200m). • Conveniently located within 800 m of town centre and other shopping and community facilities. • The Landscape Sensitivity and Capacity Study rated the site as having a low sensitivity and moderate to high capacity. • Provision of affordable housing. • A footpath runs along south of the site and a RUPP in close proximity to the north, offering access to the country side for informal recreation. • SUDS viable. 	<ul style="list-style-type: none"> • Would increase distance from existing housing to open space as well as resulting in a loss of an existing playing field (though some provision will be included within development). • Only served by an infrequent bus service and further than 800m from the train station.
<p>H/r25 Land at junction of Grays Lane and Lucas Lane Hitchin Agricultural land</p>	<ul style="list-style-type: none"> • Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing. • This site is within walking distance of a primary school (350m) and secondary school (1200m). • Conveniently located within 800 metre of town centre and other shopping and community facilities. • The Landscape Sensitivity and Capacity Study rated the site as high capacity and low sensitivity. • SUDS viable. 	<ul style="list-style-type: none"> • Loss of informal open space for neighbouring housing, exacerbated by the development of the nearby football (H/r24) which provides formal recreation provision. • Only served by an infrequent bus service and outside the 800 metre radius of the train station • The number of dwellings is too low to trigger the provision of affordable housing. • Lack of economies of scale may reduce the potential to include climate change mitigation and adaptation measures during construction, site layout and building operation.
<p>H/r30 Land south of Oughton Lane Hitchin Agricultural land</p>	<ul style="list-style-type: none"> • Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing. • Situated within 400 metre of a bus route with frequent services • This site is within walking distance of a primary school 	<ul style="list-style-type: none"> • Loss of informal open space for neighbouring housing, exacerbated by the development of the nearby football field (Hr24) which provides formal recreation provision (though site density provides for inclusion of open space). • Outside the 800m radius of the train station.

Site/location/ current use	Strengths	Weaknesses
	<p>(350m) and secondary school (1200m).</p> <ul style="list-style-type: none"> • Conveniently located within 800 metre of town centre and other shopping and community facilities. • Provision of affordable housing. • The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity and a mixture of low and moderate sensitivity. • SUDS viable. • A RUPP runs along north of the site offering access to the country side for informal recreation • Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. 	
<p>H/r45 Top field Fishponds Road, Hitchin Football field, clubhouse and car park</p>	<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 station. Hitchin town centre is within 800m walking distance, and a food supermarket and community/leisure facilities are located even closer. • Provides 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. • SUDS not viable
<p>H/r47 Land off Sycamore Close, St Ippolyts</p>	<ul style="list-style-type: none"> • Regular bus service to village • Good access to Green Spaces • Provides affordable housing 	<ul style="list-style-type: none"> • Site lies adjacent to designated wildlife site (woodland area) along a river • Potential risk from flooding (draft SFRA suggests that a small corner of the site is in the 1 in a 1000 year flood plain)
<p>H/r51 Land west of Stotfold Road Hitchin</p>	<ul style="list-style-type: none"> • Access to green spaces • Viable for SUDS • Provides affordable housing 	<ul style="list-style-type: none"> • Grade 2 agricultural land • The site has access only to a limited restricted bus service and is more than 800m from the station • Large scale development would generate extra traffic

Site/location/ current use	Strengths	Weaknesses
		<p>and congestion</p> <ul style="list-style-type: none"> • Size of development increases pressure on infrastructure and utilities
Kimpton		
<p>K/r01 Land north of High Street, Kimpton Agricultural land</p>	<ul style="list-style-type: none"> • Close to public footpath access to the countryside • In village with food shop, post office, surgery, school and regular bus service • Will provide affordable housing • New housing would support local services and rural economy • SUDS viable 	<ul style="list-style-type: none"> • Likely to result in commuting by car
<p>K/r02 Land off Lloyd Way Kimpton Vacant scrub land</p>	<ul style="list-style-type: none"> • Close to public footpath access to the countryside • In village with food shop, post office, surgery, school and regular bus service • Will provide affordable housing • New housing would support local services and rural economy • SUDS viable 	<ul style="list-style-type: none"> • Likely to result in commuting by car • Possible loss of biodiversity value
Letchworth		<p>The following are general issues for Letchworth:</p> <ul style="list-style-type: none"> • Limited Secondary School capacity and limited potential to expand. • Sewerage infrastructure capacity may be an issue. • Water supply infrastructure.
<p>L/r13 Land east of Talbot</p>	<ul style="list-style-type: none"> • Situated within 400m of a bus route with frequent services. Although the railway line presents a barrier the 	<ul style="list-style-type: none"> • Loss of allotment and related negative effects on informal recreation and biodiversity.

Site/location/ current use	Strengths	Weaknesses
Way Letchworth Allotments and vacant land	<p>urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facilities.</p> <ul style="list-style-type: none"> • Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. • Will provide affordable housing • SUDS viable. • There is potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site. 	<ul style="list-style-type: none"> • Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. • The proximity to the motorway and the railway line would indicate raised noise levels • Archaeological designation on the site • Conservation area borders onto the site (north west).
L/r 14 Land off Talbot Way, Letchworth Vacant allotments	<ul style="list-style-type: none"> • Will provide affordable housing • Situated within 400m of a bus route with frequent services. • Capacity Study rated the site as having high development capacity and low sensitivity. • SUDS viable • Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community 	<ul style="list-style-type: none"> • Loss of allotment and related negative effects on informal recreation and biodiversity. • Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. • The proximity to the motorway and the railway line would indicate raised noise levels • Archaeological designation on the site
L/r 15 Land west of Western Way, Letchworth Agricultural land	<ul style="list-style-type: none"> • Potential secondary community benefits due to economies of scale (if developed with L/r27). • Access to the countryside for informal recreation. • Will provide affordable housing. • Situated within 400m of a bus route with frequent services • Letchworth Greenway (footpath) runs along north edge providing access to countryside (open farmland). • Nearby Grange neighbourhood shops offer a range of 	<ul style="list-style-type: none"> • Site was categorised as "less sustainable" within the Edge of Settlement Study after 3 out of 5 sifts scoring negative against the access to employment criteria. • Grade 2 agricultural land • Remote location from the town centre, the railway station and Secondary School. • Odour nuisance from near by sewerage works. • Landscape study has identified the site as having low development capacity and high sensitivity. This means

Site/location/ current use	Strengths	Weaknesses
	facilities, and there is a primary school nearby.	that the development is unlikely to be able to absorb housing without unacceptable adverse affects on the landscape value. It is understood that in this case the rating is due to the presence of protected/endangered or nationally important species. • SUDS not viable
L/r 18 Land north of former Norton School Letchworth Former school playing fields	<ul style="list-style-type: none"> • Provides affordable housing. • Situated within 400m of a bus route with frequent services 	<ul style="list-style-type: none"> • Loss of a former playing field. • Outside the 800m walking distance radius from the station and own centre. • SUDS not viable
L/r 24 Land off Radburn Way Letchworth Former orchard/ smallholding	<ul style="list-style-type: none"> • Central location, within 400m of a frequent bus service. • Will provide affordable housing • Open spaces and footpaths in walking distance • SUDS viable 	<ul style="list-style-type: none"> • Potential loss of habitats • Situated within Ground water protection zone 2. • Further than 800m from the station and the town centre.
L/r27 Land west of Western Way, Letchworth Agricultural land	<ul style="list-style-type: none"> • Potential secondary community benefits due to economies of scale. • Access to the countryside for informal recreation. • Will provide affordable housing. • Situated within 400m of a bus route with frequent services • Nearby Grange neighbourhood shops offer a range of facilities, and there is a primary school nearby. 	<ul style="list-style-type: none"> • Site was categorised as “less sustainable” within the Edge of Settlement Study after 3 out of 5 sifts scoring negative against the access to employment criteria. • Grade 2 agricultural land • Remote location from the town centre, the railway station and secondary School. • Odour nuisance from near by sewerage works. • SUDS not viable
L/r28 Land off Spring Road Letchworth	<ul style="list-style-type: none"> • Site within 800m of town centre • Regular bus routes connect site to town centre. Bus stop within 400m • Close to green space 	<ul style="list-style-type: none"> • Further than 800m from the station • The site is located within a conservation area • There are listed buildings present around the site • Historic Park and Garden to the west of the site

Site/location/ current use	Strengths	Weaknesses
	<ul style="list-style-type: none"> • Will provide affordable housing 	
<p><i>L/r29</i> <i>Land west of Hillbrow</i> <i>Letchworth</i></p>	<ul style="list-style-type: none"> • Regular bus route within 400m • Development in a deprived area of Letchworth may support local services and facilities 	<ul style="list-style-type: none"> • Further than 800m from the station • Infrastructure constraints; surface water runoff and sewage • Noise impact – located next to train tracks • Potential loss of biodiversity
<p><i>L/r31</i> <i>Land west of Woolgrove School</i> <i>Pryor Way</i> <i>Letchworth</i></p>	<ul style="list-style-type: none"> • Development in a deprived area could support local services and facilities • Regular bus route within 400m • Suitable for SUDS • Provides affordable housing • Landscape Capacity Assessment lists this site as having a low sensitivity to development and a moderate to high capacity for development 	<ul style="list-style-type: none"> • Further than 800m from the station • Located in archaeological area • Situated in Groundwater Source Protection Zone 2 • Further than 800m from town centre
<p><i>L/r32</i> <i>Allotments</i> <i>Pryor Way</i> <i>Letchworth</i></p>	<ul style="list-style-type: none"> • Development in a deprived area could support local services and facilities • Regular bus route within 400m • Suitable for SUDS • Provides affordable housing • Landscape Capacity Assessment lists this site as having a low sensitivity to development and a moderate to high capacity for development 	<ul style="list-style-type: none"> • Further than 800m from the station • Located in archaeological area • Situated in Groundwater Source Protection Zone 2 • Further than 800m from town centre
<p><i>L/r33</i> <i>Land north of Croft Lane</i> <i>Letchworth</i></p>	<ul style="list-style-type: none"> • Good access and public rights of way to green spaces • Within 400m of bus stop • Provides affordable housing 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Potential impact upon the setting of the conservation area and surrounding listed buildings • Further than 800m from the station • Large site could increase local congestion

Site/location/ current use	Strengths	Weaknesses
		<ul style="list-style-type: none"> • Not suitable for SUDS
Offley		
<i>O/r2 Allotment Gardens Luton Road Offley</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Good access to public rights of way and areas of green spaces • Provides affordable housing • Regular bus service in the village • Village has food shop, post office, and school 	<ul style="list-style-type: none"> • Loss of allotments, but site development is conditional on replacement (hence site (O/o1) • Village location is likely to result in the use of private cars for commuting and to access services • Adjacent to conservation area
Reed		
<i>RD/r1 Land at Blacksmiths Lane Reed</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Village has a bus service and a school 	<ul style="list-style-type: none"> • Public right of way through site • The site is located adjacent to an area of archaeological interest • The site is located near to a conservation area • There is a listed building located next to the proposed site • Landscape Character Assessment notes that an area of high biodiversity is centred around the village of Reed: ecology of site requires further investigation • Village has a bus service and school but no shops and location means people are likely to commute out to work and access services

Site/location/ current use	Strengths	Weaknesses
Royston		<ul style="list-style-type: none"> • May be problems with utilities, sewage treatment capacity limited to additional 150 dwellings up to 2015
R/r01 Ivy Farm, Baldock Road, Royston Derelict farm buildings	<ul style="list-style-type: none"> • Close to accessible greenspace (public footpath) • Will provide affordable housing • SUDS viable 	<ul style="list-style-type: none"> • Poorly served by buses and over 800m from station • Northern edge of site is adjacent to railway line • Probable land contamination from underground fuel tanks on site. Site in groundwater source protection zone 2.
R/r03 Land north of Betjeman Road, Royston Agricultural land	<ul style="list-style-type: none"> • Will provide affordable housing • On frequent bus route • Close to school, surgery, supermarket • SUDS viable. 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Over 800m from station • Majority of site adjacent to A505 (significant noise issue)
R/r04 Land north of Coombelands Road, Royston Agricultural land	<ul style="list-style-type: none"> • Will provide affordable housing • On frequent bus route • Close to school, surgery, supermarket • SUDS viable 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Over 800m from station • Majority of site adjacent to A505 (significant noise issue)
R/r11 Land north of Lindsay Close, Royston Agricultural land	<ul style="list-style-type: none"> • Will provide affordable housing • On frequent bus route • Close to school, surgery, supermarket and employment areas 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Majority of site adjacent to A505 (significant noise issue)
R/r19 Land east of Thackeray Close, Royston Agricultural land	<ul style="list-style-type: none"> • On frequent bus route • Close to school, surgery, supermarket • SUDS viable 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Over 800m from station • Majority of site adjacent to A505 and to railway (significant noise issue)
R/r24 Land south of	<ul style="list-style-type: none"> • Housing located within close proximity to town centre • Opportunity to investigate and if necessary remediate 	<ul style="list-style-type: none"> • Further than 800m from the station • Possible land contamination

Site/location/ current use	Strengths	Weaknesses
<i>Shepherd Close Barkway Road Royston</i>	<ul style="list-style-type: none"> possible land contamination • Site within 400m of bus stop • SUDS viable • Provision of affordable housing • Good access to green spaces 	
<i>R/r25 Land at Wicker Hall Briary Lane Royston</i>	<ul style="list-style-type: none"> • The site has access to several public rights of way and is within 400m of green space • Provides access to affordable housing • Suitable for SUDS • Within 400m of a regular bus route 	<ul style="list-style-type: none"> • Further than 800m from the station • Located near to site of archaeological interest • Location near to SSSI as well as a site of wildlife interest, and access would cross wildlife site. • Is located over Groundwater Source Protection Zone 2
Sandon		
<i>s/r1 Land at Dark Land Sandon</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Regular bus service, school and post office in village • Easy access to green spaces 	<ul style="list-style-type: none"> • Village location is likely to result in commuting to work, and for shopping and other services • Includes agricultural land of grade 2 quality • Adjacent to conservation area and listed buildings. • Development may have a detrimental impact on this rural character
<i>S/r3 Land north of Payne End Sandon</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Would provide affordable housing • 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 • Development may have a detrimental impact on this rural character
St Ippolyts		
<i>SI/r2 Land at Stevenage Road</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Provides access to affordable housing 	<ul style="list-style-type: none"> • Reduces access to green spaces; loss of current recreational playground • Partially in an area of archaeological interest and adjacent to conservation area and close to listed

Site/location/ current use	Strengths	Weaknesses
<i>St Ippolyts</i>	<ul style="list-style-type: none"> • SUDS viable • Village has bus service, school, post office and food shop 	<ul style="list-style-type: none"> • buildings • Identified constraints on utilities • Residents are likely to commute to work by car
<i>SI/r3 Land south of Stevenage Road St Ippolyts</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Provides access to affordable housing • SUDS viable • Village has bus service, school, post office and food shop 	<ul style="list-style-type: none"> • The site is located adjacent to an area of archaeological interest • Identified constraints on utilities • Residents are likely to commute to work by car
Whitwell		
<i>WH/r1 Land south of High Street, Whitwell St Paul's Walden</i>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Village has bus service • Village has a food shop, post office, surgery and school • Site viable for SUDS • Provides access to affordable housing 	<ul style="list-style-type: none"> • Residents are likely to commute to work by car, despite the existence of a bus service • Large scale housing plot could pressure local road networks from generated car usage • Two large scale housing plots likely to contribute to existing and future noise and congestion; social impacts for local residents • Loss of informal and formal recreation areas • The site is adjacent to a conservation area • Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village
<i>WH/r2 Land south of High Street, Whitwell St Paul's Walden</i>	<ul style="list-style-type: none"> • See above 	<ul style="list-style-type: none"> • See above

Residential brownfield

General points:

- No issues on flooding, land or groundwater contamination unless mentioned.
- There is bound to be some loss of biodiversity in the development of most unused brownfield sites. This is mentioned in specific sites when the information available suggests particular issues (eg presence of wooded areas). However, as site visits have not been undertaken by the appraisers, the fact that it is not mentioned does not mean that there is not an issue.
- Because many of these are infill developments, there is likely to be a short term impact of construction on existing residents.

Site	Strengths	Weaknesses
Ashwell		
A/r01 Angell Farm & Whitby Farm High Street Ashwell	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Village has food shop, post office, surgery school and other shops • Good access (within 400m) of green space and public footpaths • Provides affordable housing 	<ul style="list-style-type: none"> • Village location with no bus service: residents are likely to commute to work and to access services • Located in archaeological area and a conservation area • Farm house and other buildings on site are listed • Land potentially contaminated from former agricultural uses • Unsuitable for SUDS
Baldock		<p>The following are general issues for Baldock:</p> <ul style="list-style-type: none"> • Secondary School capacity is a significant issue. • Sewerage infrastructure capacity may be an issue.
B/r06 adj. 68 London Road Baldock	<ul style="list-style-type: none"> • Suitable for SUDS • Within 400m of green space • Within 400m of bus stop • May provide affordable housing 	<ul style="list-style-type: none"> • The site is located in Groundwater Source Protection Zone 1 • Further than 800m from the station

Site	Strengths	Weaknesses
B/r07 adj. Raban Court Royston Road Baldock	<ul style="list-style-type: none"> • Potential for remediating contaminated land • Within 800m of the station and 400m of a regular bus route • Central site • SUDS viable 	<ul style="list-style-type: none"> • Located on site of archaeological interest • Site adjacent to conservation area and listed buildings • Pedestrian links to the site are poor • Removal of a local business • Development likely to be too small to provide affordable housing
B/r13 Former Convent of Providence Limekiln Lane Baldock	<ul style="list-style-type: none"> • Will provide affordable housing • SUDS is viable 	<ul style="list-style-type: none"> • Further than 400m from a regular bus route and 800m from the station • Archaeological area • Site is located on a Groundwater Source Protection Zone 2
B/r14 r/o Clare Crescent Baldock	<ul style="list-style-type: none"> • Suitable for SUDS • Within 400m of green space • Within 400m of bus stop • Will provide affordable housing 	<ul style="list-style-type: none"> • The site is located partly in Groundwater Source Protection Zone 1 and partly in Zone 2 • Would result in loss of allotments
B/r15 Land at Baldock Station Station Road Baldock	<ul style="list-style-type: none"> • Good access to public transport within 800m of train station and within 400m of a bus stop • Within 800m of town centre • Green space within 400m • SUDS viable 	<ul style="list-style-type: none"> • Located within an area of archaeological interest • Too small to support affordable housing. • Associated noise generations from railway • Site is located within Groundwater Source Protection Zone 2
B/r16 Rentokil London Road Baldock	<ul style="list-style-type: none"> • Would provide affordable housing • SUDS viable • Green space within 400m • Bus stop within 400m • Town centre within 800m 	<ul style="list-style-type: none"> • The site is located within area of archaeological interest • Located within Groundwater Protection Zone 2 • Further than 800m from the train station • Mature trees present

Site	Strengths	Weaknesses
B/r18 Works Station Road Baldock	<ul style="list-style-type: none"> • Potential contaminated land may be suitable for remediation • Within 400m of bus stop and 800m of station • Within 800m of town centre • SUDS viable • There are footpaths and green spaces within 400m of the site 	<ul style="list-style-type: none"> • Located within area of archaeological interest • Noise from railway line • Loss of thriving local business • Too small to provide affordable housing
B/r19 Beech Ridge Hostel Woodland Way Baldock	<ul style="list-style-type: none"> • Good access to green spaces (within 400m) • Bus stop within 400m • SUDS viable • In a deprived part of Baldock, so development could contribute to regeneration • Will provide special needs housing. • Within 800m of centre 	<ul style="list-style-type: none"> • Long term possible impact upon a designated wildlife site (adjacent to site) • Located within Ground water protection zone 2 • Over 800m from train station
Barkway		
BK/r01 Garages r/o Windmill Close Barkway	<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 • Would provide affordable housing 	<ul style="list-style-type: none"> • Limited 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
Barley		
BL/r01 Coach Depot and Garage adj. Greenbury Close Barley	<ul style="list-style-type: none"> • Opportunity for remediating contaminated land • Accessibility to Green space and public rights of way • Food shop, post office, surgery and school in village • Regular bus service within village • New housing would support local services and rural 	<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

Site	Strengths	Weaknesses
	economy	<ul style="list-style-type: none"> SUDS not viable
Hitchin		<ul style="list-style-type: none"> Water supply infrastructure is an issue for new development in Hitchin
H/r02 Bevan House r/o 34 Bancroft Hitchin	<ul style="list-style-type: none"> Green space 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 Will not 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 SUDS viable 	<ul style="list-style-type: none"> Further than 800m from station Will not provide affordable housing
H/r06 r/o Fieldfares Benslow Lane Hitchin	<ul style="list-style-type: none"> Good access to green spaces and footpath access Will provide 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
H/r07 22 Bridge Street Hitchin	<ul style="list-style-type: none"> Potential to remediate contaminated land Reasonable green space accessibility Regular bus routes within 400m Would provide affordable housing SUDS viable 	<ul style="list-style-type: none"> Adjacent to conservation area and listed buildings Located in archaeological interest area Probable contamination from use as bus depot and works
H/r22 Land off Hine Way Hitchin	<ul style="list-style-type: none"> Potential contribution to regeneration of deprived area Within 400m of regular bus service SUDS viable 	<ul style="list-style-type: none"> Has limited access to green space Further than 800m from station Will not provide affordable housing
H/r26 Gardens backing onto	<ul style="list-style-type: none"> SUDS viable Within 400m of regular bus route 	<ul style="list-style-type: none"> Further than 800m from the station Limited access to green spaces

Site	Strengths	Weaknesses
Matthew Gate Hitchin		<ul style="list-style-type: none"> • Will not provide affordable housing
H/r28 Goods Yard Nightingale Road Hitchin	<ul style="list-style-type: none"> • Provides affordable housing • Good public transport links: closer than 400m from regular bus route and 800m from station • Potentially remediating contaminated land 	<ul style="list-style-type: none"> • Site may contribute to local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Probable land contamination from use as railway yard and sidings
H/r33 Railway sidings St Michael's Road Hitchin	<ul style="list-style-type: none"> • Provides affordable housing • Good public transport links: regular bus route within 400m and station within 800m • Potentially remediating contaminated land • SUDS viable 	<ul style="list-style-type: none"> • Site may contribute to local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Probable contamination from use as railway yard and filled quarry
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 • Provides affordable housing 	<ul style="list-style-type: none"> • Not suitable for SUDS
H/r44 r/o The Aspens, 54 Wymondley Road Hitchin	<ul style="list-style-type: none"> • Regular bus route within 400m and station within 800m • Good access to green spaces • Will provide affordable housing 	<ul style="list-style-type: none"> • Not suitable for SUDS
H/r46 B & Q Nightingale Road Hitchin	<ul style="list-style-type: none"> • Will provide affordable housing • Potential to remediate contaminated land • SUDS viable • 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
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 • Provision of affordable housing • SUDS viable 	<ul style="list-style-type: none"> • Noise from railway station • Possible land contamination
H/r49 Former bus depot Fishponds Road Hitchin	<ul style="list-style-type: none"> • Potential to remediate contaminated land • Accessible bus routes within 400m • Relatively accessible green spaces from the site • SUDS is viable 	<ul style="list-style-type: none"> • Adjacent to conservation area and area of archaeological interest area • Further than 800m from station • Land probably contaminated from former use as bus depot and underground fuel tanks
H/r50 Neighbourhood centre and adjoining properties John Barker Place Hitchin	<ul style="list-style-type: none"> • Site located in deprived estate of Hitchin: development could contribute to regeneration • Within 400m of a bus stop and service 	<ul style="list-style-type: none"> • Limited access to green spaces (Not within 800m of the site) • Further than 800m from the station
<i>H/r52</i> <i>Industrial area</i> <i>Cooks Way</i> <i>Hitchin</i>	<ul style="list-style-type: none"> • Provides affordable housing • There are bus stops within 400m • Train station is within 800m of site. • Potential to remediate contaminated land • SUDS may be possible 	<ul style="list-style-type: none"> • Site may contribute to local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks. • Probable contamination from use as gas works • Loss of employment land
<i>H/r53</i> <i>Land at</i> <i>Burymead Road</i> <i>Hitchin</i>	<ul style="list-style-type: none"> • Good public transport links: within 800m of the station and 400m of a regular bus route • Potentially remediating contaminated land • SUDS may be possible 	<ul style="list-style-type: none"> • Site may contribute to local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks • Probable contamination from previous industrial uses • Loss of employment land • Odour issues from sewage works • Environment Agency modelling shows that part of the site is within the 1 in 100 year floodplain. However the

Site	Strengths	Weaknesses
		Draft SFRA suggests that none of the site is at risk.
Ickleford		
I/r01 adj 69 Arlesey Road Ickleford	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Regular bus service to the village • Village has food shop and school • 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, likely to result in commuting for work and accessing services • Sensitive housing design required to ensure that proposed housing density is in keeping with village
I/r02 r/o 55 Arlesey Road Ickleford	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Regular bus service to the village • Village has food shop and school • SUDS viable 	<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
Kimpton		
K/r03 Land and garages off Wren Close Kimpton	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Village has post office, surgery, food shop and school • Regular bus service • Provides access to affordable housing • SUDS 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

Site	Strengths	Weaknesses
Letchworth		<p>The following are general issues for Letchworth:</p> <ul style="list-style-type: none"> Limited Secondary School capacity and limited potential to expand. Sewerage infrastructure capacity may be an issue. Water supply infrastructure.
L/r02 opp 382-392 Icknield Way Letchworth	<ul style="list-style-type: none"> Good access to public transport – within 400m of a bus stop and 800m of a railway station Will provide affordable housing SUDS viable 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 Probable land contamination from former use as depot and underground fuel tanks
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 Provides affordable housing Within 800m of the town centre 	<ul style="list-style-type: none"> Site located within conservation area Part of the site in 1 in 100 year flood plain Loss of centrally located employment
L/r10 Skills Centre Pixmore Avenue Letchworth	<ul style="list-style-type: none"> Potential to remediate contaminated land Provides affordable housing Good public transport; train station within 800m and local bus stops are within 400m of the site SUDS viable 	<ul style="list-style-type: none"> Located over groundwater source protection zone 2
L/r11 Ivel Court Radburn Way Letchworth	<ul style="list-style-type: none"> Provides affordable housing Shops are being kept as part of redevelopment SUDS viable Provides good access to Green spaces (within 400m to the site) Bus stop and regular service within 400m of the site Potentially regenerates one of Letchworth's most deprived areas 	<ul style="list-style-type: none"> Located over groundwater source protection zone 2 Train station over 800m from the site.

Site	Strengths	Weaknesses
L/r16 Land at Birds Hill Letchworth	<ul style="list-style-type: none"> • Opportunity to remediate potentially contaminated land. • Provides affordable housing • Site located within 400m of bus stop and 800m of station and 800m of the town centre. • SUDS viable • Within 400m of Howard Park 	<ul style="list-style-type: none"> • Few footpaths close to the site • Industrial area • Noise disruption from train lines • Former power station located next to site • Probable land contamination from former use as metal and plating works
L/r19 Former petrol station Southfields Letchworth	<ul style="list-style-type: none"> • Opportunity to remediate potentially contaminated site • Provision of affordable housing • The site is located within a relatively deprived area of Letchworth and the development could contribute to its regeneration 	<ul style="list-style-type: none"> • Limited access to green spaces and public rights of way (not within 400m of the site) • No regular bus routes within 400m of the site • The train station is over 800m from the site • Probable land contamination from former use as petrol station • Not suitable for SUDS • • Location near to elderly residents home; potential noise impacts within the short term • The site is over 800m from the town centre
L/r20 Former Neosid Icknield Way Letchworth	<ul style="list-style-type: none"> • Provides access to green spaces (within 400m) • Opportunity to remediate known land contamination • Provides good levels of public transportation; bus stops within 400m and Train station is well within 800m. • Provides access to affordable housing • Site is within 800m of town centre 	<ul style="list-style-type: none"> • Known land contamination from previous industrial use • Unsuitable for SUDS • Noise from railway line • Adjacent to conservation area
L/r23 Garage court off Broadwater Dale Letchworth	<ul style="list-style-type: none"> • Bus within 400m and train within 800m. • Town centre within 800m 	<ul style="list-style-type: none"> • Lack of sunlight during the winter months; poor for solar energy alternatives • Limited access to green spaces • Too small to provide affordable housing

Site	Strengths	Weaknesses
		<ul style="list-style-type: none"> • Adjacent to conservation area
<p>L/r25 Former goods yard & car dealers Norton Way North Letchworth</p>	<ul style="list-style-type: none"> • Good public transport; accessible to bus and train services. (Bus within 400m and train within 800m) • Potential to remediate contaminated land • Will provide affordable housing • Development close to town centre (within 800m) 	<ul style="list-style-type: none"> • Noise disturbances from railway • Unsuitable for SUDS • Probable contamination from former use as railway yard and sidings
<p>L/r26 Garage Station Road Letchworth</p>	<ul style="list-style-type: none"> • Identified as retail/mixed use site. Should contribute to regeneration of the town as outlined in the Town Centre Strategy • Surrounded by suitable areas of green space (within 400m) • Station within 800m and regular bus service within 400m • Close to the town centre; within 800m • SUDS viable 	<ul style="list-style-type: none"> • Railway noise • Located within a conservation area
<p>L/r30 Laundry Pixmore Avenue Letchworth</p>	<ul style="list-style-type: none"> • Providing affordable housing • Within 400 of bus stop • Within 800 m of station • Housing within 800m of town centre • Opportunity to reclaim contaminated land 	<ul style="list-style-type: none"> • Probable land contamination from former use as motor works and laundry • Borders a conservation area • Located in Groundwater Source Protection Zone 2 • Mature trees onsite • May be unsuitable for SUDS
Offley		
<p>O/r1 r/o 14-30 High Street Offley</p>	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Good access to green spaces and public rights of way (400m to available Green space area from site) • Village has food shop, post office, school and regular bus route 	<ul style="list-style-type: none"> • In a conservation area. • In an area of archaeological interest. • Village location so likely to result in commuting for work and to access services • Not suitable for SUDS

Site	Strengths	Weaknesses
	<ul style="list-style-type: none"> • Will provide affordable housing 	
Royston		<ul style="list-style-type: none"> • May be problems with utilities, sewage treatment capacity limited to additional 150 dwellings up to 2015
R/r06 Agricultural supplier Garden Walk Royston	<ul style="list-style-type: none"> • Opportunity to remediate probable land contamination • Good levels of public transportation; station within 800m and bus within 400m • Will provide affordable housing • Site within 800m of the town centre • SUDS viable 	<ul style="list-style-type: none"> • Probable land contamination from underground fuel storage. Site is located on a groundwater source protection zone 2 • Limited access to green spaces – outside of 400m to access green space • Will result in loss of business use
R/r07 Royston FC Garden Walk Royston	<ul style="list-style-type: none"> • Good levels of public transportation; regular bus route within 400m and train station within 800m • Will provide affordable housing • Site is within 800m of town centre; access to services • The site is suitable for SUDS 	<ul style="list-style-type: none"> • Loss of football ground (though the intention is to move it to another location) • Located within Groundwater Zone 2
R/r08 16-20 Green Drift Royston	<ul style="list-style-type: none"> • Frequent bus routes through adjacent road (within 400m of the site) • Train station within 800m of the site • Will provide affordable housing • SUDS viable • Site within 800m of the town centre; good access to services 	<ul style="list-style-type: none"> • Limited greenspace access and footpaths (none within 400m)
R/r10 Land adj 20 Lindsay Close Royston	<ul style="list-style-type: none"> • SUDS viable • Within 400m of regular bus route 	<ul style="list-style-type: none"> • Limited open access to green spaces; limited public rights of way • Station further than 800m • Biodiversity value needs investigation • Too small to provide affordable housing • Site is located further than 800m from the town centre

Site	Strengths	Weaknesses
R/r12 The Warren Car Park London Road Royston	<ul style="list-style-type: none"> • Within 800m of town centre • Provide access to affordable housing • SUDS viable • Within 400m of bus stop • Within 400m of green space 	<ul style="list-style-type: none"> • Loss of current use as bus station • Could lead to loss of green space which covers part of the site • Mature trees on site • Over 800m to the station • 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.
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 • SUDS viable. • Bus stop within 400m • Station within 800m • Will provide affordable housing 	<ul style="list-style-type: none"> • Removal of local business; economic and local service effects • Noise from railway • Probable land contamination from current use as garages and historic use as laundry
R/r16 <i>former Priory Cinema</i> Newmarket Road Royston	<ul style="list-style-type: none"> • Housing within 800m of town centre • Site is next to a bus stop. • Good access to green spaces • SUDS possible 	<ul style="list-style-type: none"> • Adjacent to conservation area • Further than 800m from station
R/r18 r/o Blakett Ord Court Stamford Avenue Royston	<ul style="list-style-type: none"> • Will provide affordable housing • 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
R/r21 Heath House	<ul style="list-style-type: none"> • Within 400m of a bus stop • Within 800m of town centre 	<ul style="list-style-type: none"> • Limited access to other Green spaces • Located in archaeological and conservation areas

Site	Strengths	Weaknesses
Princes Mews Royston	<ul style="list-style-type: none"> • Within 400m of green space • Potential to promote CHP due to size of development • Will provide affordable housing • SUDS viable 	<ul style="list-style-type: none"> • The site is located over Groundwater Source protection Zone 2 • Over 800m to train station
R/r23 The Maltings Green Drift Royston	<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 • Train station within 800m 	<ul style="list-style-type: none"> • Loss of an existing local area of employment • Limited access to Greenspaces and public rights of way • Located in Groundwater protection Zone 1 • Evidence of land contamination
R/r26 <i>Land r/o Banyers Hotel and off King James Way</i> Royston	<ul style="list-style-type: none"> • Housing within 800m of town centre • Site is next to a bus stop, so well within 400 m • Brownfield site • Good access to green spaces • SUDS viable 	<ul style="list-style-type: none"> • Sited in a conservation area, and in the garden of listed buildings • Further than 800m from the station
Sandon		
S/r2 adj Wooden Cottage Payne End Sandon	<ul style="list-style-type: none"> • Access to Green spaces within 400m • Regular bus service, school and post office in village • The site could contribute to retaining local services in the village 	<ul style="list-style-type: none"> • Located in conservation area, and close to listed buildings • Village location is likely to result in commuting for work and services
St Ippolyts		
SI/r1 <i>Land at The Foundry</i> St Ippolyts	<ul style="list-style-type: none"> • Good access to green spaces • Village has bus service, school, post office and food shop • The site could contribute to retaining local services in the village 	<ul style="list-style-type: none"> • Site located in 1 in 20 year floodplain according to draft SFRA • May be problems with utilities • Situated outside of the village and not on regular bus route

Site	Strengths	Weaknesses
	<ul style="list-style-type: none"> • SUDS viable • Will provide affordable housing 	<ul style="list-style-type: none"> • Listed buildings onsite • Next to wildlife site • Next to conservation area and area of archaeological interest • Situated on the river banks • Probable land contamination from previous use as a foundry
Therfield		
T/r1 Nine Elms (adj Windrush Barn) Police Row Therfield	<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 of area caused by water towers and telecommunications masts. Development therefore unlikely to impact on the landscape. 	<ul style="list-style-type: none"> • No regular bus service. Village has school but limited other services. Location is likely to result in commuting for work and to access services • Located within an archaeological area • Located within a conservation area
T/r2 adj Tussocks The Causeway Therfield	<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 of area caused by water towers and telecommunications masts. Development therefore unlikely to impact on the landscape. 	<ul style="list-style-type: none"> • No regular bus service. Village has school but limited other services. Location is likely to result in commuting for work and to access services • Located within an archaeological area • Located within a conservation area • Area of low landscape capacity and high sensitivity • Not large enough to support affordable housing

**Sustainability Appraisal and SEA of the North
Hertfordshire Land Allocations Development Plan
Document**

Appendix 4: Site Options Appraisal Matrices

December 2007



**North Hertfordshire District Council
Sustainability Appraisal and SEA of the North
Hertfordshire Land Allocations Development Plan
Document Appendix 4; Site Options Appraisal Matrices**


A report from **CAG Consultants**
in association with **Hyder Consultants**

December 2007

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Employment sites

Type of Site: <i>Employment</i>				
Site Reference and Location: <i>B/e01, Royston Road, Baldock</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"> This proposed development could supply jobs in the local area. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is located in Baldock which is identified as one of the main centres in need of improving employment opportunities. Site is on the outskirts of town. May be better being more central to the town.
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"> Site is listed as brown field but from photographic evidence it appears to be largely greenfield.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> This site will not impact upon access to green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Train station within 800m of site. Bus stop within 400m of site Site is located on the outskirts of the town. However, improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> The site is vegetated and includes hedgerows, trees and shrubs. Building on this site is likely to lead to a decrease in the ecological value and features of this land. The site is not designated as being of ecological importance Mitigation – tree survey; ecology survey.

3(b) Protect and enhance landscapes	√√	√√	√√	<ul style="list-style-type: none"> The site is identified as having a high capacity for development and a low sensitivity for development.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is adjacent to an area of archaeological interest. Mitigation - Archaeological survey
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> The site is not in a Groundwater Source Protection Zone Site does not border a watercourse 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 in a flood risk area The site is not on a north facing slope This site is appropriate for SUDS according to the SUDS Viability Plan Mitigation – this is potentially a large development and has the potential to incorporate CHP Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Parts of Baldock are identified as being deprived
5(b) Increase access to decent and affordable housing	o	o	o	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Borders residential properties Development on a largely open and undeveloped stretch of land will increase the level of nuisance, noise and traffic in this area. Next to railway line – noise for future employees Mitigation – noise survey and possible sound proofing
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be sewage and energy constraints Mitigation – Site specific assessment of sewage and energy constraints
TOWN CENTRES				
7 Promote sustainable urban living	o	o	o	<ul style="list-style-type: none"> Out of town development (within 800m) Employment study suggests employment developments would be better if based in the town centre
Summary				
Employment site outside of town centre, but within 800m. Meets criteria 1, 3b, 3d, 4a and 5a				

well.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Help to support and regenerate the area • Train station within 800m of site. • Bus stop within 400m of site • The site is identified as having a high capacity for development and a low sensitivity for development. • The site is not in a Groundwater Source Protection Zone • This site is appropriate for SUDS according to the SUDS Viability Plan • Not on a north facing slope • Not contaminated 	<ul style="list-style-type: none"> • Next to the railway line – noise for future workers • On the edge of an area of archaeological interest • Borders residential properties • May be sewage and energy constraints • Potential ecological impact 	<ul style="list-style-type: none"> • Ecology survey • Tree survey • Site specific assessment of sewage and energy constraints • Encourage and improve alternative transport • Look at incorporating CHP • Noise survey • Sound proofing • Archaeological survey • SUDS

Type of Site: <i>Employment</i>				
Site Reference and Location: <i>B/e02, Royston Road, Baldock</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"> • This proposed development could supply jobs in the local area. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. • Site is located in Baldock which is identified as one of the main centres in need of improving employment opportunities. • Site is on the outskirts of town. May be better being more central to the town.
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"> Greenfield site Grade 2-3 agricultural land
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> This site has a public right of way running through the centre of it – this could impact upon local amenity
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> Further than 800m of train station Within 400m of a bus stop Site is located on the outskirts of the town. However, improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The site is vegetated and includes hedgerows, trees and shrubs. Agricultural land does not usually have a high ecological value; however, building on this site is likely to lead to a decrease in the ecological value and features of this land. The site is not designated as being of ecological importance Mitigation – tree survey; ecology survey.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> The site has a moderate to high capacity for development and a moderate sensitivity.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is in an area of archaeological interest Mitigation - Archaeological survey
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located in a Groundwater Source Protection Zone Site does not border a watercourse 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 in a flood risk area The site is not on a north facing slope This site is suitable for SUDS Mitigation – this is potentially a large development and has the potential to incorporate CHP Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Areas of Baldock are identified as deprived
5(b) Increase access to decent and affordable housing	○	○	○	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	✗	✗	<ul style="list-style-type: none"> Borders residential properties to the south Development on a largely open and undeveloped stretch of land will increase the level of nuisance, noise and traffic in this area. Next to railway line – noise for future employees Mitigation – noise survey and possible sound proofing
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be sewage and energy constraints – limited capacity Mitigation – site specific assessment of sewage and energy constraints
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> Out of town development, but within 800 m Employment study suggests employment developments would be better if based in the town centre
Summary				
Employment site outside of town centre, but within 800m. Meets criteria 1, 3b, 3d, 4a and 5a well.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Would provide more local employment in an area of identified need Within 400m of a bus stop Not contaminated 	<ul style="list-style-type: none"> Grade 2 – 3 agricultural land Further than 800m of train station Public right of way 		<ul style="list-style-type: none"> Improve and encourage the use of public transport. Ecology survey Tree survey Site specific assessment of 	

<ul style="list-style-type: none"> ▪ This site is suitable for SUDS ▪ Not on a north facing slope ▪ Not at risk of flooding 	<ul style="list-style-type: none"> through site – impacting local amenity ▪ May be sewage and energy constraints – limited capacity ▪ On the outskirts of town, but within 800m ▪ Next to the railway line – noise for future workers ▪ In an area of archaeological interest ▪ Borders residential properties to south 	<ul style="list-style-type: none"> sewage and energy constraints ▪ Look at incorporating CHP ▪ Noise survey ▪ Sound proofing ▪ Archaeological survey ▪ SUDS
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Type of Site: <i>Employment</i>				
Site Reference and Location: <i>B/e03, Icknield Way, Baldock</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"> • Retain as employment (or change to housing). • Employment Land Review states that there is little scope for disposals of employment land to non-employment uses. • The council should ensure that in each of the towns there is a choice of types of employment accessible to the main residential areas.
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 with little or no amenity value • This site is known to be contaminated due to gas works and underground tanks, and so provides an opportunity to reclaim contaminated land • Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> • This site has a public right of way running though it but should not impact upon access to green space

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Within 400m of a bus stop • Within 800m of train station • Improving employment opportunities in the area will help to combat commuting out of the area for work. • Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site includes some trees and shrubs. • The site is not designated as being of ecological importance • Mitigation – tree survey
3(b) Protect and enhance landscapes	○	○	○	<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 in an area of archaeological interest • Mitigation - Archaeological survey
3(d) Reduce pollution from any source	✓✗	✓✗	✓✗	<ul style="list-style-type: none"> • The site is not located in a Groundwater Source Protection Zone • Site does not border a watercourse • The site is known to be contaminated from gas works and underground tanks
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 not on a north facing slope • This site can accommodate SUDS • Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. • Areas of Baldock are identified as being deprived
5(b) Increase access to decent and affordable housing	○	○	○	<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"> • Bordered by residential properties • Existing land use is predominantly employment • Site is next to train tracks • Next to railway line – noise for future employees • Mitigation – noise survey and possible sound proofing

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • May be sewage and energy constraints • Mitigation – site specific assessment of energy and sewage constraints
TOWN CENTRES				
7 Promote sustainable urban living	o	o	o	<ul style="list-style-type: none"> • Employment out of town centre (more than 800 m) • Existing site use similar • Employment study suggests employment developments would be better if based in the town centre
Summary				
Existing site use is employment – Employment Study suggests that there is little scope for disposals of employment land to non-employment uses.				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ Brownfield site ▪ Within 400m of a bus stop ▪ Within 800m of train station ▪ Would provide more local employment in an area of need ▪ Opportunity to reclaim contaminated land ▪ The site is not located in a Groundwater Source Protection Zone ▪ The site is not in a flood risk area ▪ The site is not on a north facing slope ▪ This site can accommodate SUDS 	<ul style="list-style-type: none"> ▪ Next to the railway line – noise for future workers ▪ In an area of archaeological interest ▪ Borders residential properties ▪ May be sewage and energy constraints ▪ Contaminated land – gas works and underground tanks 			<ul style="list-style-type: none"> ▪ Tree survey ▪ Site specific assessment of energy and sewage constraints ▪ Look at incorporating CHP ▪ Noise survey ▪ Line side protection – noise and vibration ▪ Archaeological survey ▪ Contaminated land survey and remediation ▪ SUDS ▪ Improve and encourage the use of public transport.

Type of Site: <i>Employment</i>				
Site Reference and Location: <i>H/e01, Cadwell Lane, 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	✓	✓	✓	• This proposed development could

levels of prosperity and economic growth				<ul style="list-style-type: none"> supply jobs in the local area. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is located in Hitchin, which is identified as one of the main centres in need of improving employment opportunities. Site is on the outskirts of town. May be better being more central to the town.
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 with little or no amenity value This site is possibly contaminated and so provides an opportunity to reclaim contaminated land through gas works and underground fuel tanks Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> This development will not impact upon 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 (restricted route) The site is over 800m from the train station Site is located on the outskirts of the town but is still accessible. Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site includes some trees The site is not designated as being of ecological importance, although a designated wildlife site lies to the west, so this must be taken into consideration. Mitigation – tree survey; consider views from designated wildlife site
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 is not in a conservation area or an area of historical interest.

3(d) Reduce pollution from any source	√X	√X	√X	<ul style="list-style-type: none"> The site is not located in a Groundwater Source Protection Zone Site does not border a watercourse. However the River Hiz is nearby Site is contaminated from gas works and underground fuel 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 flood risk area The site is not on a north facing slope This site may be suitable for SUDS according to the SUDS Viability Map Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP Mitigation – Investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Parts of Hitchin are identified as being deprived.
5(b) Increase access to decent and affordable housing	○	○	○	○ n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Bordered by other employment and industrial properties Existing land use is employment Site is next to train tracks Mitigation – site requires line side protection for noise and vibration
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be constraints regarding sewerage and energy Mitigation – site specific assessment of constraints
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> Edge of town development (over 800m from centre). Will not encourage a wider range of shops and services in town centre. Existing site use similar Employment study suggests employment developments would be better if based in the centre
Summary				
Employment site meeting several of the sustainability criteria, especially 5a. However, the site is on the edge of the town, but is served by buses (restricted route).				
Strengths		Weaknesses		Potential mitigation

<ul style="list-style-type: none"> ▪ Brownfield site ▪ Bus stop within 400m (restricted route) ▪ Would provide more local employment in an area of identified need ▪ Opportunity to reclaim contaminated land ▪ The site is not located in a Groundwater Source Protection Zone ▪ SUDS may be feasible ▪ Not at risk of flooding ▪ Not in a conservation area ▪ Not in an area of archaeological interest 	<ul style="list-style-type: none"> ▪ On the outskirts of town – over 800m ▪ Next to the railway line – noise for future workers ▪ The site is over 800m from the train station ▪ Contaminated land – gas works and underground fuel tanks ▪ May be constraints regarding sewerage and energy ▪ Close to a designated wildlife site 	<ul style="list-style-type: none"> ▪ Tree survey ▪ Consider views from designated wildlife site ▪ Encourage and improve alternative transport ▪ Look at incorporating CHP ▪ Noise survey ▪ Line side protection for noise and vibration ▪ Contaminated land survey and remediation ▪ Investigate potential fro SUDS ▪ Site specific assessment of constraints
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Type of Site and Number: <i>Employment H.e02</i>				
Site Reference and Location: <i>Wilbury Way, 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	O	X√	X√	<ul style="list-style-type: none"> ▪ This site is located on the edge of an existing industrial area on the outskirts of Hitchin. ▪ The Employment Land Study does identify the demand for office space in Hitchin. ▪ The development could bring more employment to the district (positive) in the medium/long term ▪ There may be negative impacts due to its remote location to services and facilities for staff/customers.
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 mainly a greenfield site of Grade 2 and 3 agricultural land, but some of this land is a brownfield site. ▪ Former site use as sewage works indicates this site is likely to be contaminated, so there may be potential to reclaim some contaminated land. ▪ Mitigation – limit development to the Northwestern part of the site where it is mainly contaminated brownfield.

2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> A public right of way runs alongside the boundary of this site. Developing on the greenfield land would impact upon the local amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> There are currently large amounts of people that commute out of the area for work. Providing more employment in the area should help to deliver more sustainable location patterns. This site is on the edge of the town and is within 400m of a bus stop This bus service is a restricted service, but there may be potential to improve the service if this area is further developed. Mitigation – encourage and improve public transport and alternative transportation.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Site will not impact upon any site designated for ecological value As this is a greenfield site, it is unlikely that developing this site will lead to an improvement of the ecology on site. Mitigation – tree survey
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site is identified as having moderate to high capacity and sensitivity for potential development
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> This site is not in an area of conservation or archaeological interest.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not located in a Groundwater Source Protection Zone and does not border a watercourse. Site was previously used as an old sewage works, which means the site is likely to be contaminated. 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	✓	✓	X	<ul style="list-style-type: none"> Not identified as a flood risk area The site is of a large enough size to make CHP viable. Mitigation – look into CHP This site may be suitable for Sustainable Urban Drainage (SUDS) Mitigation – Using SUDS
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	✓	X	X	<ul style="list-style-type: none"> This site would contribute to the regeneration of Hitchin in the short term by creating new jobs. However, by being in an out of town location, it would compete with other local services in the town centre and take away customers and users. So could have a negative impact on those existing services in the medium/long term.
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"> The site is away from residential areas and so is unlikely to cause problems of noise or nuisance.
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 should be assessed on a site specific basis There is potential for a requirement for significant reinforcement of the electricity and gas supply depending on the site use
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> This is an out of centre site that is likely to compete with shops and services in town centre.
Summary				
<p>Providing additional employment in Hitchin is desirable, however this site is a greenfield site with agricultural value and is in an out of centre location.</p> <p>Cumulatively, if this site was to go ahead as well as site H.e01, then there would be quite a dramatic change in this area on the edge of Hitchin which could have far more significant impacts and stress on utilities and the transport network which is currently restricted in this area.</p>				
Strengths				
<ul style="list-style-type: none"> Within 400 m of bus stop Reduce out commuting Some of this land is a brownfield site There may be potential to reclaim some contaminated land. Provides local jobs Not a designated ecological site Not an area of archaeological interest 				
Weaknesses				
<ul style="list-style-type: none"> Potentially there are limitations on the utilities in the area The site is currently mainly a greenfield site of Grade 2 and 3 agricultural land. Borders a public right of way Out of centre location may have a negative impact upon the town centre 				
Potential mitigation				
<ul style="list-style-type: none"> Tree survey Encourage and improve public transport and alternative transportation. Contaminated land survey and remediation if necessary Ensure that the public right of way is maintained 				

<ul style="list-style-type: none"> ▪ or a conservation area ▪ Site is not located in a Groundwater Source Protection Zone and does not border a watercourse. ▪ Away from residential area ▪ Site is identified as having moderate to high capacity and sensitivity for potential development 	<ul style="list-style-type: none"> ▪ Site is likely to be contaminated 	<ul style="list-style-type: none"> ▪ Limit development to the North-western part of the site where it is mainly contaminated brownfield. ▪ SUDS ▪ CHP
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Type of Site: <i>Employment</i>				
Site Reference and Location: <i>L/e01, Works Road, 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"> • This proposed development could supply jobs in the local area. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. • Site is located in Letchworth, which is identified as one of the main centres in need of improving employment opportunities.
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"> • Vacant brownfield site with little or no amenity value • This site is contaminated through use as a power station and so provides an opportunity to reclaim contaminated land • Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> • This development will not impact upon 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 town has good public transport. This site is within 400m of a bus stop and 800m of the train station. Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site is not designated as being of ecological importance No notable vegetation on site
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 is not in a conservation area or an area of historical interest.
3(d) Reduce pollution from any source	√X	√X	√X	<ul style="list-style-type: none"> The site is not in a Groundwater Source Protection Zone Site does not border a watercourse. Site is contaminated through its former use as a power station
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 not on a north facing slope The suitability of the site for SUDS is unclear according to the SUDS Viability Plan Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP Mitigation – Investigate the potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Letchworth includes areas that have been identified as being deprived
5(b) Increase access to decent and affordable housing	○	○	○	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Bordered by other employment properties Site is next to train tracks Mitigation – site requires line side protection for noise and vibration
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	X	O	O	<ul style="list-style-type: none"> Limited sewage capacity Mitigation – Sites should be phased for after 2012
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> This proposed development could supply jobs in the local area and encourage more people to live in the town centre. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is within 800m of town centre
Summary				
Employment site near the centre of Letchworth which meets several of the sustainability criteria well. There are likely to be constraints with the sewage capacity, so sites should be phased after 2012.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Vacant brownfield site The town has good public transport. This site is within 400m of a bus stop and 800m of the train station. Would provide more local employment in an area of need Opportunity to reclaim contaminated land The site is not in a flood risk area The site is not on a north facing slope Site is within 800m of town centre The site is not in a Groundwater Source Protection Zone 		<ul style="list-style-type: none"> Possible constraints - sewage system Next to the railway line – noise for future workers Site is contaminated through its former use as a power station 		<ul style="list-style-type: none"> Investigate the potential for SUDS Encourage and improve public transport Look at incorporating CHP Noise survey Line side protection for noise and vibration Contaminated land survey and remediation Sites should be phased for after 2012

Type of Site: <i>Employment</i>				
Site Reference and Location: <i>R/e01, York Way, 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	✓	✓	✓	<ul style="list-style-type: none"> This proposed development could

levels of prosperity and economic growth				<ul style="list-style-type: none"> supply jobs in the local area. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is located on outskirts of Royston – employment development preferred in town centres to aid regeneration of town centres Identified as one of the main centres in need of improving employment opportunities.
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 between existing employment sites and the main road – agricultural grade not specified Based on photographic evidence the site appears to have heath land characteristics
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> Public right of way through this site – developing it will lead to a reduction in green space and amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Within 400m of a bus stop Just within 800m of train station However site on the edge of settlement Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The site is not designated as being of ecological importance However, the site is well vegetated and appears to have heath land characteristics. Development of this site is likely to lead to a decrease in ecological value. Mitigation – tree survey; ecological 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 is not in a conservation area or an area of historical interest.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The southern part of the site is within a Groundwater Source Protection Zone. This is Zone 3 and not 1 or 2. The site does not border a watercourse The 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"> The site is not in a flood risk area The site is not on a north facing slope SUDS are likely to be feasible in this area according to the SUDS Viability Map Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Royston is not identified as a deprived area
5(b) Increase access to decent and affordable housing	○	○	○	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Bordered by other employment properties and fields Site is next to main road
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	○	○	<ul style="list-style-type: none"> Potential constraints due to sewage capacity – limited until 2015 Potential issues for gas and electricity supply Mitigation – Consider phasing site after 2015 Mitigation – May require significant reinforcement of electricity and gas supply
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> Distance from town (over 800m) means that this development is unlikely to contribute to the town centre regeneration
Summary				
<p>This proposed development could supply jobs in the local area</p> <p>Distance from town (over 800m) means that this development is unlikely to contribute to the town centre</p>				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> ▪ Within 400m of a bus stop ▪ Just within 800m of train station ▪ Would provide more local employment ▪ Help to combat out commuting ▪ SUDS are likely to be feasible in this area according to the SUDS Viability Map ▪ The site is not contaminated ▪ The site is not in a flood risk area ▪ The site is not on a north facing slope 	<ul style="list-style-type: none"> ▪ Greenfield site – agricultural grade not specified ▪ Possible constraints - sewage system and gas and electricity supply ▪ Public right of way through this site – developing it could lead to a reduction in amenity. ▪ Distance from town (over 800m) means that this development is unlikely to contribute to the town centre ▪ The southern part of the site is within a Groundwater Source Protection Zone. However, this is Zone 3 and not 1 or 2. 	<ul style="list-style-type: none"> ▪ Tree survey ▪ Ecology survey ▪ SUDS ▪ Encourage and improve public transport ▪ Look at incorporating CHP ▪ May require significant reinforcement of electricity and gas supply ▪ Consider phasing site after 2015

Type of Site: <i>Employment</i>				
Site Reference and Location: <i>R/e02, Lumen Road, Royston</i>				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Retain as employment (or change to housing). • Employment Land Review states that there is little scope for disposals of employment land to non-employment uses. • The council should ensure that in each of the towns there is a choice of types of employment accessible to the main residential areas. • Site is fairly central to the town which is very positive in terms of contributing to regeneration and will help to attract other businesses to the centre of town.
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"> • Brown field site with little or no environmental or amenity value • Known contaminated land (gas works) so is potential to reclaim some contaminated land • Mitigation – contaminated land survey and appropriate remediation.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> ○ The site borders a public right of way, however should not impact upon 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 town has reasonable public transport provision – this site is within 400m of a bus stop and within 800m of the train station • The site is fairly central to the town and so should be accessible by public transport or by walking for many people. • Improving employment opportunities in the area will help to combat commuting out of the area for work. • Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • Brownfield site • The site is not designated as being of ecological importance • There are some shrubs and trees on the site • Mitigation – tree survey
3(b) Protect and enhance landscapes	○	○	○	<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 in a conservation area but does contain a listed building • Mitigation – ensure any redevelopment does not impact upon listed building
3(d) Reduce pollution from any source	✗	✗	✗	<ul style="list-style-type: none"> • The site is within Groundwater Source Protection Zone 2. • The site does not border a watercourse • The site is known to be contaminated (gas works)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate	✓	✓	✓	<ul style="list-style-type: none"> • The site is not in a flood risk area • The site is not on a north facing slope • This area has been identified as

change				being suitable for SUDS in the SUDS Viability Map <ul style="list-style-type: none"> • Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	o	o	o	<ul style="list-style-type: none"> • This area is not identified as being among the deprived in North Herts
5(b) Increase access to decent and affordable housing	o	o	o	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	o	o	o	<ul style="list-style-type: none"> • Bordered predominantly by residential properties, however, existing site use is similar
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	o	o	<ul style="list-style-type: none"> • Potential constraints due to sewage capacity depending on the scale of expansion – capacity limited up till 2015 • Potential issues for gas and electricity supply depending on the scale of expansion • Mitigation – consider phasing site after 2015 • Mitigation – May require significant reinforcement of electricity and gas supply depending on the scale of expansion
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Keeping the site as employment land supplies jobs in the local area and encourages more people to live in the town centre. • Helps to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. • Site is within 800m of town centre
<p>Summary</p> <p>Employment site situated on brownfield land and within 800m of town centre with good transport links (scores positively on 1, 2a, 2c, 3a, 3c, 4a and 7). Potential issues with sewage capacity in the short term and Groundwater Source Protection.</p>				
Strengths			Weaknesses	
<ul style="list-style-type: none"> ▪ Brownfield site ▪ Central to the town- site is within 800m of town centre ▪ The town has reasonable public transport provision 			<ul style="list-style-type: none"> ▪ Potential constraints due to sewage capacity depending on the scale of expansion – capacity limited up till 2015 ▪ Potential issues for gas and electricity supply 	
			Potential mitigation	
			<ul style="list-style-type: none"> ▪ Contaminated land survey and remediation ▪ Tree survey ▪ SUDS ▪ Encourage and improve alternative transport 	

<p>- this site is within 400m of a bus stop and within 800m of the train station</p> <ul style="list-style-type: none"> ▪ Provides local employment ▪ Help to combat out commuting ▪ Opportunity to reclaim contaminated land ▪ This area has been identified as being suitable for SUDS in the SUDS Viability Map 	<p>depending on the scale of expansion</p> <ul style="list-style-type: none"> ▪ Borders a public right of way ▪ The site is within Groundwater Source Protection Zone 2. ▪ Listed building onsite ▪ Known contaminated land (gas works) 	<ul style="list-style-type: none"> ▪ Look at incorporating CHP ▪ May require significant reinforcement of electricity and gas supply (dependent on scale of redevelopment) ▪ Ensure any redevelopment does not impact upon listed building ▪ Consider phasing site after 2015
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Gypsy and traveller sites: areas of search

Type of Site and Number: <i>Gypsy/Traveller</i>				
Site Reference and Location: <i>NH109, Gannock Green, Sandon</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	0	0	0	<ul style="list-style-type: none"> 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?	?	?	?	<ul style="list-style-type: none"> This land is a greenfield site and is Grade 2 and 3 agricultural land Not clear if Grade 3 agricultural land is a or b Mitigation – consider locating site on the grade 3 agricultural land (eastern side)
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. Access to green space for the travellers (within 400m) A public right of way runs through the western part of 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"> • People living here are likely to rely on personal cars. • Bus stop is within 400m, • No train station within 800m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> • Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. • There is also a woodland which borders this site. • Development on this site is unlikely to improve biodiversity • Mitigation – ecological study; tree survey
3(b) Protect and enhance landscapes	O	O	O	<ul style="list-style-type: none"> • Characterised by a plateau landform and generally arable fields, a sheltered traveller site should not have too much of an impact upon this landscape character. • If the other proposed gypsy traveller site in Sandon also went ahead, there would be cumulative landscape effects to consider • The higher southern part of this site is very open and so is very sensitive to development and as such there is very little mitigation potential. • The lower northern corner is more sheltered and may be considered • Mitigation – limit development to sheltered northern part of site
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> • The site is on the edge of a conservation area and an area of archaeological interest • Mitigation - Ensure development will not have a negative impact upon the setting of the conservation area and carry out an archaeological survey

3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site is not contaminated No info on Groundwater Source Protection Zone 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 is not in a flood risk area The SUDS Viability Map shows that suitability for SUDS is unclear Mitigation – investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> This village is not identified as a deprived area By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Constraints not identified in Sandon.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
<p>Potential site for gypsy/travellers which is not ecologically protected and does contain grade 3 agricultural land (need to establish if it is a or b). Providing a location for travellers would be beneficial in terms of 5a, 5b and 5c.</p> <p>Sandon does not have a food shop or a regular bus service, so this could be problematic in terms of promoting a more sustainable life style.</p> <p>If the other proposed gypsy traveller site in Sandon also went ahead, there would be cumulative landscape and community cohesion effects to consider</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Access to green space for the travellers (within 400m) 	<ul style="list-style-type: none"> Grade 2 and 3 agricultural land Site is on the edge of 		<ul style="list-style-type: none"> Ensure local residents are involved in the site selection and 	

<ul style="list-style-type: none"> • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • Providing suitable accommodation for gypsy traveller families • Characterised by a plateau landform and generally arable fields, a sheltered traveller site should not have too much of an impact upon this landscape character. • Not contaminated 	<p>an area of archaeological interest and a conservation area</p> <ul style="list-style-type: none"> • Village has a regular bus service. However, village services are limited, (e.g. no food shop) so location is likely to result in use of cars to access services • There may be potential tensions with local residents due to the controversial nature of gypsy traveller sites 	<p>development process, and that a link is established between gypsies and travellers and the Parish Council</p> <ul style="list-style-type: none"> • Ecology survey • Tree survey • Limit development to sheltered/screened northern part of site • Ensure development will not have a negative impact upon the setting of the conservation area • Archaeological survey • Investigate potential for SUDS
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Type of Site and Number: <i>Gypsy/Traveller</i> Site Reference and Location: <i>NH112, Notley Green, Sandon</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	0	0	0	<ul style="list-style-type: none"> • 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?	?	?	?	<ul style="list-style-type: none"> • This land is a greenfield site and is Grade 2 and 3 agricultural land • Not clear if Grade 3 agricultural land is a or b • Mitigation – consider locating site on the grade 3 agricultural land (south-western side)

2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> • This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. • Access to green space for the travellers (within 400m) • A public right of way runs round the boundary of the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✗	✗	✗	<ul style="list-style-type: none"> • People living here are likely to rely on personal cars. • Bus stop is just within 400m, but the village does not have a regular bus service • No train station within 800m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✗	✗	✗	<ul style="list-style-type: none"> • Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. • This site borders a designated wildlife site • Development on this site is likely to lead to a decrease in the ecological value of this land. • Mitigation – ecological study (especially adjacent wildlife site); tree survey
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • Characterised by a plateau landform and generally arable fields, a sheltered traveller site should not have too much of an impact upon this landscape character. • If the other proposed gypsy traveller site in Sandon also went ahead, there would be cumulative landscape effects to consider • Due to local topography and boundary hedgerows/woods, development on this site need not be locally prominent with sufficient mitigation.

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site adjacent to a conservation area and an area of archaeological interest Mitigation - Ensure development will not have a negative impact upon the setting of the conservation area and carry out an archaeological survey
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site not contaminated No information on Groundwater Source Protection Zones in Sandon
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 Suitability for SUDS is unclear Mitigation – investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> This village is not identified as a deprived area By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Constraints not identified in Sandon.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
<p>Summary</p> <p>Potential site for gypsy/travellers which is not ecologically protected and does contain grade 3 agricultural land (need to establish if it is a or b). Providing a location for travellers would be beneficial in terms of 5a, 5b and 5c.</p> <p>Sandon does not have a food shop or a regular bus service, so this could be problematic in terms of promoting a more sustainable life style.</p> <p>If the other proposed gypsy traveller site in Sandon also went ahead, there would be cumulative</p>				

landscape and community cohesion effects to consider

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Access to green space for the travellers (within 400m) • Village has a regular bus service. • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • Providing suitable accommodation for gypsy traveller families • Characterised by a plateau landform and generally arable fields, a sheltered traveller site should not have too much of an impact upon this landscape character. • Not contaminated 	<ul style="list-style-type: none"> • Grade 2 and 3 agricultural land • Likely to lead to a decrease in ecological value – borders a designated wildlife site • Site is on the edge of an area of archaeological interest and a conservation area • Village has a regular bus service. However, village services are limited, (e.g. no food shop) so location is likely to result in use of cars to access services • There may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion 	<ul style="list-style-type: none"> • Ecology survey – particularly with regards to adjacent designated site • Tree survey • Ensure development will not have a negative impact upon the setting of the conservation area • Archaeological survey • Investigate potential for SUDS

Type of Site and Number: <i>Gypsy/Traveller</i>				
Site Reference and Location: <i>NH117, North of the Joint, Reed</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	0	0	0	<ul style="list-style-type: none"> • 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 shops, post office or surgery
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 land is a greenfield site and is Grade 2 and 3 agricultural land. Mainly Grade 3. Not clear if Grade 3 agricultural land is a or b Mitigation – avoid southern 'quarter which is grade 2 predominantly
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. Access to green space for the travellers (within 400m) A public right of way runs round the boundary of 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"> People living here are likely to rely on personal cars. Reed has a regular bus service and the site is within 400m of a bus stop No train station within 800m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. This site borders a small designated wildlife site Development on this site is likely to lead to a decrease in the ecological value of this land. Mitigation – ecological study (especially adjacent wildlife site); tree survey Mitigation – locate site away from western edge (where wildlife site is located)

3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Landscape characteristic is gently rolling fields and a dominant arable use This site is a plateau and so is very open and very sensitive to development and as such there is very little mitigation potential.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is not in a conservation area or in an area of archaeological interest, but does border them. Mitigation - Ensure development will not have a negative impact upon the setting of the conservation area
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site is not contaminated No information on Groundwater Source Protection Zone in Reed
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 Suitability for SUDS is unclear Mitigation – investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> This village is not identified as a deprived area By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Constraints not identified in Reed.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
Potential site for gypsy/travellers which is not ecologically protected and does contain grade 3				

agricultural land (need to establish if it is a or b). Providing a location for travellers would be beneficial in terms of 5a, 5b and 5c.

Reed does not have a food shops or a post office, so this could be problematic in terms of promoting a more sustainable life style. However, it does have a regular bus service.

This site has very little potential for mitigation of visual impacts due to the exposed nature of this site.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Access to green space for the travellers (within 400m) • Reed has a regular bus service and the site is within 400m of a bus stop • Site is not contaminated • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • Providing suitable accommodation for gypsy traveller families 	<ul style="list-style-type: none"> • Grade 2 and 3 agricultural land • Likely to lead to a decrease in ecological value – adjacent designated site • The village has a regular bus service. However, there are no village shops so location is likely to result in use of cars to access services • Site is highly visible and offers little opportunity for mitigation • Site is partly on a north facing slope • There may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion • Borders conservation area • Borders area of archaeological interest 	<ul style="list-style-type: none"> • Ensure local residents are involved in the site selection and development process, and that a link is established between gypsies and travellers and the Parish Council • Tree survey • Ensure development will not have a negative impact upon the setting of the conservation area • Ecological study (especially adjacent wildlife site) • Locate site away from western edge (where wildlife site is located) • Investigate potential for SUDS

Type of Site and Number: <i>Gypsy/Traveller</i>				
Site Reference and Location: <i>NH16, Whitwell, St Paul's Walden</i>				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • This site is well located for accessing local services and facilities in the village of Whitwell – the village has a food shop and a post office
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, Grade 3 Agricultural Land Establish if land is 3a or 3b Site is identified as possibly being contaminated due to an in filled watercourse/marsh in the SE corner May be an opportunity to reclaim some contaminated land
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. Access to green space for the travellers (within 400m) A public right of way runs round the boundary of 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"> This site has a regular bus service and is within 400m of a bus stop Not within 800m of a train station People living here are likely to rely on personal cars.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. This site borders a designated wildlife site (to the north) Mitigation – ecological study (especially adjacent wildlife site); tree survey Mitigation – keep development to the south of the site away from the wildlife site

3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • Landscape has a dominant arable use • The south eastern part of the site has a partial sense of enclosure from the southern and eastern boundaries and mitigation potential for screening any development is moderate to high. • Mitigation – keep development to southeastern part of 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 also borders a historic park and garden • Mitigation - Ensure development will not have a negative impact upon the setting of the conservation area or the historic park and garden
3(d) Reduce pollution from any source	?X	?X	?X	<ul style="list-style-type: none"> • Site is identified as possibly being contaminated due to an in-filled watercourse/marsh in the SE corner • No information regarding Groundwater Source Protection Zones in Whitwell • Mitigation – Contaminated land survey and 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"> • This site appears to be suitable for SUDS according to the SUDS Viability Plan • Site borders a watercourse
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> • This village is not identified as a deprived area • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> • Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> • This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. • Noise issues in the north of the site from Luton Airport – would be better to be in the south
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Constraints not identified in Whitwell.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
<p>Summary</p> <p>Potential site for gypsy/travellers which is not ecologically protected and does contain grade 3 agricultural land (need to establish if it is a or b). Providing a location for travellers would be beneficial in terms of 5a, 5b and 5c.</p> <p>Potential constraints would be the noise issues from the airport, the risk of flooding, the nearby historic park and garden, conservation area and the designated wildlife site.</p> <p>The best location for the site in terms of the above constraints and in terms of screening would be the SE corner. However, this may be contaminated and would require investigation.</p> <p>The village of Whitwell has a food shop, a post office and a regular bus service.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> South-eastern part of the site is well screened This site is well located for accessing local services and facilities in the village of Whitwell – the village has a food shop and a post office Access to green space for the travellers (within 400m) This site has a regular bus service and is within 400m of a bus stop May be an opportunity to reclaim contaminated land This site appears to be suitable for SUDS according to the SUDS Viability Plan By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people Providing suitable accommodation for gypsy traveller families 		<ul style="list-style-type: none"> This site borders a designated wildlife site (to the north) Site borders a watercourse Village location means that it is likely to result in the use of private cars to access services The site is adjacent to a conservation area Borders a historic park and garden Issues of noise pollution from Luton airport, particularly in northern part of the site. Site is identified as possibly being contaminated due to an infilled watercourse/marsh in the SE corner There may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion 		<ul style="list-style-type: none"> Flood Risk Assessment may be necessary due to proximity of stream Tree survey Ensure development will not have a negative impact upon the setting of the conservation area or the historic park and garden Keep development to south-eastern part of site in order to combat issues of noise pollution and screening. Ecological study (especially adjacent wildlife site) Keep development to the south of the site away from the wildlife site Contaminated land survey and remediation if needed SUDS

Type of Site and Number: *Gypsy/Traveller*

Site Reference and Location: NH18, Hinxworth 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 well located for accessing local services and facilities in the village of Ashwell – the village has over 5 shops, including a food shop and a post office
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 land is a greenfield site and is Grade 3 agricultural land Need to establish if land is 3a or 3b There is a landfill site within 200 m of this site – possible potential for reclaiming contaminated land
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> For the potential residents of this site the site has footpaths on and is accessible to green spaces (within 400m). There is a public right of way through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✗	✗	✗	<ul style="list-style-type: none"> Ashwell does not have a regular bus service The site is within 400m of a bus stop People living here are likely to rely heavily on personal cars. The site is not within 800m of a train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. Development on this site is unlikely to lead to an improvement in the ecological value of this land. Mitigation – ecological study; tree survey
3(b) Protect and enhance landscapes	✗	✗	✗	<ul style="list-style-type: none"> The landscape here is open and this site is visually prominent locally, which suggests that development on this site would have a detrimental effect on this landscape.

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is not in a conservation area or in an area of archaeological interest, but does sit to the edge of one Mitigation – development of this site must avoid impacting upon the setting of the conservation area. Mitigation – archaeological survey
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> There is a landfill site within 200 m of this site, which could make this site unsuitable for residents. No information on Groundwater Source Protection Zones in Ashwell Mitigation – Contaminated land survey and remediation if necessary (unlikely)
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 in a flood risk area The site is on a north facing slope This area is not suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> This village is not identified as a deprived area By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
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	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
<p>Potential site for gypsy/travellers which is not ecologically protected and does contain grade 3 agricultural land (need to establish if it is a or b). Providing a location for travellers would be beneficial in terms of 5a, 5b and 5c.</p>				

The village has over 5 shops, including a food shop and a post office, but does not have a regular bus service.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> For the potential residents of this site the site has footpaths on and is accessible to green spaces (within 400m). Providing suitable accommodation for gypsy traveller families By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people 	<ul style="list-style-type: none"> There is a landfill site within 200 m of this site Not suitable for SUDS Likely to lead to a decrease in ecological value Ashwell does not have a regular bus service People living here are likely to rely heavily on personal cars. The landscape here is open and this site is visually prominent locally, which suggests that development on this site would have a detrimental effect on this landscape. The site is on a north facing slope with uneven topography However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion 	<ul style="list-style-type: none"> Ensure development will not impact upon the setting of the conservation area Ecology survey Tree survey archaeological survey investigate potential impact from landfill site

Type of Site and Number: <i>Gypsy/Traveller</i>				
Site Reference and Location: <i>NH61, Austage End, Kings Walden</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	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?	?	?	?	<ul style="list-style-type: none"> This land is a greenfield site and is Grade 3 agricultural land (a or b?)
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. There are public rights of way around this site which must be maintained Good access to green space for new residents on this site (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✗	✗	✗	<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 Kings Walden does have a regular bus service, but this site is located outside of the village
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. Development on this site is unlikely to lead to an increase in the ecological value of this land. Mitigation – ecological study; tree survey
3(b) Protect and enhance landscapes	✗	✗	✗	<ul style="list-style-type: none"> This site is very open and very sensitive to development and as such there is very little mitigation potential. Gently rolling landscape with mainly an arable use.

3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not in an conservation area or in an area of archaeological interest
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site does not border a watercourse No information regarding Groundwater Source Protection Zones in this area The 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"> The site is not in a flood risk area The Viability Map shows that SUDS is viable here Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X✓	X✓	X✓	<ul style="list-style-type: none"> This village is not identified as a deprived area By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	✓	✓	✓	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
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	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
Proposed Gypsy Traveller Site located outside of a rural village. The main constraints related to this site are the potential visual impact and the site's isolated nature.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> The site does not border a water course Not in a conservation area or an area of archaeological interest Good access to green 		<ul style="list-style-type: none"> Likely to lead to a decrease in ecological value Not within 800m of a train station Likely to encourage the 		<ul style="list-style-type: none"> Ecology survey Tree survey SUDS

<p>space for new residents on this site (within 400m)</p> <ul style="list-style-type: none"> • The Viability Map shows that SUDS is viable here • Within 400m of a bus stop • Regular bus service in Kings Walden • Not in a flood risk area • Not contaminated • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • Providing suitable accommodation for gypsy traveller families 	<p>use of personal cars</p> <ul style="list-style-type: none"> • Site is highly visible and offers little opportunity for mitigation • However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion? 	
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Type of Site and Number: <i>Gypsy/Traveller</i>				
Site Reference and Location: <i>NH72, London Road Barkway</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	X	X	X	<ul style="list-style-type: none"> • This site is located on the edge of a small village and is poorly located for the community in terms of accessing local services and facilities • Barkway does not have a food shop or a post office • Increased local population may support existing services in the village, 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"> • This land is a greenfield site and is Grade 2 agricultural land
2(b) Provide access to green spaces	O	O	O	<ul style="list-style-type: none"> • This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. • The site is within 400m of green space for the travellers

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> • People living here are likely to rely heavily on personal cars. • Barkway has a regular bus service and is within 400m of a bus stop • Not within 800m of a station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> • Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. • Development on this site is unlikely to lead to an increase in the ecological value of this land. • Mitigation – ecological study; tree survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • It is stated that the eastern part of this site has low sensitivity as it is well screened by trees. The northern part of the site is more visually prominent. • Mitigation – consider limiting development to the eastern part of the site
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> • The site is not in an conservation area or in an area of archaeological interest, but does sit to the edge of one • Mitigation – development of this site must avoid impacting upon the setting of the conservation area. • Mitigation - archaeological survey
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> • Site does not border a watercourse • No information on Groundwater Source Protection Zones in this area • 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 in a flood risk area • The site is not on a north facing slope • Suitability for SUDS is unclear • Mitigation – Investigate opportunity for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> • This village is not identified as a deprived area • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?

5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
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	0	0	0	<ul style="list-style-type: none"> N.A
<p>Summary</p> <p>This site is located on the edge of the village of Barkway. The village has a regular bus service, but it is limited in terms of shops and other facilities.</p> <p>If this site is chosen, the development should be limited to the eastern side in order to minimise the landscape visual impact.</p> <p>Another site is being investigated as a potential gypsy traveller site adjacent to this site. If both were to go ahead, cumulative impacts would need to be considered.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> The site does not border a water course Eastern part of site is of low sensitivity Barkway has a regular bus service and is within 400m of a bus stop The site is within 400m of green space for the travellers By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people Providing suitable accommodation for gypsy traveller families Not contaminated 		<ul style="list-style-type: none"> Grade 2 agricultural land On the edge of a village – isolated Limited public transport Likely to encourage the use of personal cars Northern part of the site is highly visible Not within 800m of a station Barkway does not have a food shop or a post office There may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion 		<ul style="list-style-type: none"> Ensure development will not impact upon the setting of the conservation area Consider locating development on the eastern side of the site Ecology survey Tree survey Consider the viability of SUDS archaeological survey

Type of Site and Number: Gypsy/Traveller
Site Reference and Location: NH73, Buckland 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	X	X	X	<ul style="list-style-type: none"> This site is located on the edge of a small village and is poorly located for the community in terms of accessing local services and facilities Barkway does not have a food shop or a post office Increased local population may support existing services in the village, 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"> This land is a greenfield site and is Grade 2 agricultural land
2(b) Provide access to green spaces	O	O	O	<ul style="list-style-type: none"> This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. The site is within 400m of green space for the travellers
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> People living here are likely to rely heavily on personal cars. Barkway has a regular bus service and is within 400m of a bus stop Not within 800m of a station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. Development on this site is unlikely to lead to an increase in the ecological value of this land. Mitigation – ecological study; tree survey
3(b) Protect and enhance landscapes	O	O	O	<ul style="list-style-type: none"> The eastern part of the northern field site has a lower sensitivity as it is well screened by trees. Mitigation – consider limiting development to the eastern part of the northern field

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is not in an conservation area or in an area of archaeological interest, but does sit to the edge of one Mitigation – development of this site must avoid impacting upon the setting of the conservation area. Mitigation – archaeological survey
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site does not border a watercourse No information on Groundwater Source Protection Zones in this area 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 in a flood risk area The site is not on a north facing slope Suitability for SUDS is unclear Mitigation – Investigate opportunity for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	<ul style="list-style-type: none"> This village is not identified as a deprived area By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. Located away from ambient noise for the traveller families
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	0	0	0	<ul style="list-style-type: none"> N.A
Summary				
<p>This site is located on the edge of the village of Barkway. The village has a regular bus service, but it is limited in terms of shops and other facilities.</p> <p>If this site is chosen, the development should be limited to the eastern side of the northern field in order to minimise the landscape visual impact.</p> <p>Another site is being investigated as a potential gypsy traveller site adjacent to this site. If both</p>				

were to go ahead, cumulative impacts would need to be considered.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • The site does not border a water course • Eastern part of northern field is of lower sensitivity • Barkway has a regular bus service and is within 400m of a bus stop • The site is within 400m of green space for the travellers • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • Providing suitable accommodation for gypsy traveller families • Not contaminated 	<ul style="list-style-type: none"> • Grade 2 agricultural land • Limited public transport • Likely to encourage the use of personal cars • Not within 800m of a station • Barkway does not have a food shop or a post office • There may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion 	<ul style="list-style-type: none"> • Ensure development will not impact upon the setting of the conservation area • Consider locating development on the eastern side of the northern field • Ecology survey • Tree survey • Consider the viability of SUDS • archaeological survey

Type of Site and Number: <i>Gypsy/Traveller</i>				
Site Reference and Location: <i>NH95, West Lane and Holwell Road, Pirton</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	X	X	X	<ul style="list-style-type: none"> • On the edge of Pirton which does not have a food shop. • Does have 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?	?	?	?	<ul style="list-style-type: none"> • This land is a greenfield site and is Grade 2 and 3 agricultural land (a or b?) • May be an opportunity for land remediation • Mitigation – limit development to grade 3 land, and avoid grade 2 land in the SE of the site

2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> This site will not provide additional green space for people, but as land is currently used as agricultural land it is unlikely that development would impact upon access to green spaces. The site is within 400m of green space for the travellers
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✗	✗	✗	<ul style="list-style-type: none"> People living here are likely to rely on personal cars. Within 400m of a bus stop in a village with a regular bus service Not within 800m of a station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Although agricultural land does not have a high ecological value and this site is not a designated ecological site, the site is vegetated and includes hedges and trees. Development on this site is unlikely to lead to an increase in the ecological value of this land. Mitigation – ecological study; tree survey
3(b) Protect and enhance landscapes	✗	✗	✗	<ul style="list-style-type: none"> This site is very open and very sensitive to development and as such there is very little mitigation potential.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is not in a conservation area or in an area of archaeological interest, but does border them. Mitigation - Ensure development will not have a negative impact upon the setting of the conservation area Mitigation – archaeological survey
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information on Groundwater Source Protection Zones The site may be contaminated due to an old sewage works to the south of the site. Mitigation – Contaminated land survey and 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"> The site is not in a flood risk area The site is not on a north facing slope SUDS are not feasible at this site
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 By providing a suitable site for travellers, this would meet the

				<p>need of a disadvantaged group of people</p> <ul style="list-style-type: none"> • However, there may be potential tensions with local residents due to the controversial nature of gypsy traveller sites – community cohesion?
5(b) Increase access to decent and affordable housing	√√	√√	√√	<ul style="list-style-type: none"> • Providing suitable accommodation for gypsy traveller families
5(c) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	<ul style="list-style-type: none"> • This site is unlikely to cause a nuisance for local residents as it is located some distance away from residential areas. • Located away from ambient noise for the traveller families
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	0	0	0	<ul style="list-style-type: none"> • N.a
Summary				
<p>Development of a gypsy traveller site on the edge of a village with a regular bus service but has limited facilities in the area.</p> <p>The possible contaminated land should be investigated.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Not identified as being at risk of flooding • Within 400m of a bus stop in a village with a regular bus service • Within 400m of green space • May be an opportunity for remediation • By providing a suitable site for travellers, this would meet the need of a disadvantaged group of people • Providing suitable accommodation for gypsy traveller families 		<ul style="list-style-type: none"> • Grade 2 and 3 agricultural land • Likely to encourage the use of personal cars • Site is highly visible and offers little opportunity for mitigation • Not within 800m of a station • The site may be contaminated due to an old sewage works to the south of the site. • Borders conservation area and area of archaeological importance • SUDS are not feasible at this site • There may be potential tensions with local residents due to the 		<ul style="list-style-type: none"> • Ecology survey • Tree survey • limit development to grade 3 land, and avoid grade 2 land in the SE of the site • Contaminated land survey and remediation • Ensure development will not have a negative impact upon the setting of the conservation area • archaeological survey

	<p>controversial nature of gypsy traveller sites – community cohesion</p> <ul style="list-style-type: none">• On the edge of Pirton which does not have a food shop.	
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Other and mixed use sites

Baldock

Type of Site and Number: <i>Other Mixed Use, B.01</i>				
Site Reference and Location: <i>Clothall Road, Baldock</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	0	0	0	<ul style="list-style-type: none"> Public playing fields
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 is a greenfield, grade 2 agricultural site Loss of high quality agricultural land. Cumulatively, if this goes ahead as well as adjacent B.02, B.r12, B.r04 this would amount to a relatively large loss of agricultural land in this area.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Will provide green space and amenity. There is a public right of way along the site boundary, making it accessible by foot or bicycle.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Within 400m of a bus stop, but more than 800m from the station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	√	√	<ul style="list-style-type: none"> As site will be remaining as a greenfield site, the development should not have a negative impact upon ecology or biodiversity in the long term – less intensive use than agriculture so likely to be long term benefits. However, in the short term, the initial change of land use may lead to negative ecological impacts. Mitigation – ecological survey.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> The Landscape Capacity Study indicates that this site has a moderate capacity and sensitivity for development.

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> Site is in an area of archaeological interest (former Roman settlement) Mitigation - Archaeological survey
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not listed as being contaminated Site does not border a watercourse Not in Groundwater Protection Zone 1 or 2. Is in Groundwater Source Protection Zone 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 in a high flood risk area Not on a north facing slope Leaving the land as greenfield site is positive. It is likely that SUDS will be possible on this site according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> N.a.
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"> By keeping this land as greenfield, this shelters residential areas from the road to the Southeast.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> There are a number of identified constraints in Baldock which are detailed in the Transport and Utilities Constraints Background Paper (sewage, education and energy), however, as it will remain as a greenfield site it should not impact upon natural resources.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> N/a
Summary				
<p>Site would provide recreational area and green space, meeting sustainability criteria 2b. However, would mean the loss of high quality agricultural land. Cumulatively, this is one of 4 proposed developments on greenfield agricultural land in this area. This would equate to a relatively big loss in agricultural land.</p> <p>Keeping this site as greenfield land is positive as it shelters the residential areas from the road to the southeast.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Keeping the land as greenfield Providing recreational land and access to 		<ul style="list-style-type: none"> Loss of high quality agricultural land Cumulative impact of loss of relatively large 		<ul style="list-style-type: none"> Ecological Survey Archaeological survey SUDS

<ul style="list-style-type: none"> green space Not in Groundwater Protection Zone 1 or 2. Good accessibility – public transport and footpath links Shelters residential areas from road SUDS 	<ul style="list-style-type: none"> area of agricultural land. Site is on an area of archaeological interest (former roman settlement) 	
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Type of Site and Number: <i>Other Mixed Use, B.02</i>				
Site Reference and Location: <i>Walls Field, Clothall Road, Baldock</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	0	0	0	<ul style="list-style-type: none"> Public playing fields
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 is a greenfield, agricultural site, but has not been classified Mitigation – classify agricultural land Loss of agricultural land. Cumulatively, if this goes ahead as well as adjacent B.01, B.r12, B/r04 this would amount to a relatively large loss of agricultural land in this area.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Will provide green space and amenity. There is a public right of way through the site, making it very accessible by foot or bicycle.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Within 400m of a bus stop.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	√	√	<ul style="list-style-type: none"> As site will be remaining as a greenfield site, the development should not have a negative impact upon ecology or biodiversity in the long term – less intensive use than agriculture so likely to be long term benefits. However, in the short term, the initial change of land use may lead to negative ecological impacts. Mitigation – ecological survey.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Not classified in the Landscape Capacity Study

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> Site is in an area of archaeological interest (former Roman settlement) Site includes a Scheduled Ancient Monument (SAM) Mitigation - Archaeological survey Mitigation - Site would have to preserve SAM and incorporate as part of open space.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not listed as being contaminated Site does not border a watercourse Not in Groundwater Source Protection Zone 1 or 2. South of the site is in Ground water Protection Zone 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 in a high flood risk area Not on a north facing slope Leaving the land as greenfield site is positive. It is likely that SUDS will be possible on this site according to the SUDS Viability Plan.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> N.a
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"> Keeping the site as greenfield land will avoid increasing ambient noise and nuisance
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> There are a number of identified constraints in Baldock which are detailed in the Transport and Utilities Constraints Background Paper (sewage, education and energy), however, as it will remain as a greenfield site it should not impact upon natural resources.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> N/a
Summary				
<p>Site would provide recreational area and green space, meeting sustainability criteria 2b. However, would mean the loss of agricultural land. This site relates better to the town than B.01, which sits to the south of the site.</p> <p>Cumulatively, this is one of 4 proposed developments on Greenfield agricultural land in this area. This would equate to a relatively big loss in agricultural land if all developments went ahead.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Keeping the land as 		<ul style="list-style-type: none"> Cumulative impact of 		<ul style="list-style-type: none"> Ecological Survey

<ul style="list-style-type: none"> greenfield Providing recreational land and access to green space Good accessibility – public transport and footpath links SUDS 	<ul style="list-style-type: none"> loss of relatively large area of agricultural land. Site is in an area of archaeological interest (former roman settlement) Scheduled Ancient Monument onsite 	<ul style="list-style-type: none"> Archaeological survey SUDS Classify agricultural land
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Barkway

Type of Site and Number: <i>Other-Mixed Use</i>				
Site Reference and Location: <i>Bk/01, Royston Road, Barkway</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"> This site is being considered as a reserve school site. The site is on the edge of the village of Barkway. Assuming that the school is for pupils in Barkway (and possibly surrounding villages) it is well located. In order to promote the sustainable economic growth of the village, it is important that there are good schools with enough space for local children.
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 is a greenfield site Agricultural land – grade of agricultural land not given Additional information on the grade of the agricultural land is required.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> A public right of way runs along the edge of the site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • By providing facilities such as a school in a village, this helps to deliver a more sustainable location pattern by avoiding the need to travel to school elsewhere. • Providing children with an education in the village they live in will reduce commuting to local towns for this purpose and make it easier for children to walk to school • The village has a regular bus service and the site is within 400m of a bus stop • The site is not within 800m of a train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	O	O	<ul style="list-style-type: none"> • Agricultural land does not generally have a high ecological value and this site is not a designated ecological site, however, the site is vegetated and includes hedgerows. • Development on this site is likely to lead to a decrease in the ecological value of this land in the short term. • Mitigation – ecological survey; retain hedgerows where possible; incorporate a wildlife area to improve biodiversity.
3(b) Protect and enhance landscapes	O	O	O	<ul style="list-style-type: none"> • This village is located within the Scarp Slopes landscape character. • 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	0	0	0	<ul style="list-style-type: none"> This site is not within a conservation area. However, a big part of the village is a conservation area so it would be more sympathetic to the character of the village to keep the development in keeping with the local style. Mitigation – keep the development in a style that is in keeping with the local character, e.g. building materials, style, height.
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Lacking information regarding Groundwater Source Protection Zones in this area However, the site does not border 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 is not in a flood risk area The site is flat and thus is not on a north facing slope The development of a new school is an ideal opportunity to look at installing a CHP scheme. This area should be viable for SUDS according to the Viability Map
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The development of a new school in the village has the potential to support rural services and the local economy.
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	X	X	<ul style="list-style-type: none"> The development of a school next to existing houses will have a significant impact upon those residents during the contraction phase and during operation. Particularly in terms of noise and traffic. However, there are a limited number of houses by this site Mitigation – keep playground areas to the north and eastern parts of the site away from the residential areas in order to reduce noise impact. Mitigation – green transport plan
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> There is no information available regarding the transport and utility constraints in Barkway

TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	• N.a
Summary				
School development in a village – could have very positive impacts on village regeneration and in terms of sustainable transport patterns.				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> • Good schools with enough space for local children is important to the sustainable economic growth of the village • May reduce commuting to local towns for this purpose and children from the village can walk to school. • Site is not in a conservation area • Site does not border a watercourse • Within 400m of a bus stop and regular bus service • Not on a north facing slope • SUDS viable 	<ul style="list-style-type: none"> • Greenfield, agricultural land – do not know what grade. • Significant increase in noise levels and traffic for those living next to this site • Not within 800m of a train station 			<ul style="list-style-type: none"> • Establish what grade the agricultural land is • Need information regarding ground water vulnerability • Ecological Survey • Retain hedgerows where possible • Incorporate a wildlife area • Good opportunity to install a CHP scheme • Ensure public right of way is maintained and not blocked. • Although the site is not in a conservation area, a big part of the village is, so it would be preferable to design the school to be in keeping with the local character. • Keep playground areas to the north and eastern side of the site, away from residential areas in order to reduce the noise impact. • Green transport plan • Sustainable urban drainage systems

Barley

Type of Site and Number: <i>Other BL.01</i>				
Site Reference and Location: <i>Picknage Road, Barley</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	?	?	?	▪ This site is for a proposed coach depot in the village of Barley

economic growth				<ul style="list-style-type: none"> Could support and encourage 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?	✓	✓	✓	<ul style="list-style-type: none"> This is a brownfield site with derelict farm buildings on it Site may be contaminated as existing site use is unknown, so there may be potential for remediation Mitigation – land contamination survey and remediation if required
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> This site has no current amenity value.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> In a village with a regular bus service and is within 400m of a bus stop (stop is next to site) Coach depot – increasing/improving public transportation
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Site will not impact upon any site designated for ecological value It is likely that there will be species living here as this is a derelict and overgrown site Photos show mature trees on site Mitigation – ecological survey; tree survey
3(b) Protect and enhance landscapes	✗	✗	✗	<ul style="list-style-type: none"> Site is on the edge of a small village and is bordered by agricultural land The landscape character assessment identifies that a key characteristic of the area is the open arable views to the north side of the village. Development could impact on the open aspect of the edge of the village causing a negative visual impact Mitigation – ensure that development does not block views of the open fields.
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> This site is adjacent to a conservation area, and as such, may affect the setting. Mitigation – Ensure that 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 provided regarding Groundwater Source Protection Zone in this village Site does not border a watercourse. Land may be contaminated as existing site use is unknown

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 This area may be suitable for SUDS based on the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Development in the village may help to support existing rural services
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"> A coach depot being based in a rural village is likely to increase noise and traffic in the village and may place strain on small rural roads.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Not included in Transport and Utilities Constraints Background Paper
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> N.a
Summary				
<p>Could be an issue with coaches and small country roads/village streets.</p> <p>Cumulatively, if this site was to go ahead as well as site BL.r02, then there would be quite a dramatic change in this area on the edge of the village of Barley which could have far more significant impacts and stress on utilities in this area. Development would also restrict open views of the countryside and may impact upon the conservation area.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site Regular bus service, there is a bus stop within 400m of site (bus stop is next to the site) There may be potential to reclaim some contaminated land as existing land use is unknown Site does not border a watercourse. Site has no apparent amenity value 	<ul style="list-style-type: none"> This site is adjacent to a conservation area, and as such, may affect the setting. May block views of open countryside Is likely to increase noise and traffic in the village and may place strain on small rural roads. May not be suitable for SUDS Site may be contaminated 		<ul style="list-style-type: none"> Ecological survey Tree survey Contaminated land survey and remediation if necessary Ensure that development does not block views of the open fields. Ensure that development does not impact upon the setting of the conservation area. Establish any constraints with regards to utilities 	

Codicote

Type of Site and Number: <i>Other C.b01</i>				
Site Reference and Location: <i>Bury Lane, Codicote</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"> ▪ No development use outlined for the site - Proposal is 'amendment to village boundary'. ▪ Not enough information to carry out assessment
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"> ▪ Mixed greenfield and brownfield site ▪ Proposed use unknown
2(b) Provide access to green spaces	?	?	?	<ul style="list-style-type: none"> ▪ Proposed use unknown
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 a bus stop ▪ Proposed use unknown
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> ▪ Proposed use unknown
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> ▪ Proposed use unknown
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> ▪ The site is in an area of archaeological interest. ▪ Proposed use unknown
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> ▪ No information provided regarding Groundwater Source Protection Zone in this village ▪ 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 at risk of flooding ▪ Site may be able to support SUDS according SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	<ul style="list-style-type: none"> ▪ Proposed use unknown
5(b) Increase access to decent and affordable housing	O	O	O	<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"> ▪ Proposed use unknown

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 Transport and Utilities Transport Background Paper
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	<ul style="list-style-type: none"> Proposed use unknown
Summary				
No information about proposed use/development, so cannot carry out an assessment.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Not at risk of flooding Site does not border a watercourse. SUDS Site is within 400m of a bus stop 		<ul style="list-style-type: none"> Partly a greenfield site Archaeological interest area 		<ul style="list-style-type: none"> Require more information about proposed land use in order to identify impacts

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 Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	○	○	○	n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> 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 		<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

Viability Map <ul style="list-style-type: none"> • Within 800m of town centre • Within 400m of bus stop 		buildings, height restrictions. <ul style="list-style-type: none"> • SUDS • Site specific assessment of utilities
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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	○	○	○	<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	○	○	○	<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 Improve the District's ability to adapt to climate change	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. 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 <ul style="list-style-type: none"> 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 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"> 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 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"> 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. materials, style of buildings, height restrictions. <ul style="list-style-type: none"> Consider 'zoning' the land next to the river as car parking in case of flooding. SUDS site specific assessment of utilities

Type of Site and Number: <i>Other/Mixed Use</i> Site Reference and Location: <i>H/m03, Hermitage Road, 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

				<p>town centre will support the development of economic activities.</p> <ul style="list-style-type: none"> • 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. • Potential for land remediation as site is likely to be contaminated.
2(b) Provide access to green spaces	○	○	○	<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, there is a bus stop within 400m • Train station is just outside 800m of the site • 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	○	○	○	<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 is in an area of archaeological interest. • Next to a listed building • However, site is already used as a post office and retail 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 next-door; 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. • However, the existing site use is similar to proposed use • Not in a Groundwater Source Protection Zone • Potentially contaminated land from underground fuel tanks • 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	X	X	X	<ul style="list-style-type: none"> • The site is on the River Hiz and in a flood risk area. It is for flats on upper floors of predominantly retail scheme. Almost the whole site is in 1 in a 100 yr floodplain. • Existing land use is similar to proposed use. • It appears that this site may be suitable for SUDS according to the SUDS Viability Map • 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
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. • Hitchin is identified as having deprived areas
5(b) Increase access to	?	?	?	<ul style="list-style-type: none"> • Consideration given to residential

decent and affordable housing				units on upper floors, some of which could be 'affordable housing'. However, dwelling estimate is unknown at this time.
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 properties
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 is more intensive. Sewage capacity should be assessed on a site specific basis Energy networks may need reinforcement Mitigation – site specific analysis of energy and sewage
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. Positive impacts should start in the short term and be long lasting.
Summary				
This site is proposed as a redevelopment of and within the town centre and meets most of the criteria. The problems identified are regarding contamination and 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 Benefits to local economy May reclaim contaminated land Within 400m of a bus stop It appears that this site may be suitable for SUDS according to the SUDS Viability Map Not in a Groundwater Source Protection Zone 	<ul style="list-style-type: none"> 84% currently access town centre by car. Site is in a conservation area Site is in an area of archaeological interest The site is on the River Hiz and in a flood risk area. It is for flats on upper floors of predominantly retail scheme. Almost the whole site is in 1 in a 100 yr floodplain. Slightly more than 800m from the station Site is likely to be contaminated from underground fuel tanks Sewage capacity should be assessed on a site specific basis Energy networks may need reinforcement 		<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. <ul style="list-style-type: none"> Consider 'zoning' the land next to the river as car parking in case of flooding. Contaminated land survey and remediation if necessary SUDS 	

		<ul style="list-style-type: none"> ○ Site specific analysis of energy and sewage
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Type of Site and Number: <i>Other-Mixed Use 5 (21)</i>				
Site Reference and Location: <i>H/01, Bearton Green, 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"> • This site is being considered as a reserve school site. • The site is on the edge of Hitchin, on the edge of a residential area. In order to promote the sustainable economic growth of the town, it is important that there are good schools with enough space for local children.
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 is a greenfield site • Agricultural grade unknown
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • A public right of way runs along the edge of the site • The loss of this space as playing fields would be negative for local amenity

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • By providing a school in a residential area, this should help to deliver a more sustainable location pattern by avoiding the need to travel to school elsewhere. • Makes it easier for children to walk to school • Within 400m of a bus stop • Greater than 800m from the train station • Mitigation – Green transport plan
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	O	O	<ul style="list-style-type: none"> • This site is not a designated ecological site. However, the site is vegetated and includes hedgerows and mature trees. • Development on this site is likely to lead to a decrease in the ecological value of this land in the short term. • Mitigation – ecological survey; tree survey; retain hedgerows and trees where possible; incorporate a wildlife area to improve biodiversity.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> • This site was not assessed in the Landscape Capacity Study
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • This site is not within a conservation area.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • The site is not in a Groundwater Source Protection Zone • Site does not border a water course • The 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 is not in a flood risk area • The site is flat and thus is not on a north facing slope • The development of a new school is an ideal opportunity to look at installing a CHP scheme. • The SUDS Viability Map shows that this area is unlikely to be suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The development of a new school in the town has the potential to support services and the local economy.
5(b) Increase access to decent and affordable housing	O	O	O	n.a

5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> The development of a school next to a residential area will have a significant impact upon those residents during the contraction phase and during operation. Particularly in terms of noise and traffic. Mitigation – keep playground areas to the northern part of the site away from the residential areas in order to reduce noise impact. Mitigation – green transport plan
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> There may be constraints on the foul sewerage network. Capacity should be assessed on a site specific basis. Mitigation – sewerage capacity assessment
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> The development of a school in the area will support and encourage shops and services. The site is within 800m of the town centre
<p>Summary</p> <p>Good schools with enough space for local children are important to the sustainable economic growth of the town and this site is located in a deprived part of Hitchin.</p> <p>The development of this site would lead to a loss of recreational land in this area.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Good schools with enough space for local children is important to the sustainable economic growth of the town Site is on the edge of a residential area – well located for a school in terms of a facility for the local community. Site is not in a conservation area Site does not border a watercourse Not on a north facing slope Within 400m of a bus service The site is not in a Groundwater Source Protection Zone The site is not 		<ul style="list-style-type: none"> Greenfield, playing fields – loss of amenity Agricultural grade unknown Significant increase in noise levels and traffic for those living next to this site There may be constraints on the foul sewerage network. The SUDS Viability Map shows that this area is unlikely to be suitable for SUDS 		<ul style="list-style-type: none"> Ecological Survey Tree survey Retain hedgerows and trees where possible Incorporate a wildlife area Good opportunity to install a CHP scheme Ensure public right of way is maintained and not blocked. Keep playground areas to the north side of the site, away from residential areas in order to reduce the noise impact. Green transport plan Sewage capacity assessment

contaminated		
• Within 800m of centre		

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>H/02, Gaping Lane, 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"> The site is being considered as a reserve school site. In order to promote the sustainable economic growth of the town, it is important that there are good schools with enough space for local children.
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 is a green field site, but is currently predominantly overgrown, disused allotments, so has limited environmental or amenity value in its current state. Site has no evidence of land contamination as it is Greenfield
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> This site is a green space, but it does not appear to be being widely used by the local community. Green space is accessible within 400m; potential loss of a Green space However, some do use this space Mitigation – make space available for allotments for those that do use the space.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> This school would be in the middle of a residential area and close to the town and public transport (Site has bus stops within 400m of the site) Easier access for parents and children to get to the school using alternative means. Train station is just within 800m of the proposed development Although there are benefits to the location of this school, there could also be problems with being in a residential area and next to the existing school, i.e. traffic jams at the beginning and end of the school day. Mitigation – green travel plan for the school; encourage the use of alternative transportation.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	OX	OX	OX	<ul style="list-style-type: none"> The site is overgrown, so there are likely to be species living here. It has no ecological designations. It is likely that this development would have a negative impact on ecology on this site. Mitigation – ecological survey
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 is not in a conservation area. Site does not impact upon an archaeological site
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located on a water course Site does not impact upon 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 on a north facing slope The site is not at risk of flooding The site is not suitable for SUDS according to the SUDS viability plan The development of a new school is an ideal opportunity to look at installing a CHP scheme.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> The site is located within one of the highest deprived areas within Hitchin

				<ul style="list-style-type: none"> • Within a sustainable context, the redevelopment of this area can be seen as a positive as regeneration for the long term would be beneficial. • The development of a new school has the potential to support the local economy.
5(b) Increase access to decent and affordable housing	O	O	O	<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"> • The development of a school next to existing houses will have a significant impact upon those residents during the construction phase and during operation. Particularly in terms of noise and traffic. • Short term construction impact on neighbouring school, i.e. noise and dust.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • Development may place pressure on local infrastructure • Mitigation – there may need to be reinforcement of the electricity and gas supply; sewerage capacity should be assessed; use of sustainable drainage systems; study of traffic congestion on the roads leading to the site.
TOWN CENTRES				
7 Promote sustainable urban living	√ X	√ X	√ X	<ul style="list-style-type: none"> • The development of a school in the area will support and encourage shops and services in the area. • The site is located outside of 800m from the town centre
Summary				
<p>This mixed use / other site development is proposed upon a Greenfield development within one of the highest deprived areas within Hitchin. The sites proposed use is for a supplement to a local school within the area.</p> <p>The constraints that face the site are listed within 2b, 3a, 4a, 5c and 7 With these constraints the</p>				

site is unlikely to follow suitable sustainable objectives.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> Reserve school site. In order to promote the sustainable economic growth of the town, it is important that there are good schools with enough space for local children. Close to town and residential area, so should promote sustainable transport patterns Good public transport links; within 400m of a bus stop Site within 800m of the train station Benefits to local economy Not a designated ecological site Not in a conservation area. Not on a north facing slope The site is located within one of the highest deprived areas within Hitchin The site is not located on a water course Site does not impact upon a groundwater source protection zone Site has no evidence of land contamination as it is Greenfield 	<ul style="list-style-type: none"> Potential loss of biodiversity Loss of allotments for those that do use them Potential issues with traffic congestion being in a residential area and next to another school – traffic jams at beginning and end of school day Loss of Green space Noise and traffic from construction and operation on local residents Noise and dust - construction impact on neighbouring school Site located outside of 800m to the town centre. Unsuitable for SUDS 	<ul style="list-style-type: none"> Green travel plan for the school Encourage use of alternative transport Ecology survey The development of a new school is an ideal opportunity to look at installing a CHP scheme. Make space available for allotments for those that do use them There may need to be reinforcement of the electricity and gas supply Sewerage capacity should be assessed Use of sustainable drainage systems. study of traffic congestion on the roads leading to the site

Type of Site and Number: <i>Other H.03</i>				
Site Reference and Location: <i>Hillfield Road, 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	O	O	O	<ul style="list-style-type: none"> Proposed use as a buffer strip between residential and industrial.
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, which is possibly contaminated from previous industrial use.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> ▪ N/a
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> ▪ By changing the site use from employment to a buffer strip, it will reduce traffic and congestion in this area
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> ▪ Brownfield site which is likely to be of little or no ecological value. ▪ If buffer strip is vegetated, this may lead to an improvement in biodiversity and ecological value.
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 is not in an area of archaeological interest or conservation area.
3(d) Reduce pollution from any source	X✓	✓	✓	<ul style="list-style-type: none"> ▪ Site is not in Groundwater Source Protection Zone ▪ Site does not border a watercourse. ▪ Site is likely to be contaminated due to previous industrial use. ▪ Mitigation – contaminated land survey and remediation where 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"> ▪ This site is not at risk of flooding ▪ According to the SUDS Viability Plan this site may be able to support SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> ▪ Removing employment from this area may have an impact on local services. ▪ However, there is a lot of industry and employment in this area, so the removal of one building should not have too big an impact on any local shops and services.
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"> ▪ A buffer strip would have a very positive impact on the lives of local residents by decreasing noise and nuisance
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use	✓	✓	✓	<ul style="list-style-type: none"> ▪ As a buffer strip, it will not require natural resources or place

recycled where possible				<ul style="list-style-type: none"> pressure on utilities. Moving employment site may relieve pressure on utilities in this area
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> n/a
Summary				
This proposed site use presents an opportunity to improve the lives of local residents by reducing nuisance and noise from local industry. It could also potentially be used as an amenity area and improve the biodiversity and access to green spaces for those living nearby.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Use as a buffer strip may present opportunity to reinstate some green space on this site. If buffer strip is vegetated, this may lead to an improvement in biodiversity and ecological value Improve the lives of local residents Reduce traffic and congestion in this area by avoiding development 				<ul style="list-style-type: none"> Contaminated land survey and remediation where necessary

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 term	Med term	Long 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	○	○	○	<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	X	○	○	<ul style="list-style-type: none"> • Surrounded by residential, retail and commercial properties.

good health and reduce health inequalities				<ul style="list-style-type: none"> 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 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 		<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

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	○	○	○	<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	○	○	○	<ul style="list-style-type: none"> Surrounded by retail properties

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> 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 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 is in a conservation area Next to a Historic Park and Garden Site includes a listed building Potential in the long term for constraints on sewage disposal 		<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 development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. SUDS

Type of Site and Number: *Other/Mixed Use*

Site Reference and Location: *L/m2, Openshaw Way and The Wynd, Letchworth*

	What is the	Justification for assessment and any
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SA Objectives	predicted effect on each SA objective?			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"> • 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	○	○	○	<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 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. 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	○	○	○	<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 promoting sustainable urban living; Located within 800m to the centre. 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"> Over 60% currently access town centre by car. Site is in a conservation area Next to residential areas Located close to railway route; potential generated noise impacts 		<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. SUDS 	

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?			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. • 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

				<ul style="list-style-type: none"> 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. 		<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

<ul style="list-style-type: none"> 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 		<p>keeping with character of local area, e.g. materials, style of buildings, height restrictions.</p> <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/02, Lannock School, Whiteway 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	XX	?	?	<ul style="list-style-type: none"> Uncertain use, school to be closed. Closing down school and empty buildings very negative for the local area in the short term. With the right development, could contribute to long-term regeneration.
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"> Redevelopment should stick to existing footprint and not use playing fields. Brownfield site There is no evidence of land contamination The benefits of developing on brownfield land and avoiding greenfield land are long lasting. Mitigation - Retain playing fields
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site is accessible within 400m of a Green space recreation ground
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Site is within the suburbs of Letchworth. The site is over 800m to the station; provides limited access to this service The site is within 400m of a regular bus route
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 fields, trees and hedges on the site. Would be preferable to stick to existing footprint and not build on playing fields Mitigation – ecological survey, tree survey; retain trees and green space where possible.
3(b) Protect and enhance landscapes	○	○	○	N/A
3(c) Conserve and where appropriate, enhance the historic environment	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> Site is not located in a conservation area or an area with features of cultural and archaeological interest.
3(d) Reduce pollution from any source	✗	✗	✗	<ul style="list-style-type: none"> The site is located in a Ground Water Source Protection Zone 2 The site does not border 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 is not in a high flood risk area. Site located in a hollow with slopes rising up around it. Potential CHP The site is suitable for SUDS according to the SUDS viability plan 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"> Closing down a school is likely to be detrimental to the local area No current plans of what to do with this site which is in the middle of a residential area. With the right development, could contribute to long-term regeneration. Site is within a deprived area of Letchworth according to the Deprivation study; potential regeneration
5(b) Increase access to decent and affordable housing	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	<ul style="list-style-type: none"> Close to residential properties New use unknown
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	<ul style="list-style-type: none"> Sewage constraints identified within Letchworth Site use unknown; potential impact is unknown
TOWN CENTRES				
7 Promote sustainable urban living	XX	?	?	<ul style="list-style-type: none"> Closing down a local school is likely to be detrimental to the area Site is located over 800m to the town centre No current plans of what to do with this site which is in the middle of a residential area. With the right development, could contribute to long-term regeneration.
Summary				
The site is difficult to assess due to the unknown proposed purpose. With the information provided there are numerous constraints that would potentially restrict the site's development. The location of the site is poor in terms of public transport and access to the town centre.				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> Brownfield site The site is accessible within 400m of a Green space recreation ground There is no evidence of land contamination The site is not in a high flood risk area. The site is within 400m of a regular bus route Potential CHP The site is suitable for SUDS according to the SUDS viability plan Site is within a deprived area of Letchworth – benefits for regeneration 	<ul style="list-style-type: none"> Site is in a Ground Water Source Protection Zone 2 Closing a local school New site use unknown Green space is part of the site In the middle of a residential area The site is over 800m to the station; provides limited access to this service Site located in a hollow with slopes rising up around it. Sewage constraints identified within Letchworth Site is located over 800m to the town centre 			<ul style="list-style-type: none"> Look at making future development more sustainable by incorporating CHP Ecological Survey Tree survey Try to retain existing trees and green spaces. Stick to existing development footprint SUDS

Type of Site and Number: <i>Other-Mixed Use</i>				
Site Reference and Location: <i>L/03, Westbury School, 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	X	X	X	<ul style="list-style-type: none"> Removing a primary school and

levels of prosperity and economic growth				<ul style="list-style-type: none"> replacing with residential Removing a school from an area is usually not a positive development and may mean that people need to travel further to get to school
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 is a brownfield site
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> Should not impact upon access to green spaces. There is not a great deal of green space near this site - But there is some within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	○	○	○	<ul style="list-style-type: none"> The site is near to the town, so is positive in terms of providing housing with good access to town. However, by taking a school away from this area it may mean that people have to travel further to get to school. Within 400m of a bus stop Within 800m of train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✗	○	○	<ul style="list-style-type: none"> This site is not a designated ecological site. However, the site is vegetated and includes mature trees. Development on this site is likely to lead to a decrease in the ecological value of this land in the short term. Mitigation – ecological survey; tree survey; 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"> This site is within a conservation area. Mitigation – Ensure development is in keeping with local character. Consider keeping old school building and redeveloping as residential units.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not in Groundwater Source Protection Zone Site does not border a water course Not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	?	?	?	<ul style="list-style-type: none"> Site is not in a flood risk area The site is flat and thus is not on a north facing slope

ability to adapt to climate change				<ul style="list-style-type: none"> The suitability of the site for SUDS is unclear
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	<ul style="list-style-type: none"> Removing a school from the local area is generally not positive for regeneration.
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Will provide housing. Unclear as to how much.
5(c) Improve conditions and services that engender good health and reduce health inequalities	O	O	O	<ul style="list-style-type: none"> The development is unlikely to increase the level of ambient noise.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> There may be constraints on the sewage network. Capacity should be assessed on a site specific basis. Mitigation – sewerage capacity assessment; look at installing sustainable drainage systems to deal with surface water.
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> Removing a local school doesn't promote sustainable urban living However, housing within 800 metres of town centre.
Summary				
Loss of a local school but would provide housing in close proximity to the town centre.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Within 800 m of town centre Within 800m of train station Within 400m of bus stop Site does not border a watercourse Not in Groundwater Source Protection Zone Not on a north facing slope Some green space within 400m Not contaminated 		<ul style="list-style-type: none"> Site is in a conservation area There may be constraints on the sewerage network. Loss of a local school May not be suitable for SUDS 		<ul style="list-style-type: none"> Ecological Survey Tree survey Retain trees where possible Ensure development is in keeping with local character, consider retaining old school building as part of the development Sewage capacity assessment Look at installing sustainable drainage systems to deal with surface water

Type of Site and Number: *Other-Mixed Use*

Site Reference and Location: *L/04, Westbury School Playing Field, Letchworth*

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> This proposed residential site is well located in terms of access to the town and local facilities. Additional residents will support the economic growth of 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"> This is a greenfield site The existing site use is as playing fields, so the site has an amenity value that would be lost.
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> This site is currently used as a playing field so will result in a loss of green space for existing residents Mitigation - Ensure green space is incorporated into the development
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The site is near to the town, so is positive in terms of providing housing with good access to town. Within 400m of a bus stop Not within 800m of the station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	O	O	<ul style="list-style-type: none"> This site is not a designated ecological site. However, the site is vegetated and includes mature trees on the boundary. Development on this site is likely to lead to a decrease in the ecological value of this land in the short term. Mitigation – ecological survey; tree survey; retain trees where possible.
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	O	O	O	<ul style="list-style-type: none"> This site borders a conservation area. Mitigation – Ensure development does not impact upon conservation area.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not in a Groundwater Source Protection Zone Site does not border a water course Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse	✓	✓	✓	<ul style="list-style-type: none"> Site is not in a flood risk area

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> The site is flat and thus is not on a north facing slope SUDS may be viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Residential development may contribute to regeneration. However, this particular development may take away an amenity from the area.
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Will provide access to 'decent' housing. Unclear as to how much.
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> The development is unlikely to increase the level of ambient noise.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> There may be constraints on the sewage network. Capacity should be assessed on a site specific basis. Mitigation – sewerage capacity assessment; look at installing sustainable drainage systems to deal with surface water.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Housing close to town centre (within 800m).
Summary				
Housing that is close to the town centre and has good public transport links				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Close to town centre Provides 'decent' housing Is likely to provide affordable housing (unclear how many dwellings) Site does not border a watercourse Not in Groundwater Source Protection Zone Flat topography Not on a north facing slope Within 400m of bus stop Within 800m of town centre Site is not contaminated 		<ul style="list-style-type: none"> Site borders a conservation area There may be constraints on the sewerage network. Loss of playing fields Lack of parking Not within 800 of train station 		<ul style="list-style-type: none"> Ensure green space is incorporated into the development Ecological Survey Tree survey Retain trees where possible Ensure development does not have a negative impact upon the neighbouring conservation area Include an element of 'affordable housing' as part of the Sewage capacity assessment Look at installing sustainable drainage systems to deal with surface water Ensure that there is

		parking provided as part of the development
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Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>L/05, Transport Interchange, Station Park, Letchworth</i>				
SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	Short term	Med term	Long term	
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 on this site. • Potentially improving transport interchange • 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 and provides an opportunity to improve existing public transport facilities. • The site is adjacent and incorporates elements of the train station (within 800m) • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • 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	○	○	○	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 • War memorial on site • Listed buildings on site • However, the site is already used as a station and 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 – protect listed building and ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions. • Mitigation – Ensure that war memorial is respected and not encroached upon during construction or as part of the development.
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, though it is not far from one as it is close to the river. • The site would 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 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	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> • Close to residential properties to the north of the site. However this is separated by a small wood. • Impacts on local residents may be slightly 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 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 is located within 800m of the town centre Positive impacts should start in the short term and be long lasting.
<p>Summary</p> <p>The site is proposed upon a designated Brownfield site and is proposed for a transport interchange and retail/mixed use</p> <p>The constraints facing the site development are 3c. These constraints impact upon conservation areas and do not support the proposed sustainable criteria.</p> <p>The remainder of the of the objectives follow and support the sustainable objectives supporting the sites proposal for development</p>				
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 and potential to improve public transport facilities. The site is adjacent and incorporates elements of the train station (within 800m) The site has access to bus stops within 400m Benefits to local economy The site is within location of Green space (within 400m) There is no evidence of land contamination The site does not impact upon a Groundwater Source Protection Zone The site does not 	<ul style="list-style-type: none"> War Memorial onsite Over 60% currently access town centre by car. Site is in a conservation area Listed building on site Near to residential areas 		<ul style="list-style-type: none"> Look at making future 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. Ensure that war memorial is respected and not encroached upon during construction or as part of the development. SUDS 	

<ul style="list-style-type: none"> border a watercourse. • There is no evidence of land contamination • The site is not in a high flood risk area, though it is not far from one as it is close to the river. • SUDS • Site is not on a north-facing slope • CHP • Site is located within 800m of the town centre 		
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Type of Site and Number: <i>Other L.06</i>				
Site Reference and Location: <i>Highfield, 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	0	0	0	<ul style="list-style-type: none"> ▪ Extended school playing field
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"> ▪ Site is greenfield, grade 3 agricultural land. ▪ Site will be a playing field ▪ Possible contaminated land to the south of the site due to unknown filled land 45m to the south of the site – potential to reclaim contaminated land ▪ Mitigation – contaminated land survey and remediation
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> ▪ Will provide green space and amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> ▪ Highfield school is within 400m of a bus stop and is served by a number of services.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	X	✓	✓	<ul style="list-style-type: none"> As site will be a playing field the development should not have a negative impact upon ecology or biodiversity in the long term. Short term disturbance due to adjusting land use from partially overgrown fields to a playing field Mitigation – tree survey; ecological survey.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> The site is identified as having a moderate to high capacity and moderate sensitivity for development in the Landscape Capacity Study. However, proposed use is for a playing field.
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The edge of the site is in an area of archaeological interest Mitigation - Archaeological survey
3(d) Reduce pollution from any source	X✓	✓	✓	<ul style="list-style-type: none"> Site is not in Groundwater Source Protection Zone Site does not border a watercourse. Possible contaminated land to the south of the site due to unknown filled land 45m to the south of the site. 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 at risk of flooding This site may be unsuitable 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 development could contribute to the regeneration of Letchworth by improving amenities for local people and the facilities of the local school.
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"> n.a
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> Site is to be a playing field and as such should not place any extra pressure on natural resources.
TOWN CENTRES				

7 Promote sustainable urban living	O	O	O	▪ N.a
Summary				
This proposed site use presents an opportunity to improve the facilities of a local school and create more space for amenity for the local area.				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ Will provide green space and amenity. ▪ Not at risk of flooding ▪ Site does not border a watercourse. ▪ Opportunity to investigate and if necessary remediate contamination ▪ Highfield school is within 400m of a bus stop and is served by a number of services. 	<ul style="list-style-type: none"> ▪ On the edge of an archaeological area ▪ Possible short term impact on ecology – disturbance due to adjusting land use from partially overgrown fields to a playing field ▪ May be unsuitable for SUDS 			<ul style="list-style-type: none"> ▪ Contaminated land survey and remediation where necessary due to planned use as a playing field ▪ Archaeological survey ▪ Tree survey ▪ Ecological survey ▪ Investigate possibility for SUDS as map shows that it may be suitable.

Type of Site and Number: <i>Other L.07</i>				
Site Reference and Location: <i>Croft Lane, 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	O	O	O	▪ Restore overgrown public playing fields to usable playing fields
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 use: former playing fields. Now overgrown ▪ To be restored as a playing fields.
2(b) Provide access to green spaces	√	√	√	▪ Will provide access to green spaces and provide amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	▪ Within 400m of a bus stop.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> ▪ Overgrown condition of the site is likely to provide habitats. Re-instatement as a playing field could lead to a “green desert”. ▪ Trees onsite ▪ Mitigation – provision of wildlife corridors. ▪ Mitigation – tree survey

3(b) Protect and enhance landscapes	○	○	○	▪ N/a
3(c) Conserve and where appropriate, enhance the historic environment	○	○	○	▪ Site borders a conservation area.
3(d) Reduce pollution from any source	✓	✓	✓	▪ Site is not in 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	✗	✗	✗	▪ Not at risk of flooding ▪ Not suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	▪ This development could contribute to the regeneration of Letchworth by improving amenities for local people.
5(b) Increase access to decent and affordable housing	○	○	○	▪ n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	▪ n/a
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	▪ Site is to be a playing field and as such should not place any extra pressure on natural resources.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	▪ n/a
Summary				
This proposed site use presents an opportunity to improve amenity for the local area.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Will provide green space and amenity. ▪ Not at risk of flooding ▪ Site does not border a watercourse. ▪ Good public transport links – within 400 m of bus stop 		<ul style="list-style-type: none"> ▪ Possible short term impact on ecology ▪ Overgrown condition of the site is likely to provide habitats. Re-instatement as a playing field could lead to a "green desert". ▪ Not suitable for SUDS 		<ul style="list-style-type: none"> ▪ Tree survey ▪ Ecological survey ▪ Provision of wildlife corridors. ▪ Investigate possibility of SUDS

Type of Site and Number: *Other/Mixed Use*

Site Reference and Location: *L/s1, Garden Square Shopping Centre, Leys Avenue, Letchworth*

	What is the	Justification for assessment and any
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SA Objectives	predicted effect on each SA objective?			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"> • 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	○	○	○	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	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<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 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 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 		<ul style="list-style-type: none"> Over 60% currently access town centre by car. Site is in a conservation area Near to residential 		<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP

<ul style="list-style-type: none"> • Good public transport links • Benefits to local economy • The site is within location of Green space (within 400m) • Site is within 800m of the train station • The site has access to bus stops within 400m • The site is not located in a ground water source protection zone • The site does not border a watercourse, but is close to the river. • There is no evidence of land contamination • Site is within 800m of the town centre 	areas	<ul style="list-style-type: none"> • 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.
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Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>L/s2, Arena Parade, Eastcheap/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"> • 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	○	○	○	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. • 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	○	○	○	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 and commercial properties
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 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.
<p>Summary</p> <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 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"> • 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. 	

Offley

Type of Site and Number: <i>Other O.o1</i>				
Site Reference and Location: <i>Luton Road, Offley</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	0	0	0	<ul style="list-style-type: none"> Providing allotments for local residents
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"> Greenfield site Grade 3 agricultural land To be used as allotments
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Providing people with access to allotments Public right of way located directly the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> Presumably site is a replacement for allotments in Offley. If it is a replacement for site in Hitchin it will not deliver more sustainable location patterns as it is likely that people would use personal transport to access the site. Is in a village with a regular bus service and is within 400m of a bus stop
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Site is currently vacant scrub land which is likely to provide a habitat for species. May have a detrimental impact on ecology. Mitigation – ecological survey.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Gently rolling plateau landscape. This type of development should not have too much of an impact on the character as proposed land use is fairly similar to existing use.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> Site is adjacent to a conservation area and area of archaeological interest Mitigation – Archaeological survey

3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> No information regarding Groundwater Source Protection Zones in this village Site is not listed as being 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 is not in a flood risk area Site is not on a north facing slope
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Site is unlikely to impact upon local services
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"> Site should not impact upon noise levels or residents quality of life
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> There are no identified constraints within this area.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> n/a
Summary				
<p>Potential loss of agricultural land, however, proposed use is as allotments: providing access to green space for local people.</p> <p>Are these allotments for people in this village or are they replacing a lost site in Hitchin? If so, may encourage more use of personal transport.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Providing allotments for local people Site is not in a flood risk area Site does not border a watercourse 		<ul style="list-style-type: none"> Site is on the edge of a conservation area and area of archaeological interest. If used by non Offley residents it is likely that people would use personal transport to access the site. 		<ul style="list-style-type: none"> Ecology survey Archaeological survey

Royston

Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>R/m1, Land South of Corn Exchange, Market Hill, 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 fairly well located in terms of access and other facilities. • Accessible mixed development near town centre which has potential to support and encourage the rural economy. • Mitigation - It is important that as the site is next to the market it does not disrupt the market (particularly during construction) as it is very important to 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 a Brownfield site (car park). • Brownfield Site • The site has no evidence of land contamination • 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"> • Site adjacent to Priory Gardens • 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 fairly central to the town 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. Few use public transport Some congestion problems in the local 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, as despite the high proportion of those that walk into the town, there are issues with congestion in Royston (Town Centre and Retail Study).
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	○	○	○	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. There is a listed building adjacent to the site. However, the site is already used as a car park 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. 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 has no evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	○✓	○✓	○✓	<ul style="list-style-type: none"> The site is not in a high flood risk area Site is on a slight north facing

ability to adapt to climate change				<ul style="list-style-type: none"> slope. 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"> This development will contribute to the regeneration of Royston and may tempt more people to do their shopping in the town. Competing with the out of centre retailers and helping to retain rural services, e.g. shops, market. However, site is relatively small. Positive impacts should be long lasting. Mitigation – the twice weekly market is very important to the local economy. It is important that the development of this site does not have a negative impact on the market, e.g. causing access problems during construction.
5(b) Increase access to decent and affordable housing	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Surrounded by commercial properties and retail.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> Small site and not identified as an area with constraints from the Transport and Utilities constraints study
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 town centre (within 800m) Positive impacts should start in the short term and be long lasting.
<p>Summary</p> <p>The site is proposed upon a designated Brownfield site and is proposed for mixed use development.</p> <p>The constraints facing the site development are 2b & 3c. These constraints do not support the proposed sustainable criteria.</p> <p>The remaining objectives within the matrices appear to have met with a sustainable level.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site 		<ul style="list-style-type: none"> Train station is quite 		<ul style="list-style-type: none"> Encourage use of

<ul style="list-style-type: none"> • Town centre regeneration promoting sustainable urban living • A relatively high percentage of people walk into Royston rather than drive • Benefits to local economy • SUDS • Located within town centre (within 800m) • The site is easily accessible within 400m to bus service and stops • Adjacent to Priory Gardens 	<p>far from the town centre (further than 800m)</p> <ul style="list-style-type: none"> • Site is in a conservation area • Next to listed building • Congestion in the area (Town Centre and Retail Study) • Site on a slight north facing slope 	<p>alternative transport</p> <ul style="list-style-type: none"> • Ensure site development does not have a negative impact on the operation of the twice weekly market • 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. • Archaeological survey • SUDS
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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	X	X	X	<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	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 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	○	○	○	<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	○	○	○	<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.
<p>Summary</p> <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	Weaknesses			Potential mitigation
<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 economy • 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 	<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 			<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

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	√√	√√	√√	<ul style="list-style-type: none"> • Site is central and well located in

levels of prosperity and economic growth				<p>terms of access and other facilities.</p> <ul style="list-style-type: none"> • 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	○	○	○	<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	○	○	○	<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	○	○	○	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 and commercial properties; Unlikely to have significant changes
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○ X	○ X	○ 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</p> <p>The site is proposed upon a designated Brownfield site and is proposed to redevelop the existing retail centre.</p> <p>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 		<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

<ul style="list-style-type: none"> • Site is located within the town centre (easily within 800m) • The site is within 400m of Priory Gardens 		
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Type of Site and Number: <i>Other-Mixed Use</i>				
Site Reference and Location: <i>R/01, Jarman Way, 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	O	O	O	<ul style="list-style-type: none"> • This proposed site is for a new football ground, which could contribute to local regeneration. • The site is on the edge of the town, so is poorly located in terms of facilities and accessibility.
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 is a greenfield site • This site is Grade 2 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • This site would provide additional 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"> • The site is on the edge of the town and is likely to encourage people to drive to the site. • There are bus stops nearby, one is within approximately 400m • The train station is greater than 800m away • Mitigation – Encourage the use of alternative transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • This site is not a designated ecological site. • Mitigation - Ecological survey
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> • The site has a moderate development potential and moderate sensitivity to development
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • The site is not in a conservation area

3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> The site is in an area of Groundwater Source Protection Zone 3 (not in 1 or 2) Site does not border 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 is not in a flood risk area The site is flat and thus is not on a north facing slope The site is viable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Potential to provide improved facilities for people Royston is not identified as being deprived
5(b) Increase access to decent and affordable housing	○	○	○	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> There would be additional noise from this site when it is in use, but there are few residential properties nearby. The site is sandwiched between the road and the railway lines, so there will be an existing level of ambient noise already.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> It is unlikely that an outdoor sports pitch would place large demands on the water, energy and sewage network. However, a survey should be undertaken to assess the capacity for this development.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> This development is on the edge of town and as such does not meet the objectives of encouraging a wider range of shops and services in the town centre or encouraging more people to live in the town centre. The site is greater than 800m from the town centre
Summary				
<p>This site would provide access to green spaces. However, it is on the edge of the town and has limited access via public transport.</p> <p>The site is also of agricultural Grade 2.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Provides access to green space 		<ul style="list-style-type: none"> Greenfield site Grade 2 agricultural 		<ul style="list-style-type: none"> Assess capacity of energy, water and

<ul style="list-style-type: none"> • Not on a north facing slope • The site is not a designated ecological site • The site is not in a conservation area • The site has a moderate development potential and moderate sensitivity to development • Within approximately 400m of bus stop • Site is not contaminated • Not in Groundwater Source Protection Zone 1 or 2 (is in 3) • SUDS should be viable 	<p>land</p> <ul style="list-style-type: none"> • The site is on the edge of the town • Greater than 800m from town centre • Greater than 800m from train station 	<p>sewage for this site.</p> <ul style="list-style-type: none"> • Encourage the use of alternative transport • Ecological survey • SUDS
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Type of Site and Number: <i>Other/Mixed Use</i>				
Site Reference and Location: <i>R/02, Royston Hospital, London Road, 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"> • 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	✓	✓	✓	<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

change				<p>according to the SUDS viability plan</p> <ul style="list-style-type: none"> 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.
<p>Summary</p> <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 Accessible for facilities and services in the town Benefits to local economy Potential to reclaim 		<ul style="list-style-type: none"> Site is on a north facing slope Site is located in a Groundwater Source Protection Zone Public right of way along site boundary 		<ul style="list-style-type: none"> Encourage use of alternative transport Look at making development more sustainable by incorporating CHP Contaminated land

<p>and remediate contaminated land</p> <ul style="list-style-type: none"> • 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"> • 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 	<p>survey and remediation where necessary.</p> <ul style="list-style-type: none"> • 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: <i>Other R.03</i>				
Site Reference and Location: <i>Baldock Road, 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	O	O	O	<ul style="list-style-type: none"> ▪ Conversion of agricultural land to a football ground for Royston Town Football Club
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, agricultural grade 3 site. ▪ The site also borders on a SSSI and Local Nature Reserve (Therfield Heath) which is of very high environmental value
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> ▪ This site will provide recreational facilities
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> ▪ Not within 800m of the station, but within 400 m of a regular bus route ▪ Site is located outside of the town and is likely to encourage the use of personal transportation.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	XX	X	X	<ul style="list-style-type: none"> ▪ Site itself is not a designated site, however, building on a greenfield site will lead to a loss in ecological value. ▪ Site borders a SSSI and Local Nature Reserve, which is designated due to its rich and varied flora. This development could impact directly on the site and could also affect the setting. ▪ Impacts likely to be worse during construction (short term). ▪ Mitigation – ecology survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> ▪ Site has moderate capacity and sensitivity for development according to the Landscape Capacity Assessment ▪ Mitigation – consider screening measures so that it does not impact upon the setting of the SSSI and LNR
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> ▪ Site borders an area of archaeological interest – potential impact upon features of cultural and archaeological interest. ▪ Mitigation – archaeological survey
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> ▪ Site is not located in Groundwater Source Protection Zone 1 or 2 (is in 4) ▪ No evidence of site 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"> ▪ Not in a flood risk area ▪ Potential to incorporate CHP ▪ Not on a North facing slope ▪ SUDS viable ▪ Mitigation – SUDS ▪ Mitigation - CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> ▪ N.a
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"> ▪ Not in a residential area. Though football pitch would have a noise impact upon residents of neighbouring farm. ▪ Limited impact.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> ▪ Limited capacity with utilities (sewage and energy) in Royston, however, this type of development is unlikely to place a lot of pressure on utilities. ▪ Mitigation – Investigate sewage capacity on site specific basis and

				possible reinforcement of energy supply
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	▪ n/a
Summary				
Site is isolated from the town making sustainable access problematic. Site also borders a SSSI and Local Nature Reserve.				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ This site will provide recreational facilities ▪ Site does not border a watercourse ▪ Not in a flood risk area ▪ Potential to incorporate CHP ▪ Not on a North facing slope ▪ Not in Ground water Protection Zone 1 or 2 ▪ SUDS viable ▪ Within 400m of a regular bus route 	<ul style="list-style-type: none"> ▪ Site borders a SSSI and Local Nature Reserve, which is designated due to its rich and varied flora. This development could impact directly on the site and could also affect the setting. ▪ Impacts likely to be worse during construction. ▪ Isolated from the town ▪ Not within 800m of the station 			<ul style="list-style-type: none"> ▪ Ecology survey ▪ Consider screening measures so that it does not impact upon the setting of the SSSI and LNR ▪ Archaeological survey ▪ CHP ▪ SUDS ▪ Investigate sewage capacity on site specific basis ▪ Possible reinforcement of energy supply

Type of Site and Number: <i>Other R.04</i>				
Site Reference and Location: <i>Royston Cross, Kneesworth 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 being in the centre of Royston and should help to support and encourage the local economy ▪ Employment Land Review identifies Royston as having a high demand for employment land
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"> ▪ Site is a brownfield site.
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> ▪ Development would reduce open space in the town
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> ▪ Within 400 m of bus stop ▪ Public transport seemed to be unpopular based on the surveys carried out as part of the Town Centre and Retail Study, however many people walk into the town.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> Site will not impact upon any sites designated for ecological value or biodiversity. Mature tree on site Mitigation – tree 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"> Located in an area of archaeological interest and in a conservation area Mitigation – archaeological survey 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 Suitable for SUDS identified in SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Development would have the potential to help to support and retain services in the area.
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 similar land use, therefore, should not impact upon health or generate increased noise effects
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 – sewage capacity limited till 2015 and may be a need to reinforce energy supply. 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"> The site has been suggested for commercial use, but the site is small and would take up a historic urban open space. Is likely to reduce the quality and amenity of the town centre.
Summary				
Commercial site based centrally in Royston meeting a number of the sustainability criteria,				

particularly 1, 2c, 5a and 7.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> ▪ Brownfield Site ▪ Central location ▪ Support local economy ▪ Site does not border a watercourse ▪ Not at risk of flooding. ▪ Not located in Groundwater Source Protection Zone 1 or 2 (is in 4) ▪ Not on a north facing slope ▪ Potential for SUDS 	<ul style="list-style-type: none"> ▪ Historic site ▪ Conservation Area ▪ Archaeological area. ▪ Possible limitations with utilities 	<ul style="list-style-type: none"> ▪ Tree survey ▪ Archaeological survey ▪ Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height. ▪ Investigate sewage capacity on site specific basis and possible reinforcement of energy supply ▪ SUDS

Type of Site and Number: <i>Other R.05</i>				
Site Reference and Location: <i>Above Royston Station, Old North Road, 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"> ▪ Residential and bus station development will help to support 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"> ▪ Site is a brownfield site. ▪ Evidence of site contamination due to use as railway land – potential to reclaim contaminated land ▪ Mitigation - Contaminated land survey and remediation if necessary
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> ▪ Site will not impact upon access to green spaces ▪ Not very accessible to green spaces for people living in proposed flats
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> ▪ Providing new bus station, thus improving facilities ▪ Within 400 m of bus stop ▪ Next to train station ▪ Some distance from town centre ▪ Mitigation – improve links to town centre
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> ▪ Should not impact upon biodiversity – brownfield site

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"> Not in a conservation area Not in an area of archaeological interest
3(d) Reduce pollution from any source	✗	✗	✗	<ul style="list-style-type: none"> Evidence of site contamination due to use as railway land Not located in Groundwater Source Protection Zone 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"> Not on a north facing slope Not at risk of flooding. Potential for SUDS according to SUDS Viability Plan Mitigation – SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This will help to support and improve local bus services
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> May include flats above the railway, but no detail given to how many or if they will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	✗	✗	<ul style="list-style-type: none"> May be issues of noise for new residents due to location by the train track Mitigation – noise survey and noise barriers
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be restrictions with utilities according to Transport and Utilities Constraints Background Paper 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"> Residential development and bus station within the town of Royston
Summary				
Site would help to improve public transport in Royston.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site Not in a conservation area Not in an area of archaeological interest Good public transport links, within 400m of bus stop and station (immediately next to both) Improving public 	<ul style="list-style-type: none"> Contaminated land Issues with noise from the railway for new residents 		<ul style="list-style-type: none"> Contaminated land survey and remediation if necessary SUDS Investigate sewage capacity on site specific basis and possible reinforcement of energy supply Improve transport 	

<ul style="list-style-type: none"> ▪ transport provisions ▪ Not in a Groundwater Source Protection Zone ▪ Not in a flood risk area ▪ Does not border a watercourse ▪ Will not impact upon biodiversity ▪ Offers an opportunity to reclaim contaminated land ▪ Potential for SUDS 		<ul style="list-style-type: none"> ▪ links to town centre ▪ Noise survey and noise barriers
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Type of Site and Number: <i>Other R.06</i>				
Site Reference and Location: <i>Dog Kennel Lane, 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 being in the centre of Royston and should help to support and encourage the local economy ▪ Employment Land Review identifies Royston as having a high demand for employment land
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"> ▪ Site is a brownfield site.
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> ▪ Site will not impact upon access to green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> ▪ Within 400 m of bus stop ▪ Public transport seemed to be unpopular based on the surveys carried out as part of the Town Centre and Retail Study, however many people walk into the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> ▪ Site will not impact upon any sites designated for ecological value or biodiversity ▪ Mature trees on site and vegetation ▪ Mitigation – tree survey, 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	X	X	X	<ul style="list-style-type: none"> Located in an area of archaeological interest and in a conservation area Mitigation – archaeological survey 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 according to SUDS Viability Plan Mitigation – SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> N.a
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"> Should not impact upon health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be restrictions with utilities as identified in Transport and Utilities Constraints Plan 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"> Providing mixed use development in the town centre, supporting the local economy and thus promoting urban living.
Summary				
<p>Mixed Use site based centrally in Royston meeting a number of the sustainability criteria, particularly 1, 2c, 5a and 7.</p> <p>The Council are considering site to be used as an extension to the care home. It would be preferable from a sustainability perspective to use the site as a mixed-use development to boost the town centre.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield Site Central location Support local economy Site does not border a watercourse 		<ul style="list-style-type: none"> Conservation Area Archaeological area. Possible limitations with utilities 		<ul style="list-style-type: none"> Tree survey Ecological survey Archaeological survey Ensure that development does not

<ul style="list-style-type: none"> ▪ Not at risk of flooding. ▪ Not located in Groundwater Source Protection Zone 1 or 2 (is in 4) ▪ Not on a north facing slope ▪ Potential for SUDS ▪ Within 400 m of bus stop 		<ul style="list-style-type: none"> ▪ impact upon the character or setting of the conservation area, e.g. building materials, style, height. ▪ Investigate sewage capacity on site specific basis and possible reinforcement of energy supply ▪ SUDS
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Type of Site and Number: <i>Other SI/b1</i>				
Site Reference and Location: <i>Land West of High Street, Gosmore (St Ippolyts Parish)</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	0	0	0	<ul style="list-style-type: none"> ▪ No development use outlined for the site - Proposal is 'amendment to village boundary'. ▪ Not enough information to carry out assessment
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"> ▪ Mixed greenfield and brownfield site ▪ Proposed use unknown
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> ▪ Proposed use unknown
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> ▪ Not within 400m of bus stop or 800m of train station ▪ Proposed use unknown
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> ▪ Proposed use unknown
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> ▪ Proposed use unknown
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> ▪ The site is in a Conservation Area. ▪ Proposed use unknown
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> ▪ Site is not in a Groundwater Source Protection Zone ▪ Site does not border a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> ▪ Not at risk of flooding. ▪ Site is likely to be able to support

Improve the District's ability to adapt to climate change				SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	▪ Proposed use unknown
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	?	?	?	▪ Proposed use unknown
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	▪ No identified constraints in Transport and Utilities Transport Background Paper
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	▪ Proposed use unknown
Summary				
No information about proposed use/development, so cannot carry out an assessment.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ SUDS would be viable ▪ Development could support village services ▪ Not at risk of flooding ▪ Site is not in a Groundwater Source Protection Zone ▪ Site does not border a watercourse. ▪ Not within 400m of bus stop or 800m of train station 		<ul style="list-style-type: none"> ▪ Partly a greenfield site ▪ Conservation area ▪ Not enough information regarding any development plans for this land 		<ul style="list-style-type: none"> ▪ Require more information about proposed land use

Residential greenfield sites

Baldock

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: B/r01 Ld north off Bygrave Rd, 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		√	√	Supply of high quality dwelling in an attractive setting could attract new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Access to areas of informal recreation. Number of dwelling would require the provision of sport and recreation facilities either on or off site. Bridle path runs through the western part of the site providing access to the Countryside right-of-way network.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	√?	√?	Situated within 800 m of Baldock Station and within 400 metre of bus route (restricted services). Although the site is located at the edge of Baldock, the Town Centre and Retails Study suggests that 53.5% walk to the Town Centre. However, only 2% of visitor uses the centre for shopping and most drive to the local Super store. The railway line forms a barrier for pedestrian and cycle access to Schools, the Town Centre and other facilities.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?X	?X	?X	Although there is no biodiversity designation on the site, any development will reduce the habitats of existing species. Could be mitigated by appropriate measure during implementation (e.g. green corridors, roof top greening)

3(b) Protect and enhance landscapes	√X	√X	√?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as having a mixture of low and moderate sensitivity and a mixture of high and moderate capacity for development. Mitigation measures would be required to address potential landscape/environmental issues Mitigation via the provision of green space infrastructure has been suggested as nominally a minimum of 15%.
3© Conserve and where appropriate, enhance the historic environment	√?	√?	√?	To the northwest of the site there is an Archaeology designation
3(d) Reduce pollution from any source	?	?	?	Possible, due to previous use as a farmyard (Contaminated Land Study). Site does not border any watercourses. Not situated within Groundwater Protection Zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	√	√	Site not in a flood risk area. The transport and utility study indicates a requirement of reinforcement for gas supply: this could justify the use if microgeneration of energy from renewable source. Climate change mitigation and adaptation measures should be included during construction, site layout and building operation to reduce energy demand. SUDS viable on south western part of the site – not on the remaining.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Planning policy requires provision of affordable housing in the development
5© Improve conditions and services that engender good health and reduce health inequalities	X?	X?	X?	Also not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the railway would suggest some noise pollution.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable urban living	○	√	√	Additional residents would support the vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study).

Summary

The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. *The Development of the site should be considered in conjunction with B/r02 and B/r11.*

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Site received 2nd highest sustainability rating within the Edge Of Settlement Study • Bridle path runs through the western part of the site, enabling walking and cycling access to the country site via the right of way network. • Proximity to train station and Baldock Town centre and related potential for walking and cycling and reducing car reliance. • Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. • Developing site in conjunction with adjacent sites give opportunities to pool planning obligations. • Provision of affordable housing. • The Landscape Sensitivity and Capacity Study identified the site as having a mixture of low and moderate sensitivity and a mixture of high and moderate capacity for development. • Not situated within Groundwater Protection Zone. • Site does not border any watercourses. 	<ul style="list-style-type: none"> • Greenfield and Grade 2 agricultural land. • Site appears isolated from the main area of Baldock to the south of the railway line, which forms a barrier for pedestrian and cycle access to Schools, the Town Centre and other facilities. • Noise and vibration from nearby railway line. • Problems with Secondary School and primary school provision. • Potential pollution from previous uses (farmyard) • To the northwest of the site there is an Archaeology designation 	<ul style="list-style-type: none"> • Planning obligation from this site and B/r02 and B/r11) ought to be pooled to increased accessible to the Baldock south of the railway line, e.g. provision of a pedestrian and cycle bridge. • Provision of wildlife corridors and habitats within the site layout • Noise/vibration protection measures required. • Include climate change mitigation and adaptation measures, such as microgeneration during construction, site layout and building operation. • Ground investigation to ascertain ground contamination. • Mitigation required to address potential landscape/environmental issues. LCS suggested a provision of green space infrastructure as nominally a minimum of 15%.

√**Type of Site and Number: Residential (Greenfield)**

Site Reference and Location: B/r02 Land South of Bygrave Road, Baldock

	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		√	√	Supply of high quality dwelling in an attractive setting could attract new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Access to areas of informal recreation. Number of dwelling would require the provision of sport and recreation facilities either on or off site. A Bridle path starts just north of the site providing access to the Countryside right-of-way network.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	√?	√?	Situated within 800 m of Baldock Station and within 400 metre of bus route (restricted services). Although the site is located at the edge of Baldock, the Town Centre and Retails Study suggests that 53.5% walk to the Town Centre. However, only 2% of visitor uses the centre for shopping and most drive to the local Super store. The railway line forms a barrier for pedestrian and cycle access to Schools, the town centre and other facilities.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?X	?X	?X	Although there is no biodiversity designation on the site, any development will reduce the habitats of existing species. Could be mitigated by appropriate measure during implementation (e.g. green corridors, roof top greening)
3(b) Protect and enhance landscapes	√?	√?	√?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as having a mixture of high and high to moderate capacity and a mixture of low and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	√?	√?	√?	No historical designation on the site, Although to the northwest of the site there is an Archaeology designation
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study). Site does not border any watercourses. Not located within a groundwater protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	0	√	√	Site not in a flood risk area. The transport and utility study indicates a requirement of

Improve the District's ability to adapt to climate change				reinforcement for gas supply: this could justify the use if microgeneration of energy from renewable source. Climate change mitigation and adaptation measures should be included during construction, site layout and building operation to reduce energy demand. SUDs viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Planning policy requires provision of affordable housing in the development
5© Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Noise and vibration from nearby railway line (Transport & Utility Constraint Study)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable urban living	○	√	√	Additional residents would support the vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study).
Summary				
<i>The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. The Development of the site should be considered in conjunction with B/r01 and B/r11.</i>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Site received 2nd highest sustainability rating within the Edge Of Settlement Study Bridle path runs through the western part of the site, enabling walking and cycling access to the country site via the right of way network. Proximity to train station and Baldock Town centre and related potential for walking and cycling and reducing car reliance. Potential to justify the use if microgeneration of 	<ul style="list-style-type: none"> Greenfield and Grade 2 agricultural land. Site appears isolated from the main area of Baldock to the south of the railway line, which forms a barrier for pedestrian and cycle access to Schools, the Town Centre and other facilities. Noise and vibration from nearby railway line. Problems with Secondary School and primary school provision. Potential pollution form 		<ul style="list-style-type: none"> Planning obligation from this site and B/r01 and B/r11) ought to be pooled to increased accessible to the Baldock south of the railway line, e.g. provision of a pedestrian and cycle bridge. Provision of wildlife corridors and habitats within the site layout Noise/vibration protection measures required. Potential to include climate change mitigation and adaptation measures during construction, site 	

<p>energy from renewable source due to the need to reinforce gas supply.</p> <ul style="list-style-type: none"> Developing site in conjunction with adjacent sites give opportunities to pool planning obligations. Provision of affordable housing. The Landscape Sensitivity and Capacity Study identified the site as having a mixture of high, and high to moderate capacity and a mixture of low and moderate sensitivity. SUDs viable Not listed within Contaminated Land Study). Site does not border any watercourses. Not located within a groundwater protection zone. 	<p>previous uses (farmyard)</p> <ul style="list-style-type: none"> . 	<p>layout and building operation.</p> <ul style="list-style-type: none"> Landscape Mitigation measures are required to address potential landscape/environmental issues: mitigation measure may not completely reduce the effects of the development
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: B/r03 East of Clothall Common, 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		√	√	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents.
2(b) Provide access to green spaces	?	?	?	Number of dwelling would require the provision of sport and recreation facilities either on or off site.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√	√	Situated within 400 m of several bus routes (with frequent services), but further than 800m from the station. However, the town centre is still readily accessible by cycling. Site is situated across the road from an employment site.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?	?	?	Although there is no biodiversity designation on the site. Any form of development would reduce the habitats of existing species. Could be mitigated by appropriate measure during implementation
3(b) Protect and enhance landscapes	√	√	√	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. Mitigation measures may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	?	?	?	Although there is no historical designation on the site, it borders to the east onto an area designated for archaeology.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study). Site does not border any watercourses.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	√	√	Site not in a flood risk area. The transport and utility study indicates a requirement of reinforcement for gas supply: this could justify the use if microgeneration of energy from renewable source. There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). Climate change mitigation and adaptation measures should be employed during construction, site layout and building operation to reduce energy demand. SUDs viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Planning policy requires provision of affordable housing in the development
5© Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Also not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the railway would suggest some noise pollution.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable	○	√	√	Additional residents would support the

urban living				vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study).
Summary				
The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue.				
Strengths	Weaknesses	Potential mitigation		
<ul style="list-style-type: none"> • Situated within 400 m of several bus routes (with frequent services), but further than 800m of the station. However, the town centre is still readily accessible by cycling. • Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. • The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. • Provision of affordable housing. <p>SUDs viable.</p> <p>Additional residents would support the vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study). Number of dwelling would require the provision of sport and recreation facilities either on or off site.</p> <p>No flood risks.</p> <p>Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off</p>	<ul style="list-style-type: none"> • Lack of convenience shopping within the town centre would indicate a continuing car use to the local Superstore in the short-term. • Situated further than 800m of the station. • Noise from nearby railway line. • Problems with Secondary School and primary school provision. • Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents 	<ul style="list-style-type: none"> • Planning obligation from this site ought to be pooled to and reduce car reliance .e.g. free bus passes, bicycles for new buyers or car pooling. • Provision of wildlife corridors and habitats within the site layout • Noise measures should be considered. • Potential to include climate change mitigation and adaptation measures during construction, site layout and building operation to reduce energy demand. • Landscape mitigation measures required, although mitigation measures may not completely reduce the effects of the development 		

Type of Site and Number: Residential (Greenfield)
Site Reference and Location: B/r04 Land of Clothall Common, 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		√	√	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	X	X	X	A bridle path runs to the west of the site, providing access for walkers and cyclist. The number of dwellings would require the provision of sport and recreation facilities for the new residents. Despite this the development of this field would result in a net loss of access to existing open space of value for informal recreation to the wider community.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated and within 400 metre of several bus routes (both with frequent and restricted services) and the route terminus. The site is in walking distance (<800) to Baldock town centre and the local super store, but is further than 800m from the station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X?	X?	X?	Although there is no biodiversity designation on the site, a development would reduce the habitats of existing species. The site is situated close to a designated wildlife area to the west.
3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	¾ of the site is designated as being of archaeological importance.
3(d) Reduce pollution from any source	√	√	√	Listed within Contaminated Land Study as unlikely to be contaminated. Site is located within Groundwater source protection zone 4.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate	0	√	√	Site not in a flood risk area. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during

change				construction, site layout and building operation, as well as microgeneration of renewable energy, viable. Suds viable/possible.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Baldock has a requirement of 410 dwelling on greenfield land (housing land study) Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Although not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the bypass A505 would suggest some noise and air pollution. Site provides good access to health service within Baldock Town Centre. The scale of the development could enable the provision of local health care facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√?	√?	√?	The Transport & Utility Constraint Study has identified limited Sewage Treatment Works capacity. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and deal with waste water.
TOWN CENTRES				
7 Promote sustainable urban living	0	√	√√	Within 1km of Baldock centre, due to its proximity, the new residents would support the vitality and viability of the town centre. Positive effects would increase over time if measures to increase access for pedestrian and cyclist were provided.
Summary				
The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. The site has great potential to reduce car dependencies – maybe potential for a car-free living estate pilot.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Close proximity to Baldock town centre and Superstore ▪ Well served by public transport. ▪ Potential to justify a requirement to employ sustainable construction and site operation technique to reduce water 		<ul style="list-style-type: none"> ▪ Moderate landscape capacity and moderate landscape sensitivity,. ▪ High Agricultural value (grade 2) ▪ Noise from nearby Bypass. ▪ Problems with Secondary School and primary school provision. 		<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout and to provide a link with the designated wildlife site to the west. ▪ Noise measures should be considered. ▪ Potential to include measures during

<p>consumption and deal with waste water.</p> <ul style="list-style-type: none"> ▪ Provision of affordable housing. ▪ Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities ▪ Suds viable/possible The number of dwellings would require the provision of sport and recreation facilities for the new residents. ▪ Within 1km of Baldock centre, due to its proximity, the new residents would support the vitality and viability of the town centre. 	<ul style="list-style-type: none"> ▪ The site is situated close to a designated wildlife area to the west, and development may have an impact. ▪ ¾ of the site is designated as being of archaeological importance. ▪ The development of this field would results in a net loss of access to existing open space of value for informal recreation to the wider community. 	<p>construction, site layout and building operation to reduce water usage.</p> <ul style="list-style-type: none"> ▪ Improving access to the countryside to the south east of the site across the bypass. ▪ Landscape mitigation measures would be required to address potential landscape/environmental issues: mitigation measure may not completely reduce the effects of the development
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: B/r11 South of Bygrave 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		√	√	Supply of high quality dwelling in an attractive setting could attract new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Access to areas of informal recreation. Number of dwelling would require the provision of sport and recreation facilities either on or off site. A bridle path starts just north across Bygrave Road of the site providing access to the Countryside right-of-way network.

2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√?	√?	Situated within 800 m of Baldock Station and within 400 metre of bus route (restricted services). Although the site has been identified as "out-of-town", it lies within 1km to Baldock town centre. The Town Centre and Retails Study suggests that 53.5% walk to the Town Centre. However, only 2% of visitor uses the centre for shopping and most drive to the local Super store. The railway line forms a barrier for pedestrian and cycle access to Schools, the Town Centre and other facilities.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?X	?X	?X	Although there is no biodiversity designation on the site, any development will reduce the habitats of existing species. Could be mitigated by appropriate measure during implementation (e.g. green corridors, roof top greening)
3(b) Protect and enhance landscapes	√X	√X	√?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as having a moderate capacity and moderate sensitivity. Landscape Mitigation measures are required to address potential landscape/environmental issues. Mitigation measures may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	√?	√?	√?	No historical designation on the site, Although to the northwest of the site there is an Archaeology designation
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study). Site does not border any watercourses. Not located within Groundwater Protection Zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	√	√	Site not in a flood risk area. The transport and utility study indicates a requirement of reinforcement for gas supply: this could justify the use if microgeneration of energy from renewable source. Climate change mitigation and adaptation measures should be included during construction, site layout and building operation to reduce energy demand. SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.

5(b) Increase access to decent and affordable housing	√√	√√	√√	Planning policy requires provision of affordable housing in the development
5© Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Noise and vibration from nearby railway line (Transport & Utility Constraint Study)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable urban living	0	√	√	Additional residents would support the vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study).
Summary				
<i>The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. The Development of the site should be considered in conjunction with B/r01 and B/r05.</i>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Site received 2nd highest sustainability rating within the Edge-of-centre study (03) ▪ A Bridle path starts just north across Bygrave Road of the site providing access to the Countryside right-of-way network. ▪ Proximity to train station and Baldock Town centre and related potential for walking and cycling and reducing car reliance. ▪ Potential to justify the use if microgeneration of energy from renewable source due to the need to reinforce gas supply. ▪ Provision of affordable housing. ▪ Not listed within Contaminated Land Study. Site does not border any watercourses. Not located within Groundwater Protection Zone ▪ SUDs viable ▪ Additional residents would support local service and facilities. Economies of scale and planning obligation could enable 		<ul style="list-style-type: none"> ▪ Greenfield site, agricultural grade 2. ▪ Site appears isolated from the main area of Baldock to the south of the railway line, which forms a barrier for pedestrian and cycle access to Schools, the Town Centre and other facilities. ▪ Noise and vibration from nearby railway line. ▪ Problems with Secondary School and primary school provision. ▪ Moderate landscape capacity and moderate sensitivity. 		<ul style="list-style-type: none"> ▪ Planning obligation from this site and B/r01 and B/02) ought to be pooled to increased accessible to the Baldock south of the railway line, e.g. provision of a pedestrian and cycle bridge. ▪ Provision of wildlife corridors and habitats within the site layout ▪ Noise/vibration protection measures required. ▪ include climate change mitigation and adaptation measures during construction, site layout and building operation. ▪ Landscape Mitigation measures are required to address potential landscape/environmental issues. mitigation measure may not completely reduce the effects of the development.

<p>the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.</p> <p>Access to areas of informal recreation. Number of dwelling would require the provision of sport and recreation facilities either on or off site. A Bridle path starts just north across Bygrave Road of the site providing access to the Countryside right-of-way network.</p> <p>Access to areas of informal recreation. Number of dwelling would require the provision of sport and recreation facilities either on or off site. A bridle path starts just north across Bygrave Road of the site providing access to the Countryside right-of-way network</p>		
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: B/r12 South of Clothall Common, 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		√	√	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Access to areas of informal recreation: Number of dwelling would require the provision of extensive sport and recreation facilities either on or off site, which would benefit the wider community.

2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	O	√?	Situated and within 400 metre of 1 bus route (with frequent services) The isolated feel of the site would not encourage walking to local facilities. Although Baldock is about 1 km from the site, the Town Centre and Retails Study suggests only 2% of visitor uses the centre for shopping and most drive to the local Super store. Any negative effects will be reduced over time when other car reduction initiative to encourage walking and cycling have been implemented.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X?	X?	X?	Although there is no biodiversity designation on the site, any development of this scale will negative impact on existing habitats on site.
3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity (due to the views across the site). Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development. The severity of the negative effects depends on mitigation measures to protect the setting and visual amenity of the landscape.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Archaeological Designation covers the site.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Not located near a water course. Site is located within Groundwater source protection zone 4.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	O	√?	√?	Site not in a flood risk area. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDS viable/possible
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a high ranking within the 2004 index of deprivation.

5(b) Increase access to decent and affordable housing	√√	√√	√√	Baldock has a requirement of 410 dwelling on greenfield land (housing land study) Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Although o not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the bypass A505 would suggest some noise and air pollution. The scale of the development could enable the provision of local heath care facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable urban living	O	X	X	Although identified as an edge-of-town within 1km of Baldock centre, the site feels isolated. Additional residents would only support the vitality and viability of Baldock Town centre, if strong measures to increase access for pedestrian and cyclist were provided.
Summary				
The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. The scale of the proposed (267 dwelling on 133428m ²) would magnify any sustainability effect, but the economies of scale could render the provision of community facilities and environmental mitigation measure viable and realistic.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ The high number of dwellings could render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. ▪ Served by frequent bus services. ▪ Baldock is about 1 km from the site, ▪ Secondary economic benefits during construction. ▪ Provision of affordable housing. ▪ Not listed within Contaminated Land Study. Not located near a water course. Site is located within Groundwater source protection zone 4. ▪ Additional residents would 		<ul style="list-style-type: none"> ▪ Site feels isolated which could discourage walking. ▪ Lack of convenience shopping within the town centre would indicate a continuing car use to the local Superstore in the short-term. ▪ High Agricultural value (Grade 2) ▪ Moderate landscape capacity and moderate sensitivity. Because the location feels isolated development would feel intrusive on the landscape ▪ Noise from nearby Bypass. ▪ Problems with Secondary School and primary school provision. ▪ Access to areas of informal recreation: Number of dwelling would require the provision of 		<ul style="list-style-type: none"> ▪ Planning obligations to reduce car reliance, e.g. free bus passes, bicycles for new buyers or car-pooling. ▪ Provision of wildlife corridors and habitats within the site layout. ▪ Maintain hedges to mitigate visual impact on the landscape out to the southeast. Mitigation measures may not completely reduce the effects of the development. ▪ Noise measures should be considered.

<p>support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community</p> <ul style="list-style-type: none"> ▪ SUDS viable/possible ▪ Not listed within Contaminated Land Study. Not located near a water course. Site is located within Groundwater source protection zone 4 	<p>extensive sport and recreation facilities either on or off site, which would benefit the wider community</p> <ul style="list-style-type: none"> ▪ Archaeological Designation covers the site 	
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Type of Site and Number: Residential (Greenfield) B/r21				
Site Reference and Location: Land at 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 site is likely to support the existing economy; provides more housing within area – number of dwellings not given
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 proposed Grade 3 agricultural land • The site is Greenfield.
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"> • Site is located on the edge of Baldock itself, potential access limitations • Located near to school; good access to services • Regular bus service and bus stop within 400m
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The site is not designated as an important ecological site Tree belt present Arable crops present; potential habitat loss Long term disruption of habitats within and around the site Mitigation – ecology survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Capacity Assessment indicates that this site has a moderate to high capacity for development and a moderate sensitivity to development.
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 The site has potential to incorporate a CHP scheme, dependant upon amount of proposed dwellings.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support services within the area which is identified as being deprived. Dependant upon the number of dwellings
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Insufficient information regarding proposed number of dwellings Located within the area of Baldock
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	X	X	X	<ul style="list-style-type: none"> Cumulative Impacts – Site is one of town proposed developments within this part of Baldock; adjacent to other proposed developments. 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	• N/a
Summary				
The site has potential to contribute to the housing need within the town itself as well as supporting a sustainable social model. However the site is greenfield, agricultural land.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Potential to support the local economy • Not in conservation or archaeological areas • Suitable for SUDS • Potential to retain and support local services • Within 400m of green space • Within 400m of bus stop 	<ul style="list-style-type: none"> • The site is located in Groundwater Source Protection Zone 1 • Tree belt through centre of 2 adjoining sites • Cumulative impacts; large development proposals within area • Constraints identified; sewage, energy and education. 		<ul style="list-style-type: none"> • Tree surveys; potential Tree protection orders • Maintain hedgerows between sites • Utilities assessment (gas, electric and sewerage capacity) • SUDS • CHP • Ecology survey 	

Type of Site and Number: Residential (Greenfield) B/r22				
Site Reference and Location: Land at 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 site is likely to support the existing economy; provides more housing within area – number of dwellings not given
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 proposed Grade 3 agricultural land • The site is Greenfield.

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"> Site is located on the edge of Baldock itself, potential access limitations Located near to school; good access to services Regular bus service and bus stop within 400m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The site is not designated as an important ecological site Tree belt present Arable crops present; potential habitat loss Long term disruption of habitats within and around the site Mitigation – ecology survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Capacity Assessment indicates that this site has a moderate to high capacity for development and a moderate sensitivity to development.
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 The site has potential to incorporate a CHP scheme, dependant upon amount of proposed dwellings.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support services within the area which is identified as being deprived. Dependant upon the number of dwellings
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Insufficient information regarding proposed number of dwellings Located within the area of Baldock
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	X	X	X	<ul style="list-style-type: none"> Cumulative Impacts – Site is one of town proposed developments within this part of Baldock; adjacent to other proposed developments. 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				
The site has potential to contribute to the housing need within the town itself as well as supporting a sustainable social model. However the site is greenfield, agricultural land.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Potential to support the local economy Not in conservation or archaeological areas Suitable for SUDS Potential to retain and support local services Within 400m of green space Within 400m of bus stop 	<ul style="list-style-type: none"> The site is located in Groundwater Source Protection Zone 1 Tree belt through centre of 2 adjoining sites Cumulative impacts; large development proposals within area Constraints identified; sewage, energy and education. 		<ul style="list-style-type: none"> Tree surveys; potential Tree protection orders Maintain hedgerows between sites Utilities assessment (gas, electric and sewerage capacity) SUDS CHP Ecology survey 	

Type of Site and Number: Residential (Greenfield) B/r23				
Site Reference and Location: Land at North Road, Baldock (Bygrave 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	O	O	O	<ul style="list-style-type: none"> N.a

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?	X	X	X	<ul style="list-style-type: none"> Greenfield site The site is located on Grade 2 Agricultural land – loss of valuable agricultural land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has access to several public rights of way located around the site and is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Site is located within 800m of the centre of Baldock Located within 800m of railway station. Regular bus service and bus stop within 400m of the site location
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> The site is not designated as an important ecological site – however, building on a greenfield site is unlikely to lead to an improvement in biodiversity Long term disruption of habitats within and around the site Mitigation – maintain hedgerows; ecology survey
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> The Landscape Capacity Study identifies this site as having a low capacity for development and a high sensitivity.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> Part of the site is designated as an area of archaeological interest. The site also borders a site of designated ancient monuments. Mitigation – Archaeological Survey; To ensure the development does not impact on the archaeological sites or the ancient monuments Mitigation – Ensure development does not impact upon ancient monuments Mitigation – archaeological survey
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The area is not located in a Groundwater Source Protection Zone Site does not border 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"> Not at risk of flooding The size of the development could support a CHP scheme The site is situated in an area that has been identified as being suitable for SUDS in the SUDS Viability Plan

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The size of the development suggests that there is potential to support local services within the area. Housing in Baldock – deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the site (87 dwellings) has potential to support access for affordable housing. The site location is within the Baldock area; would contribute to needed houses within the area
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 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"> Cumulative Impacts – Site is noted as an alternative proposed site if other sites are not appropriate The area has adjoining sewerage facilities with Letchworth – limited capacity Energy network needs reinforcing Education constraints in local schools Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Fairly large development within 800m of the town centre – encouraging people to live closer to town centre
Summary				
Greenfield residential development with several constraints with regards to utilities. However site does meet criteria 2c, 5a, 5b and 7 well.				
Strengths	Weaknesses	Potential mitigation		
<ul style="list-style-type: none"> Likely to support local services and encourage economic growth Bus stop within 400m Train station within 800m Within 800 of town centre Site is not located over a Groundwater Source Protection 	<ul style="list-style-type: none"> Greenfield site Grade 2 agricultural Land In an area of archaeological interest Identified existing constraints on utilities; gas, water & sewerage The Landscape 	<ul style="list-style-type: none"> Maintain hedgerows around the site Archaeological Survey Ensure development does not impact upon ancient monuments Utilities assessment (gas, electric and sewerage capacity) Ecology survey 		

<p>Zone</p> <ul style="list-style-type: none"> • Site offers potential for access to affordable and “decent” housing • Suitable for CHP • Suitable for SUDS • Not in a flood risk area • Within 400m of green space 	<p>Capacity Study identifies this site as having a low capacity for development and a high sensitivity.</p>	
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Barkway

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: BK/r02 Land at 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 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 • Land has current amenity value as a recreational area
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • Evidence of several public rights of way close the site area • The site location is well placed in terms of access to Green space areas for future residents • However, the site itself is currently used as a recreational ground and residential open space; reducing the accessibility of a potential Green space

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<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 Mitigation – improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The land boundaries are defined by dense hedges The land itself is defined as grass land of a good quality agricultural grade. Site area not listed as an ecologically sensitive area Site unlikely to enhance biodiversity. Development is likely to lead to a deterioration in the ecological value of this site. Mitigation – Ecological survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Lacking information from landscape study
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not located directly on conservation sites or of archaeological interest, but does border an area of archaeological interest. Relatively small development
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Limited evidence to support this assessment
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"> Data from the Environment Agency indicates the area is not at risk from flooding
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	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 and nuisance 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	X	X	X	<ul style="list-style-type: none"> Located within a geographically

urban living				<ul style="list-style-type: none"> remote area Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> Not at risk of flooding Will provide affordable housing Close to public rights of way and green spaces Regular bus service within village 	<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 Greenfield site of Grade 2 agricultural land Loss of current recreational area 			<ul style="list-style-type: none"> improve local public transport Ecological survey

Type of Site and Number: Residential (Greenfield) Bk/r03				
Site Reference and Location: Land at 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"> Greenfield site Grade 2 Agricultural Land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Evidence of several public rights of way close the site area Site backs on to areas of open field 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"> From the housing study, there is evidence of a regular bus service within the village itself Bus stop within 400m However people living here are likely to rely on the use of personal cars 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 The land itself is defined as scrub land with evidence of mainly grass present. 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	?	?	?	<ul style="list-style-type: none"> Landscape Character Assessment not available for this village
3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	<ul style="list-style-type: none"> The site is located adjacent to a site of archaeological interest. Mitigation – Archaeological survey
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information provided regarding Groundwater Source Protection Zones in this area 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 appears to be at no risk of flooding 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"> 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"> The site provides access to affordable and "decent" 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"> No constraints identified for this site
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> n.a
Summary				
Rural residential development on a greenfield site. Clashes with criteria 2a.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Is likely to support local services and the rural economy Good access to Green spaces (within 400m) 		<ul style="list-style-type: none"> People living here are likely to rely on the use of personal cars Grade 2 Agricultural Land 		<ul style="list-style-type: none"> Promote and maintain hedgerows around the site Improve access to sustainable public

<ul style="list-style-type: none"> • Bus stop within 400m • Provides access to decent and affordable housing 	<ul style="list-style-type: none"> • Potential conflicts with local habitats • Adjacent to site of archaeological interest 	<ul style="list-style-type: none"> transport • Ecological survey of local hedgerows and surrounding land • Archaeological survey • Investigate potential for SUDS
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Type of Site and Number: Residential (Greenfield) Bk/r04				
Site Reference and Location: Land off 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 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?	?	?	?	<ul style="list-style-type: none"> • The proposed development is on a Greenfield site • The existing land use of the site is for horse grazing and housing
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • The site has access to several Bridleways • The rights of way give good access to surrounding areas of Green Space (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> • Housing study identifies a regular bus service within the village. • The site is located within 400m of a bus stop. • Village location suggests people are likely to rely on personal transportation
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 trees • The land itself is defined as grass land, suitable for grazing • Site area not listed as an ecologically sensitive area • Site unlikely to enhance biodiversity • Mitigation – Ecological survey of local hedgerows and surrounding land

3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> No Landscape Character Assessment included for this village
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> The site is located close to a designated conservation area Mitigation – Ensure development has no impact upon the setting of the designated area
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site does not border a watercourse No information given 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	?	?	?	<ul style="list-style-type: none"> Not at risk of flooding SUDS may not be feasible at this location according to the SUDS Viability Plan Mitigation –investigate possibility for SUDS Mitigation – CHP may be viable if development is of a large enough size
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 mixed use/retail/other development adjacent to site, potential to support improvement of local services and provisions
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Not enough available evidence for assessment – number of dwellings?
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"> No constraints identified for this site
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
Residential development on a greenfield site in a rural village. Clashes with criteria 2a.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Support local services and rural economy Good access to green spaces (within 400m) Not at risk of flooding Within 400m of a bus 		<ul style="list-style-type: none"> Village location suggests people are likely to rely on personal transportation Potential loss of biodiversity 		<ul style="list-style-type: none"> Tree surveys; Incorporate as many trees to development as possible Promote and maintain hedgerows between

stop	<ul style="list-style-type: none"> Nearby conservation area SUDS may not be feasible 	<ul style="list-style-type: none"> sites Ecological survey of local hedgerows and surrounding land Ensure development has no impact upon the setting of the Conservation Area Investigate possibility of SUDS CHP
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Barley

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	○	○	○	<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	✗	✗	✗	<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	✗	✗	✗	<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	○	○	○	<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	✗	○	○	<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	?	?	?	<ul style="list-style-type: none"> No identified constraints

recycled where possible				
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	• 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

Codicote

Type of Site and Number: Residential (Greenfield) C/r1				
Site Reference and Location: Land south of Hill 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 (52)
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 Greenfield • Grade 3 Agricultural Land

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Local footpaths surrounding the site and running through the site and site within 400 m of 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 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 use of personal transportation Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Grass and scrub are the main vegetation types upon the site and the site is surrounded by hedgerows - could contain potential habitats Mitigation – ecology survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Character Area not provided for this village
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not located in a designated conservation area or in an area of archaeological interest
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information 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	✓	✓	✓	<ul style="list-style-type: none"> The site is not at risk of flooding The size of the development could support a CHP scheme It is unclear if the site is suitable for SUDS according to the SUDS Viability Plan Mitigation – investigate feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support existing rural services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The number of proposed dwellings suggests access to 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 period for such a large site area is likely to cause some aspects of disruption for village residents
RESOURCE USE AND WASTE				
6(a) Use natural resources	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the

efficiently; reuse, use recycled where possible				village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	• N/a
Summary				
Large scale greenfield residential development that is likely to support services and the rural economy sustainability, meeting criteria 1 and 5a well. However, the fact that it is in a rural location and on a greenfield site means that it clashes with criteria 2a, 2b and 3a.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Potential to support the rural economy • Good access to Green spaces and public rights of way • Bus stop within 400m • Does not impact on archaeological or conservation areas • Could support a CHP scheme • Provides access to affordable housing • Free from Constraints (utilities) 		<ul style="list-style-type: none"> • However, village location is likely to lead to the use of personal transportation • right of way along boundary and through site • Disruption due to construction for residents • Potential loss of ecology 		<ul style="list-style-type: none"> • Ensure maintenance of hedges • Ecology survey • Investigate feasibility of SUDS • Encourage sustainable transport initiatives

Hitchin

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: H/r14 Land at Junction of Grays Lane and 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	O	√	√	The site is located within pleasant surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local

				service and facilities.
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 (agricultural grade 3) no distinction was made between 3a and 3b. Currently used as a paddock orchard.
2(b) Provide access to green spaces	X√	X√	X√	Although a footpath runs along north of the site offering access to the country side for informal recreation, the proposed development would increase distance from existing housing to open space.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	0	√	√	Situated and within 400 metre of a bus route with restricted services, but outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies. The Housing Background Paper notes that the greenfield sites in Hitchin are not necessary to meet local need, based on proportionate growth. This means that they would be more likely to serve need in Letchworth and Baldock. However, given the closeness of the three towns, this is unlikely to be a significant issue.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	√	√	There is no biodiversity designation on the site and the site's previous use as a paddock would indicate a limited wildlife variety. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Existing trees ought to be kept.
3(b) Protect and enhance landscapes	X	X	X	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not within a Groundwater source protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate	√	√	√	Site not in a flood risk area. Due to economies of scale climate change mitigation and adaptation measures during construction, site layout and building

change				operation should be viable. SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	Community and recreation facilities provided under planning obligation could benefit the wider community. The surrounding area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	✓	?	?	Unlikely to be any environmental Health Issues (Environmental Health Study). No noise issues.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	Potential to employ sustainable construction and site operation technique.
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. Additional residents would support town centre viability.
Summary				
The site allocation progresses most SA objectives well, although the site can accommodate development mitigation measures may not completely reduce the effects, and would still lead to a loss of open land of some landscape value.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Site received 2nd highest sustainability rating within the Edge-of-centre study ▪ This site has a primary school within 500m walking distance and is about 1500m away from a secondary school. ▪ Conveniently located within 800 m of town centre and other shopping and community facilities. ▪ Provision of affordable housing. ▪ The site is located within pleasant surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities. ▪ A footpath runs along 		<ul style="list-style-type: none"> ▪ Moderate landscape sensitivity and moderate development capacity. ▪ Historical designation on the site. ▪ Only served by an infrequent bus service. ▪ The proposed development would increase distance form existing housing to open space 		<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout. ▪ Landscape mitigation measures, e.g. to keep existing trees. ▪ Landscape Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.

north of the site offering access to the country side for informal recreation.		
<ul style="list-style-type: none"> SUDs viable 		

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: H/r24 Land at Junction of Lucas 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 site is situated adjacent to a mobile home park. Potential negative impact on tourism to due the loss of this playing field.
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 (agricultural grade 3) no distinction was made between 3a and 3b. Site has high amenity value for local residents. Identified within the Contaminated Land Study as unlikely to be contaminated
2(b) Provide access to green spaces	X	X	X	A footpath runs along south of the site and a RUPP in close proximity to the north, offering access to the country side for informal recreation. Despite this, the proposed development would increase distance from existing housing to open space as well as resulting in a loss of an exiting playing field.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Situated within 400 metre of a bus route with restricted services, but outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies. The site would infringe into what appears to be of green wedge shape, if development of H/r14, H/r25 and H/r 30 goes ahead.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Mature hedgerows on all sides with some large trees within the hedgerows.

3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having a low sensitivity but moderate to high capacity, i.e. it can accommodate development but mitigation measures may not completely reduce the effects of the development. Site would negatively impact on the openness of the landscape
3© Conserve and where appropriate, enhance the historic environment	✓	✓	✓	No historical designation on the site.
3(d) Reduce pollution from any source	✓	✓	✓	Identified within the Contaminated Land Study as unlikely to be contaminated. Site does not border any watercourses. Site is not located within a groundwater protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	Site is not situated 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 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.
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.
Summary				
The development of the site would have negative impacts on the provision of green areas of value for formal, informal recreational (playing field), tourism and sustainable urban form. The site would infringe into what appears to be of green wedge shape, if development of H/r14, H/r25 and H/r 30 goes ahead.				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> ▪ Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing. ▪ This site is within walking distance, to a primary school (350m) and secondary school (1200m). ▪ Conveniently located within 800 m of town centre and other shopping and community facilities. ▪ The Landscape Sensitivity and Capacity Study rated the site as having a low sensitivity and moderate to high capacity. ▪ Provision of affordable housing. ▪ A footpath runs along south of the site and a RUPP in close proximity to the north, offering access to the country side for informal recreation. ▪ Suds viable. 	<p>Would increase distance from existing housing to open space as well as resulting in a loss of an existing playing field (though some provision will be included within development).</p> <p>Only served by an infrequent bus service and further than 800m from the train station.</p>	<p>Replacement recreation facilities should be provided</p> <p>Mature hedgerows on all sides with some large trees within the hedgerows should be kept.</p> <p>Landscape mitigation measures may not completely reduce the effects of the development.</p> <ul style="list-style-type: none"> ▪ Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost.

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: H/r25 Land at Junction of Grays Lane, and Lucas Lane, 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 site is located within attractive surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
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 (agricultural grade 3) no distinction was made between 3a and 3b. Vacant field, currently used for informal recreation (dog walking).

2(b) Provide access to green spaces	√X	X	X	Although a footpath runs along north of the site offering access to the country side for informal recreation, the proposed development would increase distance from existing housing to open space. As the site is below the threshold to provide facilities for sport and recreation, there is likely to be a negative effect due to the strain on existing provisions medium to long term,.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	0	√	√	Situated within 400 metre of a bus route with restricted services, but outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Existing hedges and trees ought to be kept.
3(b) Protect and enhance landscapes	0	√	√	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as high capacity and low sensitivity These sites have been appraised as being able to accommodate new housing development without significant effects on their character or the surrounding landscape. Mitigation via the provision of green space infrastructure has been suggested as nominally a minimum of 15% for this site.
3© Conserve and where appropriate, enhance the historic environment	√	√	√	No historical designation on the site.
3(d) Reduce pollution from any source	√	√	√	Identified within the Contaminated Land Study has unlikely to be contaminated. Site 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 low number of dwelling climate change mitigation and adaptation measures during construction, site layout and building operation may not be viable. Suds viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	The number of dwellings is too low to trigger the provision of community facilities he surrounding. Area has a very low ranking within the 2004 index of

				deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	○	○	○	Number of dwelling is below the threshold of 15 units to provide affordable housing.
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	?	?	?	Low number of dwelling may render the use of sustainable construction and site operation techniques unviable.
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.
Summary				
The site allocation progresses economic and social SA objectives better than social. The number of dwellings is below the threshold to trigger any off site facilities, putting strain on existing provisions .				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Conveniently located within 800 metre of town centre and other shopping and community facilities. The Landscape Sensitivity and Capacity Study rated the site as high capacity and low sensitivity. Additional residents would support local service and facilities SUDs viable. No historical designation on the site. Identified within the Contaminated Land Study has unlikely to be contaminated. Site does not border any 	<ul style="list-style-type: none"> Loss of informal open space for neighbouring housing , exacerbated by the development of the nearby football field (Hr24) (Only served by an infrequent bus service and outside the 800 metre radius to the train station The number of dwellings is too low to trigger the provision of affordable housing. Lack of economies of scale may reduce the potential to include climate change mitigation and adaptation measures during construction, site layout and building operation. 			<ul style="list-style-type: none"> Negotiation with developer to provide affordable housing Mitigation via the provision of green space infrastructure has been suggested as nominally a minimum of 15% for this site.

watercourses. Site is not located within a groundwater protection zone		
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: H/r30 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	O	O	O	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Green (agricultural grade 3) no distinction was made between 3a and 3b. Site has high amenity value for local residents.
2(b) Provide access to green spaces	X	X	X	A RUPP runs along north of the site offering access to the country side for informal recreation. Despite this, the proposed development would increase distance from existing housing to open space, wit a cumulative impact from the loss of an exiting playing field/open space for informal recreation if Hr24 was developed.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated within 400 metre of a bus route with frequent services, but outside the 800 metre radius of Hitchin train station. Hitchin town centres is just within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Mature hedgerows on all sides with some large trees within the hedgerows.

3(b) Protect and enhance landscapes	O	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity but low to moderate sensitivity, i.e. it can accommodate development but mitigation measures may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	✓	✓	✓	No historical designation on the site.
3(d) Reduce pollution from any source	✓	✓	✓	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	✓	✓	✓	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 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.
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"> ▪ Site was identified within the Edge of Centre study (03) as being an appropriate and sustainable peripheral site for housing. ▪ Situated within 400 metre of a bus route with frequent services 		<ul style="list-style-type: none"> ▪ Loss of informal open space for neighbouring housing, exacerbated by the development of the nearby football field (Hr24) (though site density provides for inclusion of open space). ▪ Outside the 800m radius 		<ul style="list-style-type: none"> ▪ Ensure that appropriate levels of open space are provided to serve development and neighbouring properties ▪ Investigate probable contamination. ▪ Landscape mitigation measures required may

<ul style="list-style-type: none"> ▪ This site is within walking distance, to a primary school (350m) and secondary school (1200m). ▪ Conveniently located within 800 metre of town centre and other shopping and community facilities. ▪ Provision of affordable housing. ▪ The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity and a mixture of low and moderate sensitivity. ▪ Suds viable. ▪ A RUPP runs along north of the site offering access to the country side for informal recreation ▪ Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. 	<p>of the train station.</p>	<p>not completely reduce the effects of the development</p> <ul style="list-style-type: none"> ▪ Hedge should be kept.
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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 (Greenfield) (Previous Brownfield)				
Site Reference and Location: H/r47 Land off Sycamore Close, Hitchin (St Ippollytts 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"> Development located in adjoining village 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"> Proposed on a Greenfield site The existing use of the site is a field within an urban area. Adjacent areas are woodland and residential areas Located next to a designated wildlife site
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site is located adjacent to designated wildlife protected woodland areas Appears to be limited public rights of way to these areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> The site is accessible by public transportation The town has a regular bus service in operation Mitigation – Alternative sustainable transport initiative; increase pedestrian rights of way
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> This is an existing Green field site. Site lies adjacent to designated wildlife site (woodland area) along a river The development could potentially affect this designated area in the long term Mitigation – Ecology Survey; identify potential habitats present and surrounding site including wildlife site; ensure development would not impact upon wildlife site.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Lacking information from Capacity Study
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> The site does not impact on any designated 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 located over an area of high groundwater vulnerability The site is in close catchment of a watercourse; located within the adjacent woodland site Changing land use from greenfield to residential development Mitigation – Hydrological assessment of site impacts
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	X?	<ul style="list-style-type: none"> The Environment Agency identify that majority of site is in flood risk zone 3 (1 in 100 yr event) but the draft SFRA suggests that a corner of the site is within the 1 in 1000yr plain. Mitigation – Flood risk assessment Mitigation – Consider CHP scheme
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site could contribute to the need for house allocation within Hitchin. 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"> The size of the proposed development is 19 dwellings and adjoining the town of Hitchin Mitigation – ensure there is an element of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<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	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"> Housing in out of town location Could encourage people to use town centre more using public transport
Summary				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Could encourage support for local services Reasonable levels of public transport Good access to Green Spaces No impact on conservation sites or archaeological areas Provides access to affordable housing 		<ul style="list-style-type: none"> Greenfield site Site lies adjacent to designated wildlife site (woodland area) along a river Potential risk from flooding Identified utilities constraints and services provisions 		<ul style="list-style-type: none"> Alternative sustainable transport initiative; increase pedestrian rights of way Ecology Survey; identify potential habitats present and surrounding site including wildlife site Hydrological assessment of site impacts Flood risk assessment Consider CHP scheme Improve initial utilities constraints prior to development Alternative energy resources Ensure site would not impact upon designated wildlife site.

Type of Site and Number: Residential (Greenfield) H/r51				
Site Reference and Location: Land west of Stotfold 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	O	O	O	<ul style="list-style-type: none"> N.a

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"> Greenfield site Grade 2 Agricultural Land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has access to surrounding green areas (within 400m)
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 has access only to a limited restricted bus service Within 400m of a bus stop Large scale development would generate extra traffic and congestion Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> No designation of ecologically sensitive area Greenfield site - potential impacts upon surrounding habitats and biodiversity Mitigation – Conduct ecological surveys
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> The Landscape Capacity Study identifies this site as having moderate to high capacity for development and as being of predominantly moderate sensitivity.
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> No in a conservation area or area of archaeological interest.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located in Groundwater Source Protection Zones Not contaminated The site does not border any watercourses
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 may be suitable for CHP The site may be feasible for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Not in deprived area of Hitchin There is potential to support local services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Residential development in Hitchin The scale of the site would provide access to affordable housing
5(c) Improve conditions	X	○	○	<ul style="list-style-type: none"> The initial construction period of

and services that engender good health and reduce health inequalities				such a large development is likely to contribute to noise disturbances and
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. Sewage – capacity to be assessed on a site specific basis Potential pressure on water supply; 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 Some constraints with education Mitigation – site specific assessment and appropriate reinforcement of utilities where necessary Mitigation – expansion of local schools
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Large suburban development would support town centre Encouraging people to use local shops and town centre
Summary				
<p>The scale of this site is likely to have large impacts upon the particular area of Hitchin itself.</p> <p>Utilities constraints and environmental factors mean that the site scores badly against criteria 6a and 2a.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Access to Green spaces Not in conservation area Not in area of archaeological interest Suitable for CHP May be viable for SUDS Access to affordable housing Not contaminated 		<ul style="list-style-type: none"> Greenfield site Grade 2 agricultural land The site has access only to a limited restricted bus service Large scale development would generate extra traffic and congestion Identified constraints; water, energy and education Size of development increases pressure on infrastructure and utilities 		<ul style="list-style-type: none"> Improve public transport links Conduct ecological surveys Site specific assessment and appropriate reinforcement of utilities where necessary Expansion of local schools

Kimpton

Type of Site and Number: Residential greenfield				
Site Reference and Location: K/01 Land north of High St 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	?	?	?	New housing may contribute to viability of rural 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	Greenfield site, grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Public footpath access to the countryside within a few hundred metres.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Village has a food shop, post office, surgery, school and regular bus service. However, the nearest station is at Knebworth, 7.5km as the crow flies. Travel to work is likely to involve car travel to the station, Luton, Stevenage or further afield.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	No biodiversity designations, but hedges on east and west boundaries provide green corridors, and should be retained. Age of the hedges is not known, but should be investigated if site developed.
3(b) Protect and enhance landscapes	O	O	O	Site is farmland on the edge of the village. No landscape designations.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Site is adjacent to a conservation area. Development will therefore need to take account of this.
3(d) Reduce pollution from any source	O	O	O	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	O	O	O	Not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	O	O	O	
5(b) Increase access to decent and affordable housing	√	√	√	Development policies require the provision of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	O	O	O	Is adjacent to existing residential properties, but size of development should not have a significant noise impact

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	
Summary				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ Close to public footpath access to the countryside ▪ In village with food shop, post office, surgery, school and regular bus service ▪ Will provide affordable housing ▪ Could contribute to viability of rural services ▪ SUDs viable 	<ul style="list-style-type: none"> ▪ Likely to result in commuting by car 			<ul style="list-style-type: none"> ▪ Protect hedgerows ▪ Take account of proximity of conservation area

Type of Site and Number: Residential greenfield				
Site Reference and Location: K/02 Land off Lloyd Way 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	?	?	?	New housing may contribute to viability of rural 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	Greenfield site, grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Site is vacant scrub land. It is clearly used as a rear access to some properties on High Street, and may provide informal recreational opportunities for local children. Public footpath access to the countryside within a hundred metres, though an additional path which runs past the site is not accessible.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Village has a food shop, post office, surgery, school and regular bus service. However, the nearest station is at Knebworth, 7.5km as the crow flies. Travel to work is likely to involve car travel to the station, Luton, Stevenage or further afield.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?	?	?	No biodiversity designations. However the site is very overgrown, is self-set woodland in some places, and includes some mature trees. Green corridor and mature trees should be retained if site is developed.
3(b) Protect and enhance landscapes	0	0	0	No landscape designations.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	Some fly-tipping on the site. It is not clear if this is a significant problem.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	√	√	√	Development policies require the provision of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	Is adjacent to existing residential properties, but size of development should not have a significant noise impact
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Close to public footpath access to the countryside ▪ In village with food shop, post office, surgery, school and regular bus service ▪ Will provide affordable housing ▪ Could contribute to viability of rural services ▪ SUDs viable 	<ul style="list-style-type: none"> ▪ Likely to result in commuting by car ▪ Possible loss of biodiversity value 		<ul style="list-style-type: none"> ▪ Design site to provide green corridor and protect mature trees 	

Letchworth

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: L/r13 Land east of Talbot 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		√	√	The sites location with access to the country side, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
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	Part of this greenfield site (grade 3), part already treated as urban). Due to lack of distinction between 3 a and b, no comments possible on whether site contains areas of high agricultural value. As site is used for allotments, loss of it would have negative impact until replacement facility is established.
2(b) Provide access to green spaces	X	X	X	Loss of this allotment site would have a negative effect on access to area of value for informal recreation, unless a replacement facility can be provided within close vicinity of the same for better quality before development commences. A footpath runs along the northern side.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X √	√	Situated and within 400 metre of a bus route with frequent services, but approx 1600m from Letchworth station and a similar distance from Baldock Station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	Although there is no biodiversity designation on the site, the site current use as allotment provides varied habitats. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.

3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having moderate to high development capacity but moderate sensitivity. may be able to accommodate development with some degradation of character and value, but mitigation measures may not completely reduce the effects of the development
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site (archaeology) Conservation area border onto the site (north west).
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood risk area. There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	The transport and Utility Constraints study identified Limited capacity of Secondary Schools & limited potential to expand. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. The surrounding area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The proximity to the motorway and the railway line would indicate raised noise levels.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.

TOWN CENTRES				
7 Promote sustainable urban living	X	X	X?	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.
Summary				
The site allocation progresses economic SA objectives better than environmental and social, mainly due to its remote location to the town centre and negative effects on informal recreation and biodiversity due to the loss of allotment land. The use of greenfield site to meet local housing need has been identified as a sustainability issue. Site should only be developed in conjunction with the adjacent L/r14 to secure the identified benefits.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Situated within 400m of a bus route with frequent services. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facilities. ▪ Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. ▪ Will provide affordable housing ▪ The sites location with access to the countryside, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities. ▪ SUDS viable. ▪ Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone. ▪ There is further potential to use CHP in the medium to long term, due to the 		<ul style="list-style-type: none"> ▪ Loss of allotment and related negative effects on informal recreation and biodiversity. ▪ Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. ▪ The proximity to the motorway and the railway line would indicate raised noise levels ▪ Historical designation on the site (archaeology) Conservation area border onto the site (north west). 		<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout ▪ Noise measures should be considered. ▪ A replacement allotment facility should be provided within close vicinity of the same for better quality before development commences ▪ Careful design sympathetic to the adjacent conservation area and further investigation of impacts on historical environment. ▪ Mitigation measures to reduce the impact on the landscape may not completely reduce the effects of the development. ▪ The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. ▪

site's location adjacent to an employment site. ▪ Site not in a flood risk area.		
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: L/r14 Land off Talbot 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		√	√	The sites location with access to the country side, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
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?	Greenfield site within urban area. Uncertain if and when use of the site as allotments has ceased – even though it is described as vacant
2(b) Provide access to green spaces	X?	X?	X?	A footpath runs along the northern side. Uncertain if and when use of the site as allotment has ceased – even though it is described as vacant
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X√	√	Situated and within 400 metre of a bus route with frequent services, but approx 1600m from Letchworth station and a similar distance from Baldock Station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	X	X	X	Although there is no biodiversity designation on the site, the site previous use as allotment still provides varied habitats. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	√	√	√	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having high development capacity and low sensitivity, i.e. able to accommodate new housing development without significant effects on their character or the surrounding landscape
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site (archaeology). Conservation area is situated to the north east of the site
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood risk area. There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDs viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	The transport and Utility Constraints study identified Limited capacity of Secondary Schools & limited potential to expand. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. The surrounding area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The proximity to the motorway and the railway line would indicate raised noise levels.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works

				capacity post 2012. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X?	X?	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.
Summary				
The site allocation progresses economic SA objectives better than environmental and social, mainly due to its remote location to the town centre and negative effects on informal recreation and biodiversity due to the loss of allotment land. The use of Greenfield site to meet local housing need has been identified as a sustainability issue. Site should only be developed in conjunction with the adjacent L/r13 to secure the identified benefits.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ No known contamination on site. ▪ No flood risk ▪ Will provide for affordable housing. ▪ Situated within 400m of a bus route with frequent services. ▪ Potential to justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and deal with waste water ▪ Capacity Study rated the site as having high development capacity and low sensitivity. ▪ The sites location with access to the country side, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities. ▪ SUDs viable ▪ Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. 		<ul style="list-style-type: none"> ▪ Loss of allotment and related negative effects on informal recreation and biodiversity. ▪ Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. ▪ Limited capacity of Secondary Schools & limited potential to expand. ▪ The proximity to the motorway and the railway line would indicate raised noise levels ▪ Historical designation on the site (archaeology) 		<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout ▪ Noise measures should be considered. ▪ Careful design sympathetic to the nearby conservation area should be required.

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Type of Site and Number: Residential (Greenfield), Site Reference and Location: L/r15 Land west of Western 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	O	O	O	
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Letchworth Greenway (footpath) runs along north edge providing access to countryside (open farmland).
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	XX	X	X	<p>Although the site is situated within 400 metre of a bus route with frequent services, it lies outside the 800 metre threshold from Letchworth station and its remoteness from the town centre would indicate continuing car use. The situation could improve over time with the emergence of measure to promote cycling and use of public transport. The site is too far from the centre for pedestrian access.</p> <p>Because of the high density of the surrounding residential and employment area, 40% of visitors walk to the Town Centre. The site would reduce the figure, thereby having a negative effect on reducing car dependencies.</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	No biodiversity designation on the site, and the site is currently used as farmland. However, it is understood that the Landscape Capacity and Sensitivity Study noted the presence of protected/endangered or nationally important species.

3(b) Protect and enhance landscapes	X	XX	XX	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having low development capacity and high sensitivity. The site unlikely to absorb housing: site is unlikely absorb development without unacceptable adverse effects on the landscape character or wildlife value / views etc attached to it or without extensive degradation of character and value. Mitigation measures are unlikely to be able to fully address potential landscape/environmental issues.
3© Conserve and where appropriate, enhance the historic environment	√	√	√	No historical designation on the site,
3(d) Reduce pollution from any source	?	?	?	Not listed within Contaminated Land Study. However, the site slopes down from Western Way towards Pix Brook (about 400m to the west). Not situated within a groundwater source protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	O	√?	√?	Site not in a flood risk area. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDs not viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	The transport and Utility Constraints study identified limited capacity of Secondary Schools & limited potential to expand. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. The surrounding area has an above average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study) Together with adjacent site L/r27 could provide 134 dwellings. Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	X/√	X/√	X/√	The footpath to the north of L/r27 could increase opportunities of crime and fear of crime. The sewage works adjoining opposite bank of Pix, 400m away (odour nuisance). The scale of the development could enable the provision of local health care facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012. This could justify a

				requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	Although identified as an edge-of-town. The site feels remote and too far to walk to the town centre. Although additional residents could support local service and facilities, this would most likely compete with the town centre.
Summary				
<p>The site does not satisfactorily progress site SA objectives relating to delivering sustainable location patterns and related issues with landscape, car dependency, and water usage. Site should only be developed in parallel with the adjacent L/r27 to secure the identified benefits. The site is unlikely absorb development without unacceptable adverse effects on the landscape and mitigation measures are unlikely to be able to fully address potential landscape/environmental issues. The use of greenfield site to meet local housing need has been identified as a sustainability issue.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Potential secondary community benefits due to economies of scale (if developed with L/r27). Letchworth Greenway (footpath) runs along north edge providing access to countryside (open farmland). Will provide affordable housing. Situated within 400m of a bus route with frequent services. Nearby Grange neighbourhood shops offer a range of facilities, and there is a primary school nearby. 	<ul style="list-style-type: none"> Site was categorised as “less sustainable” within the Edge of Centre study '(03) after 3 out of 5 sifts scoring negative against the access to employment criteria. High Agricultural value (grade 2) Remote location from the town centre, the railway station and Secondary School Odour nuisance from near by sewerage works. Landscape study has identified the site as having low development capacity and high sensitivity. This means that the development is unlikely to be able to absorb housing without unacceptable adverse affects on the landscape value. It is understood that in this case the rating is due to the presence of protected/endangered or nationally important species. SUDs not viable 		<ul style="list-style-type: none"> Secure measures needed to prevent pollution of Pix Brook. <p>Secure boundary treatment toward the footpath to the north of L/r27 to reduce opportunities for crime and fear of crime.</p> <p>A mix of dwelling types should be provided to address the above average derivation ranking.</p> <p>Landscape and ecological impacts on site to be reviewed to ascertain whether it is possible to mitigate negative impacts.</p> <p>measure to promote cycling and use of public transport. The site is too far from the centre for pedestrian access.</p>	

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: L/r18 Land north of former Norton school, Letchworth (note no site photographs available)				
	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 site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
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?	Greenfield site within an urban area – former playing fields.
2(b) Provide access to green spaces	?	?	?	Uncertain. The use of the site as a school playing fields has ceased.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X√	√	Situated within 400m of a bus route with frequent services, but further than 800 m from the station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	√	√	There is no biodiversity designation on the site and the site previous use would indicate a “green desert”. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	O	O	O	No landscape designations on site.
3© Conserve and where appropriate, enhance the historic environment	X?	X√?	X√?	Also there is no historical designation on the site, a conservation area borders the site to the southwest.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	Site not in a flood risk area. The relative high number of dwellings

Improve the District's ability to adapt to climate change				could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation. SUDs not viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	Community and recreation facilities provided under planning obligation could benefit the wider community. The surrounding area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	✓	✓	✓	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	○	○	○	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012 for this part of Letchworth. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X?	X?	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.
Summary				
The site allocation progresses most SA objectives well, except for those concerning access to green and amenity spaces and sustainable location, mainly due to its remote location to the town centre and negative effects on informal recreation because of to the previous use as a playing field. Development of the site should be considered in conjunction with L/r17, in terms of their combined impact on access to public open space for formal and informal recreation.				
Strengths				
Weaknesses				
Potential mitigation				
<ul style="list-style-type: none"> ▪ Provides affordable housing. ▪ Situated within 400m of a bus route with frequent services. ▪ The site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new 	<ul style="list-style-type: none"> ▪ Loss of a former playing field. ▪ Outside the 800m walking distance radius from the station and own centre. ▪ SUDs not viable 	<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout ▪ Replacement facility for informal recreation (via planning obligations) should be provided within close vicinity. ▪ Careful design sympathetic to the 		

staff and prevent outward migration. Additional residents would support local service and facilities.		<p>adjacent conservation area should be required.</p> <ul style="list-style-type: none"> ▪ Requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater. ▪ Better cycling facilities could over time improve access to the town centre.
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: L/r24 Land off Radburn Way				
	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 site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Greenfield site within an urban area – former orchard / small-holding overgrown – no amenity value. Development would remove an urban eyesore
2(b) Provide access to green spaces	√	√	√	Open spaces and footpaths in walking distance. Site has no public access, i.e. no loss of open space for informal recreation.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated and within 400 metre of a bus route with frequent services, but outside the 800 metre radius of Letchworth station. Urban and fairly central, thus good accessibility to local services. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	There is no biodiversity designation The overgrown nature of the site would indicate a number of wildlife habitats on site – survey should be conducted. Potential to preserve those as part of the new site layout.
3(b) Protect and enhance landscapes	○	○	○	

3© Conserve and where appropriate, enhance the historic environment	✓	✓	✓	Also there is no historical designation on the site.
3(d) Reduce pollution from any source	√X	X√	X√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not listed within the contamination study. Situated within Groundwater Protection Source Zone 1 or 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	Site not in a flood risk area. The relative high number of dwellings could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation. Suds viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	The small site would make it unlikely that a sufficient number dwelling could be developed to trigger Community and recreation facilities provided under planning obligation of benefit the wider community. The surrounding area has a above average ranking within the 2004 index of deprivation. On the other hand development would remove an urban eyesore.
5(b) Increase access to decent and affordable housing	✓	✓	✓	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	○	○	○	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012 for this part of Letchworth. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	Further than 800 metre from the town station. According to the Town Centre study Letchworth centre has good convenience shopping facilities., although additional residents are likely to drive to out-of centre superstores.
Summary				
The site allocation progresses most SA objectives well, and would remove an urban eyesore.				
Strengths		Weaknesses		Potential mitigation

<ul style="list-style-type: none"> ▪ Central location, within 400m of a frequent bus service. ▪ Will provide affordable housing . ▪ Not listed within Contaminated Land Study. Site does not border any watercourses. Not listed within the contamination study. ▪ Also there is no historical designation on the site. ▪ Open spaces and footpaths in walking distance ▪ Development would remove an urban eyesore. ▪ Site not in a flood risk area ▪ Suds viable 	<ul style="list-style-type: none"> ▪ Potential loss of habitats ▪ Situated within Ground water protection zone 2. ▪ Further than 800m from the station and the town centre. 	<ul style="list-style-type: none"> ▪ Conduct wildlife/tree survey and preserve habitats accordingly. ▪ Provision of wildlife corridors and habitats within the site layout. ▪ Requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: L/r27 Land west of Western 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	O	O	O	
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Letchworth Greenway (footpath) runs along north edge providing access to countryside (open farmland).

2 Deliver more sustainable location patterns and reduce the use of motor vehicles	XX	X	X	<p>Although the site is situated within 400 metre of a bus route with frequent services), it lies outside the 800 metre threshold from Letchworth station and its remoteness from the town centre would indicate continuing car use. The situation could improve over time with the emergence of measure to promote cycling and use of public transport. The site is too far from the centre for pedestrian access.</p> <p>Because of the density of the residential and employment area, 40% of visitors walk to the Town Centre. The site would reduce the figure, thereby having a negative effect on reducing car dependencies.</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	No biodiversity designation on the site, and the site is currently used as farmland. Potential to create habitats as part of the site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having moderate to high development capacity but only moderate sensitivity. The site can accommodate development but mitigation measures may not completely reduce the effects of the development .the development would result in a net loss of landscapes of some value to visual amenity.
3© Conserve and where appropriate, enhance the historic environment	√	√	√	No historical designation on the site,
3(d) Reduce pollution from any source	XO?	XO?	XO?	Not listed within Contaminated Land Study. Not situated within a groundwater source protection zone However, the site slopes down from Western Way towards Pix Brook (about 400m to the west).
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	O	√?	√?	Site not in a flood risk area. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDs not viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<p>The transport and Utility Constraints study identified Limited capacity of Secondary Schools & limited potential to expand.</p> <p>Economies of scale and planning obligation could enable the provision of</p>

				social facilities of benefit to the wider community. The surrounding area has an above average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study) Together with adjacent site L/r15 could provide 134 dwellings. Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	X/√	X/√	X/√	The footpath to the north of L/r27 could increase opportunities of crime and fear of crime. The sewage works adjoining opposite bank of Pix, 400m away (odour nuisance). The scale of the development could enable the provision of local health care facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	Although identified as an edge-of-town the site feels remote and too far to walk to the town centre. Although additional residents could support local service and facilities, this would most likely compete with the town centre.
Summary				
The site allocation progresses most SA objectives well, expect for delivering sustainable location patterns and related issues with car dependency, landscape and water usage. The use of greenfield site to meet local housing need has been identified as a sustainability issue.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Potential secondary community benefits due to economies of scale. ▪ Access to the countryside for informal recreation. ▪ Will provide affordable housing. ▪ Situated within 400m of a bus route with frequent services ▪ Not listed within Contaminated Land Study. Not situated within a groundwater source protection zone ▪ Nearby Grange neighbourhood shops offer a range of facilities, and 		<ul style="list-style-type: none"> ▪ Site was categorised as "less sustainable" within the Edge of Centre study '(03) after 3 out of 5 sifts scoring negative against the access to employment criteria. ▪ High Agricultural value (grade 2) ▪ Remote location from the town centre, the railway station and secondary School. ▪ Odour nuisance from near by sewerage works. ▪ SUDs not viable ▪ Although additional residents could support 		<ul style="list-style-type: none"> ▪ Secure measure needed to prevent pollution of Pix Brook. ▪ Secure boundary treatment toward the footpath to the north of the site to reduce opportunities for crime and fear of crime. ▪ A mix of dwelling types should be provided to address the above average derivation ranking. ▪ Landscape impact mitigation measures. ▪ Requirement to employ sustainable construction

there is a primary school nearby.	local service and facilities, this would most likely compete with the town centre.	and site operation technique to reduce water consumption and to deal with wastewater.
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Type of Site and Number: Residential (Greenfield) L/r28				
Site Reference and Location: Land off Spring Road, 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?	X	X	X	<ul style="list-style-type: none"> The site is Greenfield The land type is defined as unmanaged Green open space
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site itself is a green space in the middle of an urban area – developing this would lead to a loss of space for existing residents Within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is very accessible to the town centre Regular bus routes connect site to town centre. Bus stop within 400m Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	X	X	<ul style="list-style-type: none"> Unmanaged land may have a high ecological value There is some vegetation on the site; some mature trees, grass areas Mitigation – Ecological survey Mitigation – Tree Survey; Tree Protection Orders
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Landscape Capacity Study does not include this site

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is located within a conservation area There are listed buildings present around the site Historic Park and Garden to the west of the site Mitigation – Ensure the development does not impact upon the conservation area and that buildings fit with local character in terms of materials, size etc
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 in a 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	✓	X	X	<ul style="list-style-type: none"> The site is not located in a flood risk area. Identified problems regarding surface water from Constraints study; development of Greenfield would contribute to surface runoff It is unclear whether the site is suitable for a SUDS scheme according to the SUDS Viability Plan Mitigation – Investigate feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<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"> Provides the opportunity of affordable and decent housing in an existing residential area.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	○	○	<ul style="list-style-type: none"> Initial construction period has potential to affect residential areas. Located within a residential area; small development unlikely to contribute to generate increased noise long term
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 regarding sewage disposal Increases in development could cause an increase in pressure to the system
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre (within 800m) Location provides good access to services

Summary

This development on a greenfield site within an existing residential area meets criteria 2c and 7 well. However, the removal of a green space and the location within a conservation area means that the site scores badly against 2a and 3c.

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> Site within 800m of town centre Regular bus routes connect site to town centre. Bus stop within 400m Close to green space Not located near to a water course or a Groundwater Source Protection Zone Affordable housing Not contaminated 	<ul style="list-style-type: none"> Located on a Greenfield site Loss of green space Potential to impact upon locally listed buildings and conservation area Infrastructure pressures and identified constraints 	<ul style="list-style-type: none"> Tree survey Ecological survey Enhance pedestrian routes; encourage and promote sustainable transport initiatives Ecological survey Tree Survey; Tree Protection Orders Ensure the development does not impact upon the conservation area and that buildings fit with local character in terms of materials, size etc Investigate feasibility of SUDS

Type of Site and Number: Residential (Greenfield) L/r29				
Site Reference and Location: Land West of Hillbrow, Letchworth Garden City				
	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 Greenfield Grade 3 Agricultural Land a or b?
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site is located near to local recreation ground
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. Bus stop within 400m Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The site is not located within any ecological designated zones, however, unmanaged overgrown land likely to provide a habitat for species Some vegetation present on site in the form of long grass and brambles Mitigation – Ecology survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> This site is identified in the Landscape Capacity Study as having moderate capacity for development and a moderate sensitivity.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is adjacent to an area of archaeological interest Mitigation – archaeological survey
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. Identified problems regarding surface water from Constraints study; development of Greenfield would contribute to surface runoff It is unclear whether the site is suitable for a SUDS scheme according to SUDS Viability Plan Mitigation – investigate feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Development in a deprived area of Letchworth
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Development is proposed to capacitate 22 dwellings. Provides the opportunity of 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"> Located near to train lines; potential noise disruption Initial construction period has potential to affect residential areas. Mitigation – Noise mapping and surveys; 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"> Current infrastructure pressures identified regarding sewage disposal Increases in development could cause an increase in pressure to the system
TOWN CENTRES				

7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to town centre, could help lower commuting • Location provides good access to services
Summary				
Greenfield residential development in a deprived area which clashes with environmental and ecological criteria 2a and 3a; but scores well against criteria 5a, 5b and 7.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Good access to public transport • Bus stop within 400m • Development in a deprived area of Letchworth may support local services and facilities 		<ul style="list-style-type: none"> • Infrastructure constraints; surface water runoff and sewage • Noise impact – located next to train tracks • Potential loss of biodiversity 		<ul style="list-style-type: none"> • Enhance pedestrian routes; encourage and promote sustainable transport initiatives • Ecology survey on surrounding local area • Noise mapping and surveys • Noise barriers • Archaeological survey • investigate feasibility of SUDS

Type of Site and Number: Residential (Greenfield) L/r31				
Site Reference and Location: Land South of Woolgrove School, Pryor Way, Letchworth Garden City				
	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"> • Greenfield site • Agricultural Grade 3 – grade a or b?
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • Site is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> • Regular bus route within 400m, but further than 800m from station • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> The site is not located within any ecological designated zones Some vegetation present on site in the form of mown grass and surrounding hedgerows Cumulative effects – Site proposal adjacent to similar development could have long standing ecological effects on the surrounding area Mitigation – Ecology survey
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Landscape Capacity Assessment lists this site as having a low sensitivity to development and a moderate to high capacity for development
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> The site is located within an area of archaeological interest Cumulative – Twin developments, likely to have more impact on this area Mitigation – Archaeological survey
3(d) Reduce pollution from any source	✗	✗	✗	<ul style="list-style-type: none"> The site is located over a Groundwater Source protection Zone 2 Site is not contaminated 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 suitable for SUDS scheme The site could support potential CHP scheme Surface water constraints and run-off potential will increase through development of a Greenfield site in the long term Mitigation – Investigate feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute to the regeneration of this very deprived area of Letchworth Likely to support and retain local services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Provides affordable and decent housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> 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"> • Current infrastructure pressures identified from sewage disposal of surrounding residential areas within Letchworth. • Cumulative impacts of the two adjacent development proposals • Increases in development could cause an increase in pressure to the system
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>Residential development in a very deprived area of Letchworth scores well against criteria 5a and 5b.</p> <p>However, as the site is a greenfield site and has poor public transport links, the site score poorly against 2a and 2c.</p> <p>Issues such as being in an area of archaeological interest and in Groundwater Source Protection Zone 2 also add to the drawbacks for this site.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Development in a deprived area could support local services and facilities • Could support CHP scheme • Suitable for SUDS scheme • Provides affordable housing • Landscape Capacity Assessment lists this site as having a low sensitivity to development and a moderate to high capacity for development • Site is not contaminated • Site does not border a water course • Regular bus route within 400m 		<ul style="list-style-type: none"> • Site is further than 800m from a station • Impact upon archaeological area • Situated in Groundwater Source Protection Zone 2 • Adjacent to similar development – cumulative impacts could increase impacts • Resource constraints; sewage incapacity • Surface runoff problem • Not within town centre 		<ul style="list-style-type: none"> • Enhance pedestrian routes; encourage and promote sustainable transport initiatives. • Ecology survey • Archaeological survey • Investigate feasibility of SUDS

Type of Site and Number: Residential (Greenfield) L/r32

Site Reference and Location: Allotments, Pryor Way, Letchworth Garden City

	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"> Greenfield site Agricultural Grade 3 (a or b?)
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Site is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> Regular bus route within 400m, but further than 800m from station 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 Some vegetation present on site in the form of mown grass and surrounding hedgerows Cumulative effects – Site proposal adjacent to similar development could have long standing ecological effects on the surrounding area Mitigation – Ecology survey
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Landscape Capacity Assessment lists this site as having a low sensitivity to development and a moderate to high 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 within an area of archaeological interest Cumulative – Twin developments, likely to have more impact on this area Mitigation – Archaeological survey
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is located over a Groundwater Source protection Zone 2 Site is not contaminated Site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	0	0	X	<ul style="list-style-type: none"> The site may be suitable for SUDS scheme

Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> The site could support potential CHP scheme Surface water constraints and run-off potential will increase through development of a Greenfield site in the long term Mitigation – Investigate feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute to the regeneration of this very deprived area of Letchworth Likely to support and retain local services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Provides affordable and decent 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 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"> Current infrastructure pressures identified from sewage disposal of surrounding residential areas within Letchworth. Cumulative impacts of the two adjacent development proposals Increases in development could cause an increase in pressure to the system
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
Summary				
<p>Residential development in a very deprived area of Letchworth scores well against criteria 5a and 5b.</p> <p>However, as the site is a greenfield site and has poor public transport links, the site score poorly against 2a and 2c.</p> <p>Issues such as being in an area of archaeological interest and in Groundwater Source Protection Zone 2 also add to the drawbacks for this site.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Development in a deprived area Could support CHP scheme May be suitable for SUDS scheme Provides affordable housing 		<ul style="list-style-type: none"> Site is not located within 400m of a bus stop Impact upon archaeological area Situated in Groundwater Source Protection Zone 2 		<ul style="list-style-type: none"> Enhance pedestrian routes; encourage and promote sustainable transport initiatives. Ecology survey Archaeological survey Investigate feasibility of SUDS

<ul style="list-style-type: none"> Landscape Capacity Assessment lists this site as having a low sensitivity to development and a moderate to high capacity for development Site is not contaminated Site does not border a water course 	<ul style="list-style-type: none"> Adjacent to similar development – cumulative impacts could increase impacts Resource constraints; sewage incapacity Surface runoff problem Not within town centre 	
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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	O	O	O	<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	O	O	O	<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

				<ul style="list-style-type: none"> • 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. 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 • Potential ecological losses • 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

Offley

Type of Site and Number: Residential (Greenfield)) 0/r2				
Site Reference and Location: Allotment gardens, Luton Road, Offley				
	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"> • Support for local services • The proposal is large; it is likely that the development; could support the rural economy and surrounding local 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"> Greenfield site Agricultural Grade 3 (a or b?)
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has numerous rights of way adjacent to and surrounding the site and is within 400m of green space Loss of allotments
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	○	○	○	<ul style="list-style-type: none"> Regular bus services within the village and a bus stop within 400m of the site Village location means residents are likely to commute out to work and rely on personal transport. Mitigation – Local transport strategy; encourage cycleway, local bus to reduce car commuting and local congestion
ENVIRONMENTAL PROTECTION				
3(a) 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; main use of site it is for allotments Mitigation – Ecology survey of surrounding area
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Landscape Character Assessment classifies land as having a gently rolling plateau landscape This development could impact upon the historic character of this area
3(c) Conserve and where appropriate, enhance the historic environment	○	○	○	<ul style="list-style-type: none"> The site lies adjacent to Conservation Area Mitigation – ensure that 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 regarding Groundwater Source Protection Zones in this area The site does not border a watercourse 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"> The site is not located within a flood risk area. The size of the site development has potential to support a CHP scheme It is unclear whether the site is viable for the SUDS scheme

				according to the SUDS Viability Plan <ul style="list-style-type: none"> Mitigation – investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute in retaining local rural services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The site is close to the town of Hitchin The size of the development could 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 impacts would be the pressures of construction on the surrounding residential areas.
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	○	○	○	<ul style="list-style-type: none"> N/a
Summary				
<p>The development within Offley would provide affordable housing and support for local services and promote the local economy (1, 5a and 5b).</p> <p>The rural location would more than likely contribute to increased commuting and car usage which does not score well against criteria 2c. The site is a greenfield site which is currently allotments. This means the site does not score well against 2a and 3b.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Support for local services and support for the local economy Good access to public rights of way and areas of green spaces Potential to support CHP scheme Provide access to affordable housing Not over Groundwater Source Protection Zone Not contaminated Within 400m of a bus stop 		<ul style="list-style-type: none"> Loss of allotments, but site development is conditional on replacement (hence site (O/o1) Village has a bus service and school but no shops and location means people are likely to commute out to work and access services Construction impacts on village Adjacent to conservation area 		<ul style="list-style-type: none"> Local transport strategy; encourage cycleway, local bus to reduce car commuting and local congestion Ecology survey of surrounding area; land use is not fully utilised Ensure that development does not impact upon the setting of the conservation area Investigate potential for SUDS

Royston

Type of Site and Number: Residential Greenfield				
Site Reference and Location: R/r01 Ivy Farm, Royston				
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	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Greenfield site, but agricultural grade 3.
2(b) Provide access to green spaces	√	√	√	Site is derelict farm buildings, with scrub. May currently have informal recreation use for children in adjacent properties. However, estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need. There is also a footpath giving access to greenspace directly across Baldock Road.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<p>Site is on the edge of Royston, slightly more than 800m from the station as the crow flies, but access via Baldock Road is significantly further. It is on a bus route with restricted frequency (service 290). The Transport and Utilities Constraints Background Paper notes that the site is <i>Poorly served by buses. Doubtful if bus services could be justified to be brought to this site.</i></p> <p>The Town Centre and Retail Study notes that <i>there are limited convenience retailers within the centre and no facilities ideal for main and bulk food shopping. The out-of-centre store is the main food shopping destination within Royston.</i> This is to the north of the town, and not easily accessible by walking cycling or public transport.</p> <p>No information is available on the accessibility of other services.</p> <p>Potential mitigation measures would be creating a footpath/cycle route from the northern edge of the site to the station (though it is not clear from the available information whether this is feasible).</p>
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?	?	?	No biodiversity designations on the site. The southern edge of the site is across the road from a designated wildlife site and close to Therfield Heath SSSI. However, road creates an existing barrier, so it is unlikely to have direct impact, though impacts should still be investigated in any development.
3(b) Protect and enhance landscapes	0	0	0	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of low sensitivity and high capacity.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designation on the site, though it is across the road from land with identified archaeological features.
3(d) Reduce pollution from any source	X?	X?	X?	Probable land contamination from underground fuel tanks on site. 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	0	0	0	Site not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Northern edge of site is adjacent to the railway line. The Transport and Utilities Constraints Background Paper notes the need for line side protection and that noise & vibration may limit site potential Southern edge is adjacent to Baldock Road. Development is adjacent to existing housing. These issues could be mitigation by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	Site is slightly more than 800m from the town centre, and may contribute to the viability of town centre shops and services.
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Close to accessible greenspace (public footpath) ▪ Will provide affordable housing ▪ SUDs viable 	<ul style="list-style-type: none"> ▪ Poorly served by buses and over 800m from station ▪ Food shopping only accessible by car ▪ Northern edge of site is adjacent to railway line 		<ul style="list-style-type: none"> ▪ Provide footpath/cyclepath access to station ▪ Site design and landscaping to mitigate noise and vibration ▪ Investigate probable land contamination and take 	

	<ul style="list-style-type: none"> Probable land contamination from underground fuel tanks on site. Site in groundwater protection zone 2. 	appropriate action to prevent soil and groundwater pollution.
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Type of Site and Number: Residential Greenfield				
Site Reference and Location: R/r03 Land north of Betjeman 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	O	O	O	
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	?	?	?	Site is agricultural land. May currently have informal recreation use for children in adjacent properties. However, estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√ ?	Site is on the edge of Royston, slightly more than 800m from the station as the crow flies, but road access is significantly further. The Transport and Utilities Constraints Background Paper comments that bus, pedestrian & cycle linkage with site R/r11 (land north of Lindsay Close) is essential. Site is close to school, surgery and supermarket.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	No biodiversity designations on the site.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate to high capacity. It comments that mitigation measures may not completely reduce the effects of the development. For sites of moderate sensitivity, mitigation measure would be required to address potential landscape/environmental issues.
3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	No historical designation on the site.

3(d) Reduce pollution from any source	✓	✓	✓	No land contamination issues. Not located within a Groundwater Source Protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	Site not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	XX	XX	Majority of site borders the A505. Development is also adjacent to existing housing. The noise issue is a significant one, which would require mitigation by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.
Summary				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Will provide affordable housing ▪ On frequent bus route ▪ Close to school, surgery, supermarket ▪ SUDs viable. ▪ Not located within a Groundwater Source Protection zone 		<ul style="list-style-type: none"> ▪ Grade 2 agricultural land ▪ Over 800m from station ▪ Majority of site adjacent to A505 (significant noise issue) 		<ul style="list-style-type: none"> ▪ Site design and landscaping to mitigate noise and environmental and landscape impacts ▪ Ensure bus, pedestrian & cycle linkage with site R/r11 (land north of Lindsay Close) and with station

Type of Site and Number: Residential Greenfield				
Site Reference and Location: R/r04 Land north of Coombelands 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	○	○	○	
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	?	?	?	Site is agricultural land. May currently have informal recreation use for children in adjacent properties. However, estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√ ?	Site is on the edge of Royston, slightly more than 800m from the station as the crow flies, but road access is significantly further. Site is close to school, surgery and supermarket. It is relatively close to employment sites, with a potential for linking current bus services to provide a link
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No biodiversity designations on the site.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate to high capacity. Mitigation measure would be required to address potential landscape/environmental issues. However, they may not completely reduce the effects of the development for this type of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designations on the site.
3(d) Reduce pollution from any source	√	√	√	No land contamination issues. Not located within a Groundwater Source Protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Site not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	√	√	√	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	XX	XX	Majority of site borders the A505. Development is also adjacent to existing housing. The noise issue is a significant one, which would require mitigation by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	

TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.
Summary				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ Will provide affordable housing ▪ On frequent bus route ▪ Close to school, surgery, supermarket ▪ SUDs viable. ▪ Not located within a Groundwater Source Protection zone 	<ul style="list-style-type: none"> ▪ Grade 2 agricultural land ▪ Over 800m from station ▪ Majority of site adjacent to A505 (significant noise issue) 			<ul style="list-style-type: none"> ▪ Site design and landscaping to mitigate noise and environmental and landscape impacts ▪ Ensure bus, pedestrian & cycle linkage with station and with employment areas

Type of Site and Number: Residential Greenfield				
Site Reference and Location: R/r11 Land north of 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	
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	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	?	?	?	Site is agricultural land. Estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is on the edge of Royston, approx 800m from the station. It is on a frequent bus route. It is also close to school, surgery, and very close to the supermarket. It is relatively close to employment sites, with a potential for linking current bus services to provide a link. The Transport and Utilities Constraints Background Paper comments that bus, pedestrian & cycle linkage with site R/r11 (land north of Lindsay Close) is essential.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	No biodiversity designations on the site.

3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate to high capacity. Mitigation measure would be required to address potential landscape/environmental issues. However, they may not completely reduce the effects of the development for this type of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designations on the site.
3(d) Reduce pollution from any source	✓	✓	✓	No land contamination issues. Not located within a Groundwater Source Protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Site not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	XX	XX	Majority of site borders the A505. Development is also adjacent to existing housing. The noise issue is a significant one, which would require mitigation by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.
Summary				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Will provide affordable housing ▪ On frequent bus route ▪ Close to school, surgery, supermarket and employment areas ▪ SUDs viable ▪ Not located within a Groundwater Source Protection zone 		<ul style="list-style-type: none"> ▪ Grade 2 agricultural land ▪ Majority of site adjacent to A505 (significant noise issue) 		<ul style="list-style-type: none"> ▪ Site design and landscaping to mitigate noise and environmental and landscape impacts ▪ Ensure bus, pedestrian & cycle linkage with site R/r3 and with station and employment sites

Type of Site and Number: Residential Greenfield

Site Reference and Location: R/r19 Land east of Thackeray 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	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	?	?	?	Site is agricultural land. May currently have informal recreation use for children in adjacent properties. However, estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√ ?	Site is on the edge of Royston more than 800m from the station. It is on a regular bus route. Site is close to school, surgery and supermarket. It is relatively close to employment sites, with a potential for current bus services to provide a link.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No biodiversity designations on the site.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate capacity. Mitigation measure would be required to address potential landscape/environmental issues. However, they may not completely reduce the effects of the development for this type of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designations on the site.
3(d) Reduce pollution from any source	0	0	0	No land contamination issues. Not located within a Groundwater Source Protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Site not in a flood risk area SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	

5(b) Increase access to decent and affordable housing	O	O	O	
5(c) Improve conditions and services that engender good health and reduce health inequalities	XX	XX	XX	Majority of site borders the A505 and the railway. Development is also adjacent to existing housing. The Transport and Utilities Constraints Background Paper notes the need for line side protection and the noise & vibration issues. The noise issue is a significant one, which would require mitigation by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	O	O	O	
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.
Summary				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ On frequent bus route ▪ Close to school, surgery, supermarket ▪ SUDs viable. ▪ Not located within a Groundwater Source Protection zone. 	<ul style="list-style-type: none"> ▪ Grade 2 agricultural land ▪ Over 800m from station ▪ Majority of site adjacent to A505 and to railway (significant noise issue) 			<ul style="list-style-type: none"> ▪ Site design and landscaping to mitigate noise, vibration and environmental and landscape impacts ▪ Ensure bus, pedestrian & cycle linkage with station and employment areas

Type of Site and Number: Residential (Greenfield) R/r24				
Site Reference and Location: Land south of Shepherds Close, Barkway 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	O	O	O	• 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 Greenfield • The land type is unclassified but is attached to Grade 3 quality (a or b?) • Land is potentially contaminated as current land use is unknown • Land has potential for remediation • Mitigation – Land contamination assessment; land remediation if needed

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has a public right of way adjacent to the site border The rights of way provide access to several areas of Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> The site is located within 400m of a bus stop Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Site not listed as area of ecological or environmental sensitivity Vegetation on site is in the form of various grass areas and trees Potential impact upon local habitats from development Mitigation – Ecology survey to register potential impact upon surrounding area Mitigation – tree survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Capacity Study does not assess this site
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Not in a conservation area Not in an area of archaeological interest
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located over a Groundwater Source Protection Zone 1 or 2 (is in 3)
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. The site would be suitable for the SUDS scheme according to the SUDS Viability Plan The site has potential to support a CHP scheme
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> The site will not contribute to specific deprived areas.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> More house provision in Royston The site may provide affordable housing
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.
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 Potential pressures on infrastructure Energy supplies need reinforcement 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. • Encouraging people to use local shops and town centre • Could reduce commuting for employment in centre.
Summary				
The site meets several of the criteria well. The main drawback to the site is the limitations identified in the Transport and Utilities Background Paper.				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> • Housing located within close proximity to town centre • Encourage people to move into centre and reduce commuting • Potential land contamination; land suitable for remediation • Site within 400m of bus stop • Not in a conservation area • Not in an area of archaeological interest • Eligible for SUDS • Potential access to affordable housing • The site is not located over Groundwater Source Protection Zone 1 or 2 (is in 3) • Good access to green spaces 	<ul style="list-style-type: none"> • Greenfield site • Potential ecological losses • Potential infrastructure constraints especially sewage 			<ul style="list-style-type: none"> • Tree surveys; trees present on current boundary, incorporate as many trees as possible into the site • Improve public transport • Sustainable energy solutions • Land contamination assessment; land remediation if needed • Ecology survey to register potential impact upon surrounding area

Type of Site and Number: Residential (Greenfield) R/r25				
Site Reference and Location: Land at Wicker Hall, Briary Lane, 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"> • The site is a Greenfield woodland site • The site is defined as Agricultural of Grade 3 quality (a or b?)

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has access to several public rights of way and is within 400m of 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"> The site has limited access to means of public transport Not within 400m of a bus stop Could encourage more car usage Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Site located near to area of ecological and environmental sensitivity; wildlife site Location in close proximity of a SSSI Vegetation on site is in the form of various grass areas and trees Woodland present on site; potential habitat fragmentation Mitigation – Ecology survey to register potential impact upon surrounding area Mitigation – tree survey; try to incorporate trees in development
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> In the Landscape Capacity Assessment the site has a moderate sensitivity and a moderate capacity for development
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> Site located near to an important site of archaeological interest Mitigation – archaeological survey
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> Is located over 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"> The site is not located in an area at risk of flooding. The site is identified as being suitable for SUDS in the SUDS Viability Plan The site has potential to support a CHP scheme
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	O	O	O	<ul style="list-style-type: none"> Not a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> More house provision within Baldock The site would support potential for 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 impacts would be the pressures of construction on the surrounding residential areas.
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

				<p>Infrastructure before development can take place</p> <ul style="list-style-type: none"> • Potential pressures on infrastructure • Energy supplies need reinforcement • Mitigation – Sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> • Site is located on the periphery of Royston • Site is not located within urban area • Restrictions in terms of access to town centre
Summary				
<p>This is a woodland site with high ecological potential and poor access to the town centre and does not score well on many of the sustainability criteria, including 2c, 3a, 3d, 6a and 7.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • The site has access to several public rights of way and is within 400m of green space • Provides access to affordable housing • Suitable for SUDS 		<ul style="list-style-type: none"> • Poor public transport • Located near to site of archaeological interest • Location near to SSSI as well as a site of wildlife interest • Identified constraints; regarding sewage capacity and energy • Does not support sustainable urban living; out of town location, increased commuting potentially • Is located over Groundwater Source Protection Zone 2 		<ul style="list-style-type: none"> • Tree surveys • Protection of woodland area • Improve public transport • Ecology survey • Sustainable energy solutions • SUDS

Reed

Type of Site and Number: Residential (unknown) RD/r01				
Site Reference and Location: Land at 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	√	√	√	<ul style="list-style-type: none"> • Potential to support existing services and 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"> Greenfield site
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site has an existing public right of way running through the site itself Provides access to other areas of Green space Potential development upon an existing Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	O	O	O	<ul style="list-style-type: none"> The site is located within 400m of a bus stop Village location means that people are likely to commute out to work and use personal transportation Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest There are hedgerows and trees present upon the site – development on a greenfield site is unlikely to lead to an improvement in ecology LCA notes that an area of high biodiversity is centred around the village of Reed typified by chalky boulder clay woodland and species-rich neutral grasslands. Mitigation – Undertake ecological review before developing site. Ensure hedgerows are maintained Mitigation – Tree surveys; incorporate existing trees
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Landscape character is a gently rolling landform, dominated by arable use Residential development may impact upon the character of the landscape
3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	<ul style="list-style-type: none"> The site is located adjacent to an area of archaeological interest The site is located near to a conservation area There is a listed building located next to the proposed site Mitigation – Ensure development conforms to local character including size, design, materials used etc

3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information provided regarding Groundwater Source Protection Zones in this village Site is not contaminated 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"> There is no identified flood risk for the proposed site Suitability for SUDS is uncertain, according to the SUDS Viability Plan Mitigation – investigate the feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute in retaining local rural services as well as encouraging new ones to develop within the area.
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> The number of proposed dwelling is unknown
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> Initial impacts would be the pressures of construction on the surrounding residential areas.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> The village has no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> N.a
Summary				
<p>The site is located within a village or relatively limited services therefore the creation of a new development has potential to encourage more interest to the area and provide inspiration for support and development of new services as well as a boost for the local economy.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Potential to support existing and new services Good public transport links –within 400m of a bus stop Site is not contaminated Site does not border a watercourse 		<ul style="list-style-type: none"> Greenfield site Reduces and limits access to green spaces; site used as access route for public right of way The site is located adjacent to an area of archaeological interest The site is located near to a conservation area There is a listed building located next to the proposed site LCA notes that an area of high biodiversity is centred around the village of Reed 		<ul style="list-style-type: none"> Undertake ecological review Improve public transport Ensure hedgerows are enhanced and maintained Tree surveys; incorporate existing trees Ensure development conforms to local character including size, design, materials used etc Investigate the feasibility of SUDS

	<ul style="list-style-type: none"> Village location means people are likely to commute out to work – personal transportation 	
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Sandon

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: S/r1 Dark Lane, 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"> The land is designated as Agricultural grade 2 + 3. The site location is defined as Greenfield The land is considered to be of good agricultural quality and amenity Mitigation – Land assessment
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 Long term – Potential cumulative effects regarding proposed Gypsy site located on open space. Potential loss of Greenfield area Mitigation – Greenfield mapping and site designation
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 People 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 Scrubland with trees present on the site Long term development effects could disrupt present habitats There is a pond located on the site Mitigation – Ecological 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	O	X	X	<ul style="list-style-type: none"> The site is located close to a conservation area There are numerous listed buildings located near to the site itself. Mitigation – To ensure the development does not impact on the conservation site before and after construction
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Limited evidence to support this assessment
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 according to the environment agency
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	O	O	O	<ul style="list-style-type: none"> Due to the small number of dwellings on the site it is unlikely 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

<ul style="list-style-type: none"> • 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"> • Village location is likely to result in commuting to work, and for shopping and other services • Includes designated agricultural land of grade 2 quality • Potential threat to habitats and biodiversity • Adjacent to conservation area and listed buildings. • LCA describes plateau landform and predominantly arable use – development may have a detrimental impact on this rural character 	<ul style="list-style-type: none"> • Sustainable alternative transport initiative • Ecological survey • To ensure the development does not impact on the conservation site before and after construction
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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	X	○	○	<ul style="list-style-type: none"> The site is not likely to cause any

and services that engender good health and reduce health inequalities				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
Summary				
Residential development on a greenfield site in a conservation area with archaeological interest; clashes with several criteria, notably 2b, 3a, 3b and 3c.				
If gypsy site was to go ahead there would be cumulative impacts concerning the population growth.				
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

St Ippolyts

Type of Site and Number: Residential (Greenfield) SI/r2				
Site Reference and Location: Land at Stevenage 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"> Development located in 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?	?	?	?	<ul style="list-style-type: none"> Greenfield site The existing use of the site is a recreational site used as a playground 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 backs on to an area of Green space (within 400m) Site is current green space used as recreational playground
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> The vegetation of the site is classed as Grass and scrubland The site is not located on a site of ecological sensitivity or biodiversity – developing on a greenfield site is unlikely to lead to an improvement in biodiversity Mitigation – ecological survey Mitigation – Tree survey; incorporate trees
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Character Assessment not provided for this area
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> Adjacent to a conservation area Partially in an area of archaeological interest There are numerous listed buildings located near to the proposed site 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"> Not in a Groundwater Source Protection Area 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 of flooding The size of the development could support a potential CHP scheme The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity	0	0	0	<ul style="list-style-type: none"> Not in a deprived area

fairly				
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the proposed development is 25 dwellings and adjoining the town of Hitchin
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<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	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	O	O	O	<ul style="list-style-type: none"> N/a
Summary				
The site meets criteria 1 and 5a well, but has numerous constraints.				
Strengths	Weaknesses	Potential mitigation		
<ul style="list-style-type: none"> Potential to contribute to supporting rural services and local economy Provides access to affordable housing adjoining Hitchin Not in a Groundwater Source Protection Area Not contaminated Not at risk of flooding The size of the development could support a potential CHP scheme The site would be suitable to 	<ul style="list-style-type: none"> Reduces access to Green spaces; loss of current recreational playground Partially in an area of archaeological interest and adjacent to conservation area and close to listed buildings Identified constraints on utilities Located outside of main towns within the area Encourage potential commuting 	<ul style="list-style-type: none"> Improve public transport Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc Improve initial utilities prior to development Alternative energy resources Ecological survey Tree survey; incorporate trees 		

implement SUDS scheme according to the SUDS Viability Plan		
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Type of Site and Number: Residential (Greenfield) SI/r3				
Site Reference and Location: Land south of Stevenage 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"> The proposed development is located in the adjoining village to the town of Hitchin. The size of the proposed development could contribute to the improvement of the local economy and support of the existing services
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 on a Greenfield site The existing use of the site is scrubland area The land is classified as Agricultural of Grade 3 quality (a or b?)
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site backs on to an area of Green space An existing public right of way uses the site for 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"> As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> The vegetation of the site is classed as Grass and scrubland The site is not located on a site of ecological sensitivity or biodiversity – developing on a greenfield site is unlikely to lead to an improvement in biodiversity Mitigation – ecological survey Mitigation – Tree survey; incorporate trees
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Character Assessment not provided for this area

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is located adjacent to an area of archaeological interest Mitigation – Archaeological surveys
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Not in a Groundwater Source Protection Area 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 of flooding The size of the development could support a potential CHP scheme The site would be suitable to implement SUDS scheme according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Not in a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the proposed development is 32 dwellings and adjoining the town of Hitchin Mitigation – ensure there is an element of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> Close to other residential properties. Cumulative effects – 1 Of 2 developments relatively close to each other Short term impacts during the construction phase, would result in noise and disruption.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	✗	✗	<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"> N.a
Summary				
The site proposal is one of two developments within the area. The site meets criteria 1 and 5b well, but has numerous constraints.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Potential to contribute to supporting rural services and local economy Provides access to affordable housing 		<ul style="list-style-type: none"> May impact upon archaeological interest Identified constraints on utilities Located outside of main towns within the 		<ul style="list-style-type: none"> Improve public transport Archaeological surveys Ensure development is sensitive to local buildings and

<ul style="list-style-type: none"> • adjoining Hitchin • Not in a Groundwater Source Protection Area • Not contaminated • Not at risk of flooding • The size of the development could support a potential CHP scheme • The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan 	<ul style="list-style-type: none"> • area • Residents are likely to commute to work by car 	<ul style="list-style-type: none"> • development and incorporates the local character including size, materials, design etc • Improve initial utilities prior to development • Alternative energy resources • Ecological survey • Tree survey; incorporate trees
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Whitwell

Type of Site and Number: Residential (Greenfield) WH/r01				
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	X	O	O	<ul style="list-style-type: none"> • The initial construction phase of the development could provide numerous impacts on the village

health inequalities				<ul style="list-style-type: none"> 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	0	0	0	<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 services and support the local rural economy Bus stop within 400m of the site Site viable for SUDS scheme CHP Provides access to affordable housing 		<ul style="list-style-type: none"> Residents are likely to commute to work by car, despite the existence of a bus service Large scale housing plot could pressure local road networks from generated car usage Two large scale housing plots likely to contribute to existing and future noise and congestion; social impacts for local residents Loss of informal and formal recreation areas The site is adjacent to a conservation area Landscape character includes steep sided valley and a dominance of agricultural land. This development could impact upon the rural nature of this village 		<ul style="list-style-type: none"> Improve public transport Ecological surveys of site and surrounding Ensure development does not impact upon the setting of the conservation area SUDS CHP

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	Med	Long	

	term	term	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	√	√	√	<ul style="list-style-type: none"> Not at risk from flooding

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> 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 services and support the local rural economy Bus stop within 400m of the site Site viable for SUDS scheme CHP Provides access to affordable housing 	<ul style="list-style-type: none"> Residents are likely to commute to work by car, despite the existence of a bus service Large scale housing plot could pressure local road networks from generated car usage Two large scale housing plots likely to contribute to existing and future noise and congestion; social impacts for local residents Loss of informal and formal recreation areas The site is adjacent to 		<ul style="list-style-type: none"> Improve public transport Ecological surveys of site and surrounding Ensure development does not impact upon the setting of the conservation area SUDS CHP 	

	<ul style="list-style-type: none">• 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	
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Residential Brownfield Sites

Ashwell

Type of Site and Number: Residential brownfield				
Site Reference and Location: A/r01 Angell Farm & Whitby Farm, High Street, 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"> 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?	√	√	√	<ul style="list-style-type: none"> Brownfield site The main use of the site is vacant agricultural buildings Land potentially contaminated from former use of agriculture Mitigation – Land contamination assessment; land remediation if it is needed
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Evidence of public rights of way adjacent to the site Site is within 400m of Green space areas of local fields
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 not within 400m of a bus stops Transport and Utilities Constraints study outlines there is no regular bus service within the village itself Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<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	O	O	O	<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"> The farmhouse itself and several associated buildings are listed 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 – Incorporate buildings in the development Mitigation – To ensure the development does not impact on the conservation or archaeological sites Mitigation – Conduct archaeological surveys Mitigation – Ensure the development adheres to the local character i.e. size, design and building materials
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is not bordering a watercourse. No information provided regarding Groundwater Source Protection Zones within this village Land potentially contaminated from former use of agriculture Mitigation – Land contamination assessment
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 is not at risk of flooding Not on a north facing slope The site is not suitable for SUDS as identified in SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	O	O	O	<ul style="list-style-type: none"> The site could contribute to supporting existing rural services within the village Unlikely to support Town Centre vitality
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Could provide access to affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	O	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"> There are no identified constraints for the area.
TOWN CENTRES				
7 Promote sustainable	O	O	O	<ul style="list-style-type: none"> N.a

urban living			
Summary			
The site does not meet several of the sustainable criteria (2a &3c). The land grade of the site is uncertain however offers itself for potential remediation (2a).			
The site is unlikely to contribute to urban area vitality and regeneration as it is within a village area.			
Strengths	Weaknesses	Potential mitigation	
<ul style="list-style-type: none"> • Potential to provide support for local rural services • Good access (within 400m) to Green space and public footpaths • Provides affordable housing 	<ul style="list-style-type: none"> ○ Village location with no bus service ○ Located in archaeological area and a conservation area ○ Farm house and other buildings on site are listed ○ Land potentially contaminated from former agricultural uses ○ Unsuitable for SUDS 	<ul style="list-style-type: none"> • Land contamination assessment; land remediation if it is needed • Improve public transport provision • Conduct conservation and archaeological surveys • Ensure the development adheres to the local character i.e. size, design and building materials 	

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 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	?	?	?	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential

resources efficiently; reuse, use recycled where possible				problems with Sewage, Energy and Education. <ul style="list-style-type: none"> 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 conservation or archaeological areas Suitable for SUDS Within 400m of green space Within 400m of bus stop May provide affordable housing 	<ul style="list-style-type: none"> The site is located in Groundwater Source Protection Zone 1 Constraints identified; sewage, energy and education. Further than 800m from the station 		<ul style="list-style-type: none"> Tree surveys; potential Tree protection orders Utilities assessment (gas, electric and sewerage capacity) SUDS Ecology survey 	

Type of Site and Number: Residential (Brownfield) B/r07				
Site Reference and Location: adj. Raban Court, Royston 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	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 site • The land is unlikely to have high environmental or amenity value. • Evidence of potential land contamination from its use as car lot. • Potential for remediation of land • Mitigation – Land contamination assessment; land remediation if needed
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> • Limited public rights of way • Limited Green spaces around location of site (Not within 400m) • Mitigation – Green space mapping and designation; Increase pedestrian access
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within 800m to the railway station • Site is accessible to the town centre • Regular bus routes connect site to town centre (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 located within an area of ecological or environmental sensitivity • No evidence of vegetation present on the site
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 is adjacent to a conservation sites • The site is located within archaeological interest area. • 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"> • Site is not on a north facing slope • Site is not located on a Groundwater Source Protection Zone • 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"> • 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	✗	✗	✗	<ul style="list-style-type: none"> • The site is location of a current

prosperity fairly				<p>local business, removal of services could be a negative impact on area</p> <ul style="list-style-type: none"> The site is not located within an area of deprivation
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> The size of the development is potentially too small to support affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	O	O	O	<ul style="list-style-type: none"> The site lies within the area of the rail network, potential noise disturbances for the residential area Initial construction could provide noise disturbances Mitigation – Noise mapping
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 area has adjoining sewerage facilities with Letchworth 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; extra housing in the area could benefit this Location provides good access to services; provide contribution to Urban centre vitality Encourage people to live in town centre areas, good access to main area
<p>Summary</p> <p>The site supports sustainability criteria for 2a,2c,3c,4a in that Brownfield development within good access to public transport would support inner city regeneration.</p> <p>Identified constraints upon the area likely to be problematic for the development, however such a small development may not be at risk of this.</p>				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Potential for remediating land contamination remediation • Within 800m of the station and 400m of a regular bus route • Central site • SUDS viable 	<ul style="list-style-type: none"> • Located on site of archaeological interest • Site adjacent to conservation area and listed buildings • Pedestrian links to the site are poor • Removal of a local business • Development likely to be too small to provide affordable housing • Infrastructure constraints; sewerage, road networks, education 	<ul style="list-style-type: none"> • Land contamination assessment; land remediation if needed • Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height • Archaeological survey of site and surrounding area • Green space mapping and designation; Increase pedestrian access • Noise mapping; railway effects • Utilities assessment (gas, electric and sewerage capacity) • Improve pedestrian links to the site with possible traffic light improvements

Type of Site and Number: Residential (Brownfield) B/r13				
Site Reference and Location: Former Convent of Providence, Limekiln Lane, 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	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 • The land does not appear to have a high environmental value or amenity value. • No evidence of land contamination
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> • Limited Green spaces around location of site (not within 400m) • Public footpaths and bridleways adjacent to site • Mitigation – Green space mapping and designation; Increase pedestrian access

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> • Bus services are not within 400m of the site and station is further than 800m • Lack of public transport likely to encourage people to commute
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	O	O	<ul style="list-style-type: none"> • The current vegetation present is situated within an abandoned domestic garden • Site photos show some trees and grassed areas present • Short term development could contribute to potential habitat damage • Mitigation – Ecological and habitat survey; incorporate as much vegetation as possible and re-use garden in to design
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	X	X	X	<ul style="list-style-type: none"> • The site is located within archaeological interest area. • Mitigation – Conduct Archaeological survey of site
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • Site is not on a northern facing slope • Site is located on a Groundwater Source Protection Zone 2
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 is not at risk of flooding • The site has potential to promote a CHP scheme • The site would support SUDS according to SUDS viability plan • Mitigation – CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The size of the development has potential to support local services and facilities
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The scale of the development is likely to supply the opportunity for 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"> • Due to the scale of the development the initial impact of generated noise and associated impacts would in the short term affect local residential areas • Long term – Location is currently residential
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 area has adjoining sewerage facilities with Letchworth • Due to the potential size of the development, the chances of increased pressure on services are

				<ul style="list-style-type: none"> 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
<p>Summary The site faces numerous constraints prior to its initial development 2c, 3c, 3d & 6a. These problems especially groundwater source protection zones of level 2 standard for such a large development would likely contribute to generated effects.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Will provide affordable housing SUDS is viable 		<ul style="list-style-type: none"> Further than 400m from a regular bus route and 800m from the station Archaeological area Service constraints, infrastructure and utilities Site is located on a Groundwater Source Protection Zone 2 		<ul style="list-style-type: none"> Green space mapping and designation; Increase pedestrian access Ecological and habitat survey; incorporate as much vegetation as possible and re-use garden in to design Conduct Archaeological survey of site Potential CHP schemes Utilities assessment (gas, electric and sewerage capacity)

Type of Site and Number: Residential (Brownfield) B/r14
Site Reference and Location: r/o Clare Crescent 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	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	<ul style="list-style-type: none"> The site is currently described as allotments. It is not clear who uses them, but their amenity value would be lost if site was developed.
2(b) Provide access to green spaces	✓	✓	✓	<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 partly in Groundwater Source Protection Zone 1 and partly in Zone 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	✓	✓	✓	<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

Improve the District's ability to adapt to climate change				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 conservation or archaeological areas Suitable for SUDS Within 400m of green space Within 400m of bus stop Will provide affordable housing 	<ul style="list-style-type: none"> The site is located partly in Groundwater Source Protection Zone 1 and partly in Zone 2 Would result in loss of allotments Constraints identified; sewage, energy and education. Further than 800m from the station 		<ul style="list-style-type: none"> Tree surveys; potential Tree protection orders Utilities assessment (gas, electric and sewerage capacity) SUDS Ecology survey 	

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: B/r15 Land at Baldock Station, Station Road				
	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 development is small scale A number of inhabitants commute outside of district to conduct comparison shopping and retail activities
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 Brownfield site Land type present is defined as scrub The land does not appear to have a high environmental value or amenity value.
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> Green space within 400m of site Few footpaths nearby Mitigation – Green space mapping and designation; Increase pedestrian access
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is located within close proximity to the railway station – within 800m Site is accessible to the town centre –within 800m Regular bus routes connect site to town centre – bus stop within 400m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> There is evidence of scrub and conifer trees present on the site The site is not designated as an important ecological site No evidence of extensive vegetation present on the 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	X	X	X	<ul style="list-style-type: none"> The site is located within an area of archaeological interest; could potentially have impacts in the long term Mitigation – Conduct Archaeological survey of site
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> Site is located within Groundwater Source Protection Zone 2 .
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> Not at risk of flooding SUDs viable

Improve the District's ability to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	O	O	O	<ul style="list-style-type: none"> The development size is relatively small; unlikely for much prosperity generated Has potential to contribute and support local services Areas of Baldock have been identified as being deprived
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> Too small to support 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"> Due to the scale of the development the initial impact of generated noise and associated impacts would in the short term affect local residential areas Railway noise generation; potential effects on residents of proposed site Mitigation – Noise barriers to conceal rail tracks
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 area has adjoining sewerage facilities with Letchworth 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 (within 800m), could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail study; extra housing in the area could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
Summary				

Brownfield residential development with good public transport links and accessibility to the town centre.

Main constraints will be related to utilities and Groundwater Source Protection Zone

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Good access to public transport within 800m of train station and within 400m of a bus stop • Within 800m of town centre • Green space within 400m • Limited impacts upon biodiversity and ecological areas • No risk of flooding • SUDs viable 	<ul style="list-style-type: none"> • Potential to impact upon area of archaeological interest • Too small to support affordable housing. • Associated noise generations from railway • Identified constraints within Baldock itself; • Site is located within Groundwater Source Protection Zone 2 	<ul style="list-style-type: none"> • Green space mapping and designation; Increase pedestrian access • Enhance pedestrian routes; encourage sustainable transport initiatives • Conduct Archaeological survey of site • Noise barriers to conceal rail tracks • Utilities assessment (gas, electric and sewerage capacity) • SUDS

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: B/r16 Rentokil, 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 prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Has potential to support and encourage local services and 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 a Brownfield site • Land type present on the site is defined as lawn and garden areas. • The land does not appear to have a high environmental value or amenity value. • Mitigation – Mature trees present on the site; Tree surveys, potential for Tree Protection Order
2(b) Provide access to green spaces	X√	X√	X√	<ul style="list-style-type: none"> • Limited public rights of way. • Green space within 400m • Mitigation – Green space mapping and designation; Increase pedestrian access

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Number of inhabitants commute outside of district to conduct comparison shopping and retail activities Site is accessible to the town centre and is within 800m Regular bus routes connect site to town centre – the site is within 400m of a bus stop Further than 800m from the train station 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 No evidence of vegetation present on the site
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 is located within local area of archaeological interest Mitigation – Archaeological survey, ensure development does not impact upon the area
3(d) Reduce pollution from any source	✗	✗	✗	<ul style="list-style-type: none"> Located within Groundwater 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"> Not at risk of flooding. SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	✓	✓	<ul style="list-style-type: none"> The current site use is office buildings; possible removal of employment from the centre itself The size of the development has potential to support local services and facilities Areas of Baldock have been identified as being deprived
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Provides for affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> Due to the scale of the development the initial impact of generated noise and associated impacts would in the short term affect local residential areas Long term – Location is currently a residential area as well as for office employment
RESOURCE USE AND WASTE				
6(a) Use natural resources	✗	✗	✗	<ul style="list-style-type: none"> The large development size is

efficiently; reuse, use recycled where possible				<p>likely to contribute to the existing pressures faced on the area</p> <ul style="list-style-type: none"> • The area has adjoining sewerage facilities with Letchworth • 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"> • Housing has potential to lower commuting levels to employment sectors. • Baldock has least visited centre according to Town and Retail study; extra housing in the area could benefit this • Location provides good access to services – within 800m of centre • Encourage people to live in town centre areas, good access to main area
Summary				
<p>Housing development on a brownfield site with good public transport links and access to the town centre. The site is also not far from green space.</p> <p>Main constraints are regarding utilities and the groundwater source protection Zone</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Has potential to support and encourage local economy • Brownfield site • No impact upon biodiversity and local ecology • Would provide affordable housing • Promote sustainable urban living • SUDS viable • Green space within 400m • Bus stop within 400m 	<ul style="list-style-type: none"> • Potential constraints identified regarding the town itself • The site is located within local area of archaeological interest • Located within Groundwater Protection Zone 2 • Further than 800m from the train station • Mature trees present 		<ul style="list-style-type: none"> • The Front of the site onto London Road should be kept as green as possible; incorporate existing lawns and gardens to design • Mature trees present on the site; Tree surveys, potential for Tree protection order • Green space mapping and designation; Increase pedestrian access 	

<ul style="list-style-type: none"> Town centre within 800m 		<ul style="list-style-type: none"> Enhance pedestrian routes; encourage sustainable transport initiatives Archaeological survey, ensure development does not impact upon the area Utilities assessment (gas, electric and sewerage capacity)
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: B/r18 Works, Station 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	0	0	0	<ul style="list-style-type: none"> The proposed development is relatively small scale A number of inhabitants commute outside of district to conduct comparison shopping and retail activities
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 Brownfield site The former land use is that of a car workshop. Land may be suitable for remediation The land does not appear to have a high environmental value or amenity value.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There are footpaths and green spaces within 400m of the site Mitigation – Green space mapping and designation; Increase pedestrian access
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is located within close proximity to the railway station – within 800m There are regular bus service routes that connect the site to town centre – bus stop 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 There is currently no evidence of vegetation present on the site

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	X	X	X	<ul style="list-style-type: none"> The site is located within an area of archaeological interest; Mitigation – Conduct Archaeological survey of site
3(d) Reduce pollution from any source	√X	√X	√X	<ul style="list-style-type: none"> Not situated within a Groundwater Source Protection Zone The land is potentially contaminated from underground fuel tanks from the existing workshop 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"> Not at risk of flooding The site could support potential CHP scheme Mitigation – Site assessment for implementation of CHP SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	<ul style="list-style-type: none"> The size of the development could potentially contribute to local services and facilities Contributes to the loss of a local thriving business Some parts of Baldock are identified as being deprived
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> Too small 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"> The scale of the development itself is unlikely to contribute greatly to potential noise effects Railway noise generation; potential effects on residents of proposed site Mitigation – Noise barriers to conceal generated noise from tracks
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 area has adjoining sewerage facilities with Letchworth Potential incapacity to cope with increased dwelling development pressures Road Networks face initial constraints; limited additional development in order to ease pressures The size of the development is unlikely to pressurize the systems immediately but need to improve current utilities in order to prevent

				<ul style="list-style-type: none"> future problems 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"> Location provides good access to services – within 800m of centre Encourage people to live in town centre areas, good access to main area Contribution to current housing need within the area could benefit in lowering commuting levels.
<p>Summary</p> <p>Housing development on a brownfield site with good public transport links and access to the town centre. The site is also not far from green space.</p> <p>Possible constraints would be with regards to utilities, noise from the railway, archaeology and the loss of a local business.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Potential contaminated land may be suitable for remediation Suitable access to public transportation within 400m of bus stop and 800m of station No impacts upon biodiversity Potential to support local economy and services Promotes sustainable urban living – within 800m of town centre SUDs viable There are footpaths and green spaces within 400m of the site Not in a Groundwater Source Protection Zone 		<ul style="list-style-type: none"> Located within area of archaeological interest Noise from railway line Loss of thriving local business Identified utilities constraints Too small to provide affordable housing 		<ul style="list-style-type: none"> Land contamination assessment; remediation if needed Green space mapping and designation; Increase pedestrian access Enhance pedestrian routes; encourage sustainable transport initiatives Conduct Archaeological survey of site Site assessment for implementation of CHP Noise barriers to conceal generated noise from tracks Utilities assessment (gas, electric and sewerage capacity)

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: B/r19 Beech Ridge, Woodlands 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	0	0	0	<ul style="list-style-type: none"> The dwelling estimate for the proposed development is currently unknown Aims to replace existing residential areas and hostel Has potential to contribute to 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 a Brownfield site Land type present on the site is defined as lawn and mown grass areas; part hard standing to accommodate existing buildings The land does not appear to have a high environmental value or amenity value. Mitigation – “Show trees” present on the site; incorporate trees and grass areas to the design
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site is close to designated areas of wildlife sites There are few surrounding footpaths that lead to these existing Green spaces (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is accessible to the town centre Regular bus routes connect site to town centre – bus stop within 400m Over 800m from train station 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 There is currently no evidence of vegetation present on the site Long term – Site could infringe on designated wildlife sites which is adjacent to the site Mitigation – Ensure development design would not impact upon wildlife site next door
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 will not impact upon conservation sites The site will not disrupt sites of archaeological interest or impact upon locally listed buildings
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> The site is not contaminated Located within 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"> The site could support potential CHP scheme Mitigation – Site assessment for implementation of CHP SUDs viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	<ul style="list-style-type: none"> The size of the development could potentially contribute to local services and facilities In a deprived part of Baldock Unknown size of proposed development
5(b) Increase access to decent and affordable housing	? ✓	? ✓	? ✓	<ul style="list-style-type: none"> Size of development is unknown, unable to attain accurate information to support affordable housing Potential for a "special needs" facility – housing for disadvantaged groups
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 primary stages of the development could impact towards generated noise and associated impacts would in the short term affect local residential areas Long term – Location is currently residential
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Development is likely to increase pressure upon the existing development The area has adjoining sewerage facilities with Letchworth 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"> Housing has potential to lower commuting levels to employment sectors. Regeneration of a former Youth hostel area to services and residential; provide attractive means for in-migration Location provides good access to services Encourage people to live in town centre areas, good access to main area Within 800m of centre
<p>Summary</p> <p>Brownfield site regeneration to provide sheltered and special needs housing. Reasonable public transport links and accessible to town centre.</p> <p>Main constraints are related to utilities and the neighbouring designated wildlife site.</p>				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> Brownfield site Good access to green spaces (within 400m) Suitable public transportation access – bus stop within 400m Potential suitability to implement CHP Promote sustainable urban living Suds viable The site is not contaminated In a deprived part of Baldock Housing for disadvantaged groups Within 800m of centre 	<ul style="list-style-type: none"> Long term possible impact upon a designated wildlife site (next door to site) Identified constraints on utilities; potential pressure increase from proposed development Located within Ground water protection zone 2 Over 800m from train station 			<ul style="list-style-type: none"> “Show trees” present on the site; incorporate trees and grass areas to the design Enhance pedestrian routes; encourage sustainable transport initiatives Ensure development design would not impact upon wildlife site Site assessment for implementation of CHP Utilities assessment (gas, electric and sewerage capacity) SUDS

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	✓	✓	✓	<ul style="list-style-type: none"> The proposed development is likely

levels of prosperity and economic growth				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	○	○	○	<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	○	○	○	<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	○	○	○	<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	○	○	○	<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	<ul style="list-style-type: none"> N.a
Summary				
<p>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.</p>				
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	✗	✗	✗	<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. size, design, building materials
3(d) Reduce pollution from any source	○	○ X	○ X	<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	○	○	○	<ul style="list-style-type: none"> The site appears to be at no risk of

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> 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 prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Site could support local services by attracting people to the village area 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

Hitchin

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	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"> 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	0	0	0	<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	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.

				<ul style="list-style-type: none"> • 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 affordable housing 		<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

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	○	○	○	<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	○	○	○	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	○	○	○	<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	○	○	○	<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	○	○	○	<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

				<p>area supports sustainable development.</p> <ul style="list-style-type: none"> • There is potential to support local services from such a small development
5(b) Increase access to decent and affordable housing	X	O	O	<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	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; 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				
<p>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)</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Proposed development located on Brownfield site • Greenspace within 	<ul style="list-style-type: none"> • Further than 800m from station • Will not provide unaffordable housing 		<ul style="list-style-type: none"> • Some trees present on site, surveys, incorporate as much as possible into 	

<p>400m accessible via footpaths</p> <ul style="list-style-type: none"> Regular bus route within 400m SUDS viable 	<ul style="list-style-type: none"> Infrastructure constraints; water and energy reinforcements Photos indicate obvious parking issues along road side, could contribute to road congestion 	<p>development</p> <ul style="list-style-type: none"> 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
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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	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?	O	O	√	<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	○	○	○	<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 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	○	○	○	<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 and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> The initial construction phase could provide temporary disruptions for 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	✗	✗	✗	<ul style="list-style-type: none"> Potential problems for new development within the Hitchin

recycled where possible				<p>area confirmed in the Transport and Utilities Constraints report.</p> <ul style="list-style-type: none"> • 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
<p>Summary</p> <p>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</p>				
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/r07

Site Reference and Location: 22 Bridge Street, Hitchin

	What is the	Justification for assessment and any
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SA Objectives	predicted effect on each SA objective?			mitigation measures
	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 evidence of contamination through former use as a Bus depot. Development could be potentially regenerating vacant land in need of remediation. Mitigation – Land contamination assessment; remediation if needed
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Location of numerous footpaths near to the site Footpaths lead to Green space areas Mitigation – Green space designation and mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> There are numerous bus and coach services operating within 400m of the site but it is further than 800m from the station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> The site currently has evidence of a grass area and mature trees present. Site not listed as area of ecological or environmental sensitivity. Mitigation – Ensure ecological and habitat studies within site Mitigation – Tree surveys on site; preserve mature tree and incorporate to design
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"> 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	X	X	X	<ul style="list-style-type: none"> The site is not located on any groundwater source protection zones The site is near to a local water course The land area evidence of contamination through former use as a Bus depot. Development could be potentially regenerating vacant land in need of 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"> The site is not at risk of flooding 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 sustainable development. 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"> Although the development is small 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"> The initial construction period could 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. • Close to centre, benefits for access to employment sector.
<p>Summary</p> <p>Identified elements of constraints regarding the city are likely to cause initial problems for development and need for mitigation measures to ameliorate them. Potential land contamination offers suitable remediation and potential to reclaim land.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Located on a Brownfield site • Potential to remediate contaminated land • Reasonable Green space accessibility • Regular bus routes within 400m • Would provide affordable housing • SUDS viable 	<ul style="list-style-type: none"> • Adjacent to conservation area and listed buildings • Located archaeological interest area • Infrastructure constraints; water and energy reinforcements 		<ul style="list-style-type: none"> • Land contamination assessment; remediation if needed • Tree surveys on site; preserve mature tree and incorporate to design • Green space designation and mapping • Ensure ecological and habitat studies within site • 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 • 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	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"> 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	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"> 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	O	O	O	<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

				<ul style="list-style-type: none"> area in the long term. Development on vacant brownfield land within an urban area supports 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
<p>Summary</p> <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 areas • Potential regeneration of area • Promotes sustainable urban living • Within 400m of regular bus service • SUDS viable 	<ul style="list-style-type: none"> • Has limited access to Green space areas • Further than 800m from station • Unlikely to contribute to affordable housing • Potential infrastructure constraints 	<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

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	○	○	○	<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	✗	○	○	<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	✗	○	○	<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 		<ul style="list-style-type: none"> Further than 800m from the station Short term 		<ul style="list-style-type: none"> Tree Survey Try to retain existing trees on the site

<p>ecologically sensitive location.</p> <ul style="list-style-type: none"> • Potential to support local services within the area • SUDS • Within 400m of regular bus route 	<p>implications of noise and disruption during the construction phase for local residents</p> <ul style="list-style-type: none"> • Limited access to Green spaces • Will not provide affordable housing 	<ul style="list-style-type: none"> • Ecological Survey • Improve and encourage the use of public transport • 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

				<ul style="list-style-type: none"> 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 		<ul style="list-style-type: none"> Site may impact on local traffic congestion. High levels of noise disturbances from the 		<ul style="list-style-type: none"> Land contamination assessment and remediation if necessary.

<p>Hitchin.</p> <ul style="list-style-type: none"> • Potential to support local services within the area • Good public transport links: closer than 400m from regular bus route and 800m from station • Potentially regenerating contaminated land 	<p>adjacent railway tracks for the future residents living there.</p> <ul style="list-style-type: none"> • Short term impact of construction on existing residents • Potential issues with development pressure on utilities 	<ul style="list-style-type: none"> • 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.
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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	○	○	○	<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</p> <p>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 		<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 		<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

links: regular bus route within 400m and station within 800m <ul style="list-style-type: none"> • Potential to support local services within the area • Potentially regenerating contaminated land • SUDS viable 	development pressure on utilities <ul style="list-style-type: none"> • Public right of way should be retained 	CHP for large scale build. <ul style="list-style-type: none"> • SUDS
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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	○	○	○	<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	○	○	○	<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	○	○	○	<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 (Brownfield) H/r44				
Site Reference and Location: r/o The Aspens, 54, 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	○	○	○	<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	✗	✗	✗	<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	○	○	○	<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	○	○	○	<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	✗	✗	✗	<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.r43; potential impacts of joint development

				<ul style="list-style-type: none"> 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.
<p>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.</p>				
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

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: H/r46 B & Q, 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"> • 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 ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Not located within flood risk area. • Not on a north facing slope • Site has potential suitability for CHP • The site is suitable for SUDS according to SUDS viability plan. • Mitigation –CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<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 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 		<ul style="list-style-type: none"> Green Space Strategy Mapping Potential for CHP scheme. SUDS Land contamination assessment

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	O	O	O	<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</p>				

good levels of public transportation accessible to the site itself.

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

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: H/r49 Former bus depot, Fishponds 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 vacant Bus depot • Land area has evidence of potential contamination from its former use. • Development could be potentially regenerating vacant land in need of remediation. • Mitigation – Land contamination assessment; land remediation if needed

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There are several recreational facilities within close proximity to the site such as bowling green (within 400m of the site) • Some access to sites via local footpaths • Mitigation – Improve designated Green space mapping
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 with regular stops • Bus stops are within 400m of the site • The station is not within close proximity to the site; Over 800m to the site itself • Mitigation – long term, encourage the use of alternative sustainable 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 close to the Historic town centre of Hitchin • The development has potential to impact upon conservation sites as well as sites of archaeological interest. • There are many listed buildings present located close to 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	OX	OX	OX	<ul style="list-style-type: none"> • The site is not located over a Groundwater Source protection zone • The site is potentially contaminated from its former industrial uses. • The site is located within the area of 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 appropriate flood data suggests the site is at no risk of flooding • The site is not suitable for SUDS according to 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 • Site development is large potentially large scale and could benefit and contribute to regeneration. • Any construction on vacant brownfield land within an urban area supports sustainable development and urban vitality.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The development is contributing to the need of housing within the Hitchin area • Suitable for 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 identified projected noise effects or constraints
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.
Summary				
<p>This large scale site is located upon a former existing bus depot. Although this identifies a loss of a potentially important transportation depot the site has the potential to remediate a large land area and provide urban regeneration and provision of affordable housing.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Located on Brownfield site • Regenerating vacant land in need of remediation. • Accessible bus routes within 400m • Relatively accessible Green spaces from the site 		<ul style="list-style-type: none"> • Adjacent to conservation area and area of archaeological interest area • Further than 800m from station • Land potentially contaminated 		<ul style="list-style-type: none"> • Land contamination assessment; land remediation if needed • Improve designated Green space mapping • For the long term, encourage the use of alternative

<ul style="list-style-type: none"> • SUDS is viable 	<ul style="list-style-type: none"> • Infrastructure constraints; water and energy reinforcements 	<p>sustainable transport routes in and around the town.</p> <ul style="list-style-type: none"> • 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 • SUDS
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: H/r50 John Barker Place, 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. • There is 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 (site not within 800m of a green space) • 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	√ X	√ X	√ X	<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 The site is within 400m of a bus stop The railway station is not located within close proximity to the site (Located over 800m from the site) 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 very limited vegetation 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"> The site is not located near any conservation sites or designated archaeological sites.
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> The site does not impact upon a designated Groundwater Source Protection Zones 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	√	√	√	<ul style="list-style-type: none"> The site proposal is not at risk in short term or long term from flooding effects The proposed number of dwellings is unknown; potential for CHP? Site is suitable for SUDS according to the SUDS viability plan. Mitigation - SUDS Mitigation – Potential CHP The topography of the site is flat; appears to be a large development site; potential for Solar Energy Mitigation – Solar Energy
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site is located within one of the identified deprived estate areas, this development could be seen as a starting point of regeneration This development could potentially benefit and contribute to regeneration of its particular area in the long term; development of associated neighbourhood centre could contribute to the community Development on vacant brown field land within an urban area supports sustainable development. There is potential to support local services

5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> • Development in Hitchin - provides urban regeneration • Unknown number of dwellings at present
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<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	✗	✗	✗	<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 regeneration of the town centre. • New housing and development within highlighted deprived part of Hitchin • Encouraging people to use local shops and town centre
Summary				
The plot for development has potential to support a number of sustainable mitigation measures in order to potentially reduce natural resource exploitation and potential carbon footprint (4a).				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Brownfield site • Potential to contribute to urban regeneration • Site located in deprived estate of Hitchin • Within 400m of a bus stop and service • Not likely to impact upon areas of biodiversity 	<ul style="list-style-type: none"> • Limited access to Green Spaces (Not within 800m of the site) Further than 800m from the station • Identified utilities constraints and services provisions 		<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 	

<ul style="list-style-type: none"> Site not at risk from flooding or impacting upon groundwater zone 		<ul style="list-style-type: none"> SUDS Potential CHP The topography of the site is flat; appears to be a large development site; potential for Solar Energy Solar Energy
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Type of Site and Number: Residential (Brownfield) H.r52				
Site Reference and Location: Land at Cooks 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	X	X	X	<ul style="list-style-type: none"> Using current employment land as housing – not identified as being suitable for Hitchin in the Employment Land Survey
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 area is potentially contaminated due to use as gas works – potential for remediation Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. Mitigation – Land contamination assessment and remediation if necessary.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site is within 400m of local playing fields and footpaths
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> May impact on local traffic congestion, particularly if nearby site H.r33 also goes ahead. There are bus stops within 400m Train station is within 800m of site. Mitigation – For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> This is a Brownfield site. No designated ecological areas. There are some trees present on the site. Mitigation – Tree surveys; try to retain trees where possible.
3(b) Protect and enhance landscapes	○	○	○	<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 in a Groundwater Source Protection Zone and 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 in a flood risk area Contaminated land due to use as gas works May be appropriate for SUDS according to SUDS Viability Plan Mitigation – Investigate potential of CHP for large scale build. Mitigation – SUDS Mitigation – land contamination survey and remediation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Areas within Hitchin facing relative deprivation, this development could benefit and contribute to regeneration. Cumulative effect: There is potential to support local services within the area and increase the use of public transportation to access the town centre.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Development is within the town of Hitchin. Provides access to decent, affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	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 (sewage, water supply, energy and education). Potential pressure on water provisions from development, particularly if the numerous other residential sites go ahead.
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. <ul style="list-style-type: none"> Encouraging people to use local shops and town centre.
Summary Site meets several of the criteria, in particular 2a, 2c, 5b and 7. Potentially, there is a drawback of changing the land use from employment to residential. If this site goes ahead as well as the numerous other proposed residential sites, the cumulative impact of these extra residences would be quite large on this area and on utilities.				
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. Potential to support local services within the area Good public transport links Potentially regenerating contaminated land SUDS may be possible Not in Groundwater Source Protection Zone 	<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 Contaminated land Loss of employment land 		<ul style="list-style-type: none"> Land contamination assessment and remediation if necessary. 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 SUDS 	

Type of Site and Number: Residential (Brownfield) H.r53 Site Reference and Location: Burymead 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	X	X	X	<ul style="list-style-type: none"> Loss of employment land
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 area is potentially contaminated due to industrial use – potential for remediation • Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. • Mitigation – Land contamination assessment and remediation if necessary.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • The site is within 400m of local playing fields
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Very large development (156 dwellings), may impact on local traffic congestion. • There are bus stops within 400m • 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. • No designated ecological areas. • There are some trees present on the site. • Mitigation – Tree surveys; try to retain trees where possible.
3(b) Protect and enhance landscapes	○	○	○	<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 in a Groundwater Source Protection Zone and 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"> • Environment Agency modelling shows that part of the site is within the 1 in 100 year floodplain. However the Draft SFRA suggests that none of the site is at risk. • Land is likely to be contaminated due to industrial use • May be appropriate for SUDS • Mitigation – Investigate potential of CHP for large scale build. • Mitigation – SUDS • Mitigation – land contamination survey and remediation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • Areas within Hitchin facing relative deprivation, this 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, 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 nearby railway tracks for the future residents living there. • Housing development will be in location of current suburban area. • Site is adjacent to sewage works – potential odour issues • Mitigation – Noise assessment; Potential sound proofing barriers and buffer zones 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 (sewage, water, energy and education). • Potential pressure on water provisions from development, particularly if the numerous other residential sites go ahead.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • 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>Site meets several of the criteria, in particular 2a, 2c, 5b and 7. Potentially, there is a drawback of changing the land use from employment to residential.</p> <p>If this site goes ahead as well as the numerous other proposed residential sites, 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"> • Development located on brown field site. • Not designated as ecologically sensitive location. • Provides affordable housing • Contributes to regeneration of Hitchin. • Potential to support local services 		<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 		<ul style="list-style-type: none"> • Land contamination assessment and remediation if necessary. • 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 • Investigate potential for SUDS

<p>within the area</p> <ul style="list-style-type: none"> • Good public transport links • Potentially regenerating contaminated land • SUDS may be possible • Not in Groundwater Source Protection Zone 	<p>with development pressure on utilities</p> <ul style="list-style-type: none"> • Contaminated land • Loss of employment land • Odour issues from sewage works • Environment Agency modelling shows that part of the site is within the 1 in 100 year floodplain. However the Draft SFRA suggests that none of the site is at risk. 	
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Ickleford

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: I/r01, adj 69, 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. • 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	o✓	o✓	o✓	<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	o	o	o	<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	o	o	o	<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	o✓	o✓	o✓	<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	○	○	○	<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	○	○	○	<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	○	○	○	<ul style="list-style-type: none"> • No identified resource constraints imposed on the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> • N.a
Summary				
<p>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.</p>				
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

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	0	0	0	<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	✗	✗	✗	<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	○	○	○	<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	○	○	○	<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	○	○	○	<ul style="list-style-type: none"> No identified resource constraints imposed on the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<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</p>				

suitable access to SUDS and is unlikely to contribute to existing or potential constraints upon the village.

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 & I.r02 combined will increase potential contribution towards retaining services. 	<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

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	○	○	○	<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	○	○	○	<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	○	○	○	<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 urban living	○	○	○	<ul style="list-style-type: none"> • N.a
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 	

Letchworth

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	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 has no identified impact on conservation areas or on archaeological areas.

3(d) Reduce pollution from any source	0	0	0	<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	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 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 		<ul style="list-style-type: none"> Site located next to Railway tracks; potential noise impacts 		<ul style="list-style-type: none"> Land contamination survey and remediation if

<p>and 800m of a railway station</p> <ul style="list-style-type: none"> 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 to office space Potential to reclaim contaminated land 	<p>in the long term</p> <ul style="list-style-type: none"> Constraints on sewage disposal Located over 800m from the town centre 	<p>necessary</p> <ul style="list-style-type: none"> 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
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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	○	○	○	<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	○	○	○	<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 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	✗	✗	✗	<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	✓ ✗	✓ ✗	✓ ✗	<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

				<p>outside of district to conduct comparison shopping and retail activities</p> <ul style="list-style-type: none"> • 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	OX	OX	OX	<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
<p>Summary</p> <p>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.</p>				
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/r10 Skills Centre, Pixmore Avenue, Letchworth Garden City

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	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"> Site is designated as Brownfield. Current use noted as vacant employment buildings Potential land contamination from long and varied industrial history – potential to reclaim contaminated land Land is considered of low environmental and amenity value Mitigation – Land contamination assessment and land remediation if necessary
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Site located nearby to local recreation ground; located within 400m of the site itself Footpath runs adjacent to the development itself. 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” Located within good accessibility of train station (within 800m of the station) Regular bus routes within location of the site; site within 400m of a bus stop Mitigation – Encourage sustainable transport initiatives, e.g. pedestrian routes
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> The site is not located upon an ecological site The site is unlikely to impact upon local 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	0	0	0	<ul style="list-style-type: none"> The site is not located within a conservation areas. The site does not impact upon archaeological areas
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> Site located on Groundwater source protection zones 2. Potential land contamination.
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; Large development likely to increase problem The site is suitable for SUDS according to the SUDS viability plan The topography of the site is flat; potential to accommodate solar energy strategies Mitigation – Solar Energy Mitigation – CHP Mitigation – Large development; potential CHP scheme
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 urban area and promote town centre vitality
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The redevelopment of this large site is likely to provide access to affordable and decent housing within the Letchworth area Located within a potentially deprived area of Letchworth
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> Construction process likely to contribute to short term effects – large scale development likely to generate construction 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 in the long term for constraints on sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> Large development; would encourage more people to move in to the town centre Site is located within 800m of the town centre; likely to contribute greatly to support for local services.
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site with low environmental value; limited effects upon ecology Site has potential land contamination though former varied industrial history; land remediation for housing if needed; 	<ul style="list-style-type: none"> Site located over groundwater source protection zone 2 Problem currently regarding sewage disposal and ability for infrastructure to cope with large development scheme. Surface water runoff; 		<ul style="list-style-type: none"> Encourage sustainable transport initiatives, e.g. pedestrian routes Green Space access mapping Land contamination assessment and land remediation if necessary Potential for CHP 	

<ul style="list-style-type: none"> Potential to reclaim contaminated land. Regeneration of the site could contribute and benefit the town. Potential to support solar energy and CHP Provides decent, affordable housing, located within good distance for main centre for employment Good public transport; train station within 800m and local bus stops are within 400m of the site SUDS 	<ul style="list-style-type: none"> large site likely to increase this problem 	<ul style="list-style-type: none"> Investigate potential for sustainable drainage systems Solar Energy SUDS
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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	○	○	○	<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 area • The site is not located within an archaeological area
3(d) Reduce pollution from any source	✗	✗	✗	<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	○✓	○✓	○✓	<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 • 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	○	○	○	<ul style="list-style-type: none"> • Construction process likely to contribute to short term noise

good health and reduce health inequalities				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
<p>Summary</p> <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 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. 		<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

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r16 Land at Birds Hill, Letchworth Garden City				
	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	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 Current usage is for employment, industrial estate. Land has potential contamination from former use in industrial activities – potential for reclamation of contaminated land Site has low environmental amenity and ecological importance. Some vegetation present on site. Mitigation – Land contamination assessment and land remediation if necessary
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Within 400m of Howard Park Limited public rights of way Site will not provide better access to Green Spaces, not accessible Mitigation – Green space mapping and designation
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is located adjacent to a railway station (station within 800m of the site) Site is accessible to the town centre; provides direct access from public transport to the centre Regular bus routes connect site to town centre (stops are evident within 400m of the site) Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> The site has no ecological designated zones surrounding it. Some vegetation on site Mitigation – tree survey; try to retain trees where possible; ecology survey
3(b) Protect and enhance landscapes	0	0	0	<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 in a conservation area The site is not located in an archaeological site.

3(d) Reduce pollution from any source	O X	O X	O X	<ul style="list-style-type: none"> The site is not located near a watercourse The site is not located on a groundwater source protection zone. The site is identified as being potentially contaminated
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 from Constraints study; large site could increase this problem 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"> Development could contribute to the regeneration of the urban areas A number of inhabitants commute outside of district to conduct comparison shopping and retail activities The site has potential to contribute to the overall improvement of the local economy. The site is not located within a deprived area of Letchworth
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> Development is proposed to capacitate 32 dwellings. Site will provide affordable and decent housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> Location in close proximity to train lines. Has potential to cause significant noise pollution. Initial construction period has potential to affect residential areas. Mitigation – Noise survey Mitigation – Health risk assessment of power station
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 from sewage disposal of surrounding residential areas within Letchworth.
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> The site is located within 800m of the town centre Site location is accessible from elements of public transport providing good access to services Site would encourage people to live within centre with all access to

				services and facilities
Summary				
<p>The site is located within very good accessibility to public transportation. The site is adjacent to the station (within 800m) and has access to local bus services (within 400m) providing a good level of transportation in to the town centre. The sites location with regards to the centre is easily within 800m providing sustainable means for residents to access the centre. Although the site is not within an area of deprivation the development could contribute to sustainable regeneration and encourage prosperity and affordable housing.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Opportunity to remediate potentially contaminated land. • Potential to contribute to urban regeneration • Provides affordable housing • Supports sustainable transport; site located within 400m of bus stop and 800m of station and 800m of the town centre . • The site does not impact upon ecological areas • SUDS viable • Within 400m of Howard Park 		<ul style="list-style-type: none"> • Industrial area • Noise disruption from train lines • Former power station located next to site • Infrastructure pressures – sewerage • Potential land contamination 		<ul style="list-style-type: none"> • Land contamination assessment and land remediation if necessary • Tree survey • Retain trees if possible • Ecology survey • Green space mapping and designation • Enhance pedestrian routes • Encourage sustainable transport initiatives. • Health risk assessment associated with the power station • Noise survey – train track • SUDS

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r19 Southfields/Pelican Way. Letchworth Garden City				
	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"> • Site is designated as Brownfield. • Current land use as disused petrol filling station and garage Court • Potential land contamination from underground fuel storage tanks • Potential to reclaim contaminated land • Land is considered of low environmental and amenity value • Mitigation – Land contamination assessment and land remediation if necessary
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 space • Site is not within 400m of any allocated Green space area • There are no existing public rights of way in order to access Green space 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 are not any designated bus stops along the road of the site itself; the stops are not within 400m of the site • The bus and coach service does not run within an accessible location to the site • The train station is located over 800m from the site • Very limited access to public transport; site is likely to encourage car usage. • Mitigation – Increase potential sustainable transportation
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • Site does not impact on designated ecological areas. • Limited elements of vegetation present on site in the form of scrub land. • Mitigation – Incorporate green spaces/areas in to design
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 is not in a conservation area • The site is not located in an area of archaeological interest.
3(d) Reduce pollution from any source	○ X	○ X	○ X	<ul style="list-style-type: none"> • The site is not over a groundwater source protection zone • The site is not within the proximity of a water catchment area • Land is potentially contaminated
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. • The site is not suitable for SUDS according to the SUDS viability plan

				<ul style="list-style-type: none"> Mitigation – Large development; potential CHP schemes
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This development could potentially benefit and contribute to regeneration of its particular area in the long term The site is located within one of the identified deprived estate areas within Letchworth; this development could be seen as a sustainable element of regeneration Development on vacant brown field land within an urban area supports sustainable development. There is potential to support local services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Development within Letchworth provides basis for needed housing provision Access to 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"> Construction process likely to contribute to short term effects – fairly large scale development Location near to elderly residential home; potential noise impacts
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 study identified that some developments could be problematic on utilities and existing infrastructure Sewage pressures; need to extend existing capacity prior to development
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> The site is located over 800m to the town centre; could provide problems regarding access to services
Summary				
<p>The site promotes development and regeneration within a relatively deprived area of Letchworth. The land use is currently Brownfield with a potential aspect of contamination from its former use from underground petrol tanks. This allows itself for potential remediation for housing and create a sustainable use of land. The site has poor access with regards to public transportation and is located relatively far out of the town centre.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Potentially contaminated (underground petrol tanks); chance for land remediation No impending effects on biodiversity or 		<ul style="list-style-type: none"> Limited access to Green spaces and public rights of way (not within 400m of the site) The bus stops are not within 400m of the site The train station is 		<ul style="list-style-type: none"> Land contamination assessment and land remediation if necessary Increase bus stops Incorporate green spaces/areas in to design

<ul style="list-style-type: none"> ecology of the site Potential to contribute to the development of urban regeneration Provision of affordable housing The site is not in a conservation area The site is not located in an area of archaeological interest The site is located within a relatively deprived area of Letchworth; potential to promote regeneration in a sustainable manner 	<ul style="list-style-type: none"> over 800m to the site; providing potentially unsustainable transport options Constraints regarding sewage capacity Potential land contamination Not suitable for SUDS Location near to Elderly residents home; potential noise impacts within the short term The site is over 800m from the town centre; not sustainable in terms of access to services and facilities 	<ul style="list-style-type: none"> Large development; potential CHP schemes
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r20 Former Neosid, Icknield Way, 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"> Site is designated as Brownfield. Current land use as disused former factory Possible contamination from existing use of production and storage outputs from previous industrial processes There is potential to reclaim contaminated land Land is considered of low environmental and amenity value Mitigation – Land contamination assessment and land remediation if necessary
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is a recreation ground within 400m of the proposed site The site has limited public footpaths and rights of way to Green areas.

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; it is located within 800m of the site. Regular bus near to the site location (within 400m of the site); could implement more stops to accommodate future developments Mitigation – Encourage sustainable transport initiatives; pedestrian routes
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> The site currently has evidence very limited vegetation; in the form of scrub land The site does not impact upon a site of ecological importance The site is unlikely enhance or effect biodiversity.
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 is located adjacent to a conservation area Mitigation – Ensure development has no long term impact upon designated conservation site
3(d) Reduce pollution from any source	○ X	○ X	○ X	<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 Site has potential land contamination
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 proposal is not at risk in short term or long term from flooding effects The proposed number of dwellings is 68; suggests there is potential to implement CHP The site is unsuitable 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 development could potentially benefit and contribute to regeneration of its particular area in the long term Development on vacant brown field land within an urban area supports sustainable development. This development could be seen as a starting point of regeneration There is potential to support local services

				<ul style="list-style-type: none"> The site is not located within a significantly deprived area of Letchworth according to the Deprivation study.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Development within Letchworth provides potential for urban regeneration Large development proposal suggests access to affordable housing within the area
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 effects – fairly large scale development Location near to railway station; potential associated noise effects
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	✗	✗	<ul style="list-style-type: none"> Current pressures regarding sewage Long term – large site development likely to contribute to increasing constraint.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Large development encouraging people to move in to the town centre The site is within 800m of the town centre; provides access to services
Summary				
<p>The site supports sustainable criteria for 2a,2b,2c,3a and 3c. Good levels of transportation with good access to Greenspace areas and the opportunity for land remediation. The unsuitability for the site to meet elements of 4a criteria in terms of SUDS scheme.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Potential to improve local economy and support local services Provides access to Green spaces (within 400m site is accessible Green space) Potential Contaminated land; suitable for remediation Site does not impact upon conservation areas or archaeological areas. Potential to support CHP Provides good levels of public transportation; bus stops within 400m and Train station is well within 800m. 		<ul style="list-style-type: none"> Current pressures and constraints regarding utilities – sewage Potential land contamination Unsuitable for SUDS Short term construction disturbances Noise from railway line Adjacent to conservation area 		<ul style="list-style-type: none"> Land contamination assessment and land remediation if necessary Ensure development has no long term impact upon conservation area Noise mitigation

<ul style="list-style-type: none"> • No immediate effects of biodiversity or effect on ecology • Provides access to affordable housing • Site is within 800m of town centre; It promotes elements of sustainable urban living 		
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: L/r23 Garage Court off Broadwater Dale, 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"> • Site is designated as Brownfield. • Current land use as a garage court • Land is considered of low environmental and amenity value • The site has no evidence of land contamination
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 (Green spaces located within 400m; however readily inaccessible) • There are no visible designated footpaths; site is located within an estate so Green spaces may be minimal • Mitigation – Green space designation within site
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 near to the site location; Bus stops are accessible within 400m of the site • Good access to town centre • Mitigation – Encourage sustainable transport initiatives; pedestrian routes
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site currently has evidence very limited vegetation; surrounding of trees and hedgerows, small area of grass Site not listed as area of ecological or environmental sensitivity. Mitigation - Some trees evident on site, incorporate as many trees to site as 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"> The site is adjacent to a conservation area Mitigation – Ensure development has no long term impact upon designated conservation site; ensure the development incorporates existing character and sensitivity of the 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 The site does not border any local watercourses 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	○ X	○ X	○ X	<ul style="list-style-type: none"> The site proposal is not at risk in short term or long term from flooding effects Site is said to have lack of sunlight access; would be unsuitable for Solar energy Site on North Facing slope The site is unsuitable for CHP; development size too small The site is not 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 development could potentially benefit and contribute to regeneration of its particular area in the long term The site is not located within an area of deprivation Development on vacant brown field land within an urban area supports sustainable development. There is limited potential to support local services; site is considered too small with only a small amount of proposed dwellings
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> Too small to provide 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 development is unlikely to cause significant disruption to local residents in the long term 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	X	X	<ul style="list-style-type: none"> There are current constraint pressures regarding sewage Mitigation – Improvement of highlighted capacity constraints
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Site is located within close proximity to the town (located within 800m); provides access to services and local facilities
Summary				
The development is relatively small scale therefore unlikely to provide affordable housing benefits as well its location providing limited access to Green space areas. Good accessibility to the town centre (within 800m) and good access to public transportation.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Designated Brownfield site Good levels of public transportation; bus within 400m and train within 800m. No effects upon biodiversity No risk of flooding or impact upon groundwater resources Promotes sustainable urban living; town centre within 800m 		<ul style="list-style-type: none"> It is identified that there is a potential lack of sunlight during the winter months; poor for solar energy alternatives Limited access to green spaces Too small to provide affordable housing Adjacent to conservation area Identified sewerage constraints 		<ul style="list-style-type: none"> Some trees evident on site, incorporate as many trees to site as possible Green space designation within site Ensure development has no long term impact upon conservation area Improvement of highlighted capacity constraints

Type of Site and Number: Residential / Mixed Use (Brownfield)				
Site Reference and Location: L/r26 Garage, Station Road, Letchworth Garden City				
	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"> Identified as retail/mixed use site, could provide accessible local 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"> • Brownfield site • Current usage car dealership and railway land. • Site has low environmental amenity and ecological importance. • There is no evidence of land contamination
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within 400m of designated wildlife site locations. • There appears to be no existing public rights of way.
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 a railway station; site within 800m of the station • Site is easily accessible to the town centre using transport • Regular bus routes connect site to town centre; services are within 400m of the site itself. • Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives within retail centre
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site is not designated as being an important ecological site • No notable vegetation on site
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 is located within a Conservation Area • Mitigation – Try to ensure that the development is in keeping with the conservation area, e.g. building materials, style and height.
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> • The site is not located near a watercourse • The site is not on 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 a flood risk area. • Constraints study highlighted surface water runoff concern • The site would be suitable for SUDS according to SUDS viability plan • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site could contribute to regeneration of deprived areas within Letchworth • The site is located within a relatively deprived area of Letchworth

				<ul style="list-style-type: none"> Proposed mixed use site could offer increase of services Potential to encourage new business to start here. Provision of accessible land for development of services within a key, central area of Letchworth.
5(b) Increase access to decent and affordable housing	O	O	O	<ul style="list-style-type: none"> Site use unidentified at this stage. Site use either for residential or mixed usage
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> Site in proximity of train lines have potential to cause significant noise pollution. Initial construction period has potential to affect residential areas and local businesses during work hours. Mitigation – Noise survey
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; limited capacity of sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Location provides good access to services and provision for new services Location is within 800m to the town centre Site aims to provide additional retail outlets; could help combat out of town comparison shopping as identified from the Retail comparison study
Summary				
<p>The site supports the sustainable objectives for 2a,2b and 2c.</p> <p>Potential conflicts regarding 3c with regards to potential development impacts. The site would be suitable however for SUDS scheme and could promote a sustainable method of a relatively deprived regeneration of this urban area.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Identified as retail/mixed use site, could provide accessible local services No evidence of land contamination Surrounded by suitable areas of Green space (within 400m) Brownfield site Good level of accessible public transport (limited) 		<ul style="list-style-type: none"> Constraints study highlighted surface water runoff concern Railway noise Infrastructure pressures – sewage Located within a conservation area 		<ul style="list-style-type: none"> Noise survey Ensure development is sympathetic to the character of the conservation area SUDS

constraints) – Train station within 800m and Bus service within 400m <ul style="list-style-type: none"> • Increase potential for new and improved services • Located within a relatively deprived area of Letchworth; regeneration potential in a sustainable manner • Good access to the town centre; located within 800m of the site. • SUDS 		
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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	○	○	○	<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 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	✗	✗	✗	<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	✗	○	○	<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	✗	○	○	<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
Summary				
<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 		<ul style="list-style-type: none"> Contaminated land Borders a conservation area 		<ul style="list-style-type: none"> Ensure that development does not impact upon the

<ul style="list-style-type: none"> watercourse 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 	<ul style="list-style-type: none"> Site is located in Groundwater Source Protection Zone 2 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 	<p>character or setting of the conservation area, e.g. building materials, style, height.</p> <ul style="list-style-type: none"> Land contamination survey and remediation Ensure that there is a proportion of affordable housing Tree survey Assess sewage capacity Investigate suitability for SUDS
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Offley

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: O/r1 r/o 14-30, High Street, Offley, 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"> Site is located providing appropriate access to the current local services The proposal is a small development; could 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?	√	√	√	<ul style="list-style-type: none"> The site is located on a designated Brownfield area. No evidence of land contamination. Site is defined as scrub land, not specified for agricultural amenity or of environmental importance.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site is adjacent to garden allotments Public footpath to the rear of the site, adjoining to Green space. Site located within close proximity to existing green spaces as well as public rights of way (within 400m)

2 © Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> The transport and constraints study identified a regular bus service within the village; connects to Hitchin. Bus stop is within 400m of the site Site access could prove difficult in accessing public transport Train station is outside of 800m from the site Mitigation – Local transport strategy; encourage cycleway, local bus to reduce car commuting and local congestion; sustainable transport options
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest Site has some vegetation present mostly in the form of Scrub land.
3(b) Protect and enhance landscapes	○	○	○	<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 an area of archaeological interest Listed buildings present within the vicinity of the proposed site; essential to observe sensitivity during construction and development Mitigation – Conduct archaeological studies Mitigation – ensure development is in keeping with local character in terms of, height, building materials and design
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 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 located within a flood risk area. The site is not 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"> The site could aid in retaining local rural services within the area. Site is located providing appropriate access to the current local services The proposal is a small development; could support the rural economy

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The site location is in an area that adjoins the town of Hitchin Will 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 impacts would be the pressures of construction on the surrounding residential areas. Site development of small scale, unlikely to generate large noise and associated problems.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> No identified resource constraints in the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> N.a
Summary				
<p>The site is restricted in terms of all aspects of sustainable transport. The train route is not allocated though the village itself. The site is likely to impact upon conservation areas and likely to cause short term construction impacts upon local residents. Many of the criteria are marked as neutral due to a relatively small scale development within a village area. Does not always support all aspects of sustainable criteria.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Located on a Brownfield site Village has food shop, post office, school and regular bus route Good access to Green spaces and public rights of way (400m to available Green space area from site) Site has no evidence of land contamination Site does not impact upon a groundwater source protection zone Will provide affordable housing 		<ul style="list-style-type: none"> In a conservation area. In an area of archaeological interest. Village location so likely to result in commuting for work and to access services Short term construction impacts Not suitable for SUDS 		<ul style="list-style-type: none"> Local transport strategy; encourage cycleway, local bus to reduce car commuting and local congestion Conduct archaeological studies Ensure development is in keeping with local building design, size and materials Look at potential sustainable heating alternatives; wood and multi-fuel

Royston

Type of Site and Number: Residential (Brownfield)		
Site Reference and Location: R/r06 Agricultural supplier, Garden Walk, Royston		
	What is the	Justification for assessment and any

SA Objectives	predicted effect on each SA objective?			mitigation measures
	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"> Site is located on a Brownfield site Some evidence of potential land contamination Potential for remediation of land. Mitigation – Land contamination assessment and land remediation survey if required.
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> Limited access to public footpaths and other rights of way Few areas of Green space readily accessible to site; no Green spaces within 400m of the site 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"> Local bus service and coach routes are frequent and accessible to the site (within 400m of the site) The train station is accessible within 800 metres to the site Parking issues within area, discouragement of travelling by car. Mitigation – Sustainable transport, Park and ride service; reduce car usage
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest Site has some vegetation present mostly in the form of Scrub land. Site not likely to enhance biodiversity
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 does not conflict with any designated areas of historical interest Site is not located on an archaeological site Site does not impact on any conservation areas

3(d) Reduce pollution from any source	XX	XX	XX	<ul style="list-style-type: none"> • Site location is within a Zone 2 Groundwater protection area • Some evidence of potential land contamination from underground storage tanks. • Potential for remediation of land. • Mitigation – Land contamination assessment and land remediation survey if required. • Mitigation – Groundwater assessment and development implications
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 a flood risk area. • The has potential for a CHP scheme • The site is suitable for SUDS according to the SUDS viability plan • Mitigation - SUDS • Mitigation – CHP scheme
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	O	O	<ul style="list-style-type: none"> • The site will not contribute to specific deprived areas. • Contributes to the loss of business use
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The proposal is for 50+ dwellings; access to 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 impacts would be the pressures of construction on the surrounding residential areas. • Site development is relatively large; potential to generate large noise and associated problems.
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 alternatives for site
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; reduce the need to leave for shopping and other purposes • Could reduce commuting for

				employment in centre.
Summary				
The site is suitable to support development within Royston as the site meets many of the sustainability criteria 2a,2c,3a,4a,5b & 7.				
Certain restrictions upon the site that do not meet the Sustainable objectives are mainly potential impacts upon infrastructure and limited access to Green spaces 2b,6a				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> • Site is located on a Brownfield site • The brown field residential development within a town will contribute to economic growth in that area. • Some evidence of potential land contamination; Chance to remediate land • Good levels of public transportation; station within 800m and bus within 400m • Will provide affordable housing • Site within 800m of the town centre • SUDS 	<ul style="list-style-type: none"> • Site is located on a groundwater source protection zone 2 • Impacts on services and infrastructure, need for redevelopment prior to build. • Identified town constraints • Limited access to Green spaces – outside of 400m to access green space • Will result in loss of business use 			<ul style="list-style-type: none"> • Land contamination assessment and land remediation survey if required • Green Space mapping and designation • Sustainable transport, Park and ride service; reduce car usage • Groundwater assessment and development implications • Sustainable energy for site • SUDS

Type of Site and Number: Residential (Greenfield – in urban area)				
Site Reference and Location: R/r07: Royston FC, Garden Walk, 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	• 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"> • There is no impact on areas of ecological or environmental importance. • However the land has potential amenity value. • No evidence of land contamination • Long term - Site is located on a Greenfield site within an urban area; Loss of Green space within town
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • Would lead to the loss of an amenity area. • Footpaths within vicinity of site; Need improved provision of public rights away • Site within 400m of a Green space designation • Mitigation – Improve public rights of way access; 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 and coach routes are frequent and accessible to the site (within 400m) • The train station is accessible within 800 metres to the site • Parking issues within area, discouragement of travelling by car. • Mitigation – Sustainable transport, Park and ride service; reduce car usage
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of ecological interest • Main vegetation present is grass (mown for pitch)
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • No identified visual impacts from the site development as it is within a town location
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 not in archaeological or conservation areas
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • The site location is within a Groundwater source protection zone 2 • No evidence of land contamination • Mitigation – Groundwater assessment and development implications
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate	✓	✓	✓	<ul style="list-style-type: none"> • The site is not located within a flood risk area. • The has potential for CHP scheme • The site is suitable for SUDS

change				according to the SUDS viability plan <ul style="list-style-type: none"> • Mitigation - SUDS • Mitigation – Potential Sustainable CHP scheme
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	<ul style="list-style-type: none"> • The site will not contribute to specific deprived areas. • Contributes to the loss of recreational and public use • The development would lead to the loss of a recreational ground within the town
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The proposal is for 44 dwellings • Will provide 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 impacts would be the pressures of construction on the surrounding 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"> • 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 initiative
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • New housing in close proximity to the town centre. • Site is within 800m of the centre • Encouraging people to use local shops and town centre; reduce the need to leave for shopping and other purposes • Could reduce commuting for employment in centre.
Summary				
<p>The proposed site is a potential Green field site and a potential Green space. The development of this site would be un-conforming to specified sustainable objectives.</p> <p>The site meets sustainable criteria 2c, 3c , 4a, 5b and 7. The loss of a recreational ground in the long term would be a loss of generated prosperity.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Good levels of public transportation; access to Bus stop (within 400m) and train 	<ul style="list-style-type: none"> • Loss of football ground • Located within Groundwater Zone 2 • Potential infrastructure 		<ul style="list-style-type: none"> • Replacement recreational facilities • CHP scheme • SUDS 	

<ul style="list-style-type: none"> station is within 800m • Will provide affordable housing • Site is within 800m of town centre; access to services • The site is suitable for SUDS according to the SUDS viability plan • Site does not conflict with any designated areas of historical interest • The site is not located within a flood risk area. • No identified visual impacts from the site development as it is within a town location 	<p>constraints; gas, sewage etc</p>	
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: R/r08 16-20, 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 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 on a designated Brownfield area. • Site is defined as domestic garden • There is no evidence of Land contamination
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • Limited access to public footpaths and other rights of way • Few areas of Green space readily accessible to site (none 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"> • Frequent Bus routes through adjacent road (within 400m to the site) • Train station within 800m to the site • 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"> • Current use as garden, small habitat fragmentation and wildlife disruption could occur. • 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"> • The site location is within a Zone 1 Groundwater protection area • Mitigation – Groundwater assessment and development implications
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 a flood risk area. • 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"> • The site will not contribute to specific deprived areas. • Development too small to be significant
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	✗	○	○	<ul style="list-style-type: none"> • The initial impacts would be the pressures of construction on the surrounding residential areas. • Location near to station – rail noise impact? • Small development, long term would be unlikely to contribute to noise factors
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	✗	✗	<ul style="list-style-type: none"> • Sewage works within area; restricted development until 2015; Need for redevelopment of

				<p>Infrastructure before development can take place</p> <ul style="list-style-type: none"> • 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 within 800m of the town centre • Encouraging people to use local shops and town centre • Could reduce commuting for employment in centre.
<p>Summary</p> <p>The site meets the sustainable criteria for 2a, 2c, 3c, 4a, 5b and 7</p> <p>Site relatively small, suggests the impact upon urban revitalisation may be small and insignificant.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Encourage people to live in centre. • The brown field residential development within a town will contribute to economic growth in that area. • Will provide affordable housing • Frequent Bus routes through adjacent road (within 400m to the site) • Train station within 800m of the site • SUDS viable • Site does not conflict with any designated areas of historical interest • Site does not impede on archaeological or conservation areas • Site within 800m of the town centre; good access to services 		<ul style="list-style-type: none"> • Residential area • Limited greenspace access and footpaths (none within 400m) • Infrastructure restraints and pressures 		<ul style="list-style-type: none"> • Green Space mapping and designation • SUDS

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	○	○	○	<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	○	○	○	<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	○	○	<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 Potential loss of biodiversity 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 	<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

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	○	○	○	<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"> Site is located over a zone 2 Groundwater source protection zone. Mitigation – Potential groundwater impacts from development
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 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	○	○	○	<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

				<ul style="list-style-type: none"> • 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	O	O	<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	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 • Large site indicated potential pressures on infrastructure • Energy supplies need redevelopment • Short term – Initial development pressures likely to disrupt and pressurise services • Mitigation – Sustainable energy solutions for large scheme
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. 		<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 • Infrastructure constraints, expected development pressures 		<ul style="list-style-type: none"> • 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

<ul style="list-style-type: none"> • SUDs viable • Within 400m of bus stop • Within 400m of green space 	<ul style="list-style-type: none"> • Site is located over a zone 2 Groundwater source protection zone. 	<ul style="list-style-type: none"> • 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
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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	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 does not impede on archaeological or conservation areas
3(d) Reduce pollution from any source	✓X	✓X	✓X	<ul style="list-style-type: none"> 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"> 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"> 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	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 Large site indicated potential pressures on infrastructure Energy supplies need redevelopment Short term – Initial development pressures likely to disrupt and pressurise services Mitigation – Sustainable energy

				solutions for large scheme
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. • SUDs viable. • Bus stop within 400m • Station within 800m • Will provide affordable housing 	<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 			<ul style="list-style-type: none"> • Land contamination assessment; remediation if needed • Alternative CHP schemes for smaller developments • Noise reduction barriers • Sustainable energy solutions for large scheme • SUDS

Type of Site and Number: Residential (Brownfield) R.r16				
Site Reference and Location: Former cinema and Swimming Pool, Newmarket 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	0	0	0	▪ n/a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	▪ 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 800 m) Site is next to a bus stop, so well within 400 m Site is greater than 800m from railway station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Site is not a designated ecological site, however, it is overgrown and species may be living here Mitigation – ecological 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"> 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	✓	✓	✓	<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 according to SUDS Viability Plan Mitigation – SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> N.a
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> Housing provision within Royston, but only 6 residences
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<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 ▪ 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"> ▪ May be problems with utilities, capacity limited to additional 150 dwellings up to 2015 ▪ Adjacent to conservation area ▪ Site is greater than 800m from railway station 		<ul style="list-style-type: none"> ▪ Investigate sewage capacity on site specific basis and possible reinforcement of energy supply ▪ SUDS ▪ Ecology survey

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: R/r18 r/o Blackett 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	✗	○	○	<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	✗✗	✗	✗	<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 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).

				<ul style="list-style-type: none"> • 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/r21 Heath House, Princes Mews, 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"> • The site for housing is estimated as a 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. There is no evidence of land contamination present on the site Site is not specified for agricultural amenity or of environmental importance. Mitigation – Evidence of trees present; surveys to protect and incorporate them in to the development
2(b) Provide access to green spaces	○	○	○	<ul style="list-style-type: none"> There are few specified locations of Green Spaces within close vicinity of the site (within 400m) Several surrounding footpaths within accessible distance
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 good public transport facilities; a regular bus service with many stops within the centre and a bus stop within 400m of the site The train station is not directly situated within the centre but is accessible from the site. It is greater than 800m away
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> There are few trees 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	○	○	○	<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 located within Royston historic core Site could impact on conservation area and archaeological areas of interest Due to the size of the development could affect the surrounding areas for an extensive period There are 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	✗✓	✗✓	✗✓	<ul style="list-style-type: none"> Site is located over a zone 2 Groundwater Source protection Zone Mitigation – Potential groundwater impacts from development SUDs viable
CLIMATE CHANGE				
4(a) Reduce greenhouse	✓	✓	✓	<ul style="list-style-type: none"> Not located in a flood risk area

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> CHP could be a suitable sustainable option for size of site and the number of dwellings proposed
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> Site is proposing to remove a current centre of employment 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"> The size of the site is proposed at 56 dwellings; therefore would provide affordable housing Dependant upon housing prices within city centre especially of historical interest 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	✗	○	○	<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	✗✗	✗	✗	<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 Short term - Initial development pressures likely to disrupt and pressurise services Mitigation - Sustainable energy solutions for large scheme
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> New housing located in the town centre (within 800m). Could encourage 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 related to utilities, groundwater and historical/cultural protection.				
Strengths	Weaknesses		Potential mitigation	

<ul style="list-style-type: none"> • Support for local services • Located on a Brownfield site • Good access to public transport within town – i.e. within 400m of a bus stop • Within 800m of town centre • Within 400m of green space • No evidence of ecological interest or present biodiversity • Potential to promote CHP due to size of development • Will provide affordable housing • Good model of sustainable urban living • SUDs viable 	<ul style="list-style-type: none"> • Limited access to other Green spaces • Located in archaeological, conservation areas • The site is located over Groundwater Source protection Zone 2 • There are Infrastructure constraints; sewage incapacity • Expected development pressures • Over 800m to train station 	<ul style="list-style-type: none"> • Evidence of trees present; surveys to protect and incorporate them in to the development • 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
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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 levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • The brown field residential development within the town could contribute 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	○	○	○	<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	✗	✗	✗	<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 prosperity fairly	○	○	○	<ul style="list-style-type: none"> • Site is proposing to remove a current centre of employment • 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	✗	✗	✗	<ul style="list-style-type: none"> • Located parallel to train lines; potential generated noise effects • Potential associated health effects

health inequalities				<ul style="list-style-type: none"> 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 Train station within 800m 		<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 protection Zone 1 Evidence of land contamination 		<ul style="list-style-type: none"> Land contamination assessment; remediation of land if needed Green Space mapping and designation Noise barriers SUDS

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

				<p>small development but there would be cumulative effects if all other residential developments go ahead.</p> <ul style="list-style-type: none"> 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 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"> May be problems with utilities, capacity limited to additional 150 dwellings up to 2015 Sited in a conservation area, and in the garden of listed buildings 		<ul style="list-style-type: none"> Investigate sewage capacity on site specific basis and possible reinforcement of energy supply SUDS Ecology survey Tree survey Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height.

Sandon

Type of Site and Number: Residential (Unknown)				
Site Reference and Location: S/r2 Land adjacent to Wooden Cottage, 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 site is not specified as being Brownfield or Greenfield The current site usage is vacant The land type is defined as scrubland Mitigation – Greenfield or Brownfield definition assessment
2(b) Provide access to green spaces	X	X	X	<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 within 400m Long term – Potential cumulative effects regarding proposed Gypsy site located on open space. Potential loss of Greenfield area Mitigation – Greenfield mapping and site designation
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	O	O	O	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself Bus stop within 400m No station within 800m People likely to commute Mitigation – Sustainable alternative transport initiative
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	O	O	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity Scrubland suitable for grazing present on site; doesn't appear to have major habitat provision Land area unlikely to promote the enhancement of new and existing habitats
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Plateau landform, arable use Development may impact upon the local landscape character
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> In a conservation area There are numerous listed buildings located around the site itself. Mitigation – To ensure the development does not impact on the conservation site before and after construction Mitigation – Ensure the development adheres to the local Character i.e. size, design etc
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Outside the area covered by the constrains map showing Groundwater Source Protection Zones
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

Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> SUDs: Unsuitable Drift/Suitable Solid
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 Area not identified as being deprived
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> Due to the small number of dwellings on the site it is unlikely affordable housing will be available
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<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"> No information on constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	○	○	○	<ul style="list-style-type: none"> N.a
Summary				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Access to Green spaces within 400m Bus stop within 400m Potential to support existing rural services 		<ul style="list-style-type: none"> Uncertainty that the site could cope with 6 dwellings given the surroundings Located in conservation area Could impact upon listed buildings Village location is likely to result in commuting for work and services 		<ul style="list-style-type: none"> Sustainable alternative transport initiative To ensure the development does not impact on the conservation site before and after construction Ensure the development adheres to the local context i.e. size, design etc SUDS may be viable

St Ippolyts

Type of Site and Number: Residential (Brownfield) SI.r1				
Site Reference and Location: The Foundry, 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	X	X	X	<ul style="list-style-type: none"> Site is poorly located in terms of accessing services and facilities as it is situated outside of 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"> Brownfield site There is evidence of site contamination (previous site use as foundry) which would need to be remediated, so this development could reclaim contaminated land. Mitigation – land contamination survey and remediation
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Site is surrounded by green space and is within 400 m of a footpath
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 situated just outside of the village of St Ippolyts Site is not on any bus routes or close to a railway station People living here would need to rely on personal transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> Site is not a designated ecological site, however it is next to a designated wildlife 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	?	?	?	<ul style="list-style-type: none"> Sited adjacent to a conservation area and an area of archaeological interest Listed buildings on site Mitigation - Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height. Mitigation – archaeological survey Mitigation – incorporate listed buildings as part of development
3(d) Reduce pollution from any source	X	X	XX	<ul style="list-style-type: none"> Evidence of site contamination from use as a foundry Site borders a watercourse Not located in Groundwater Source Protection Zone 1 or 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	XX	<ul style="list-style-type: none"> Not on a north facing slope Site located in 1 in 20 year floodplain according to draft SFRA.. With flooding becoming ever more frequent and extreme, building houses on this floodplain is likely to lead to problems in the future. Potential for SUDS

				<ul style="list-style-type: none"> Mitigation – SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	<ul style="list-style-type: none"> May help to support services in the village of St Ippolyts, but is not well located for this purpose.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Housing provision adjoining town of Hitchin. More than 15 dwellings
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Should not impact upon any existing residential areas
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Sewage capacity should be assessed on a site specific basis Energy provision may require reinforcement 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"> N.a
Summary				
Fairly isolated residential development located on a flood plain.				
Summary				
Fairly isolated residential development located on a flood plain.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site Good access to green spaces SUDS possible Housing provision adjoining town of Hitchin. Will provide for affordable housing 	<ul style="list-style-type: none"> May be problems with utilities Situated outside of the village, not on regular bus route. Listed buildings onsite Next to wildlife site Next to conservation area and area of archaeological interest Situated on the river banks Site located in 1 in 20 year floodplain according to draft SFRA Contaminated land 		<ul style="list-style-type: none"> Investigate sewage capacity on site specific basis and possible reinforcement of energy supply Land contamination survey and remediation SUDS Ecology survey Tree survey Archaeological survey Incorporate listed buildings as part of development Ensure that development does not impact upon the character or setting of the conservation area, e.g. building materials, style, height. 	

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 		<ul style="list-style-type: none"> No regular bus service. 		<ul style="list-style-type: none"> Tree surveys; need to

<p>existing rural services</p> <ul style="list-style-type: none"> • Will provide affordable housing • Green space within 400m • LCA notes that local visual impact on northern edge caused by water towers and telecommunications masts. 	<p>Village location is likely to result in commuting for work and to access services</p> <ul style="list-style-type: none"> • Located within an archaeological area • Located within a conservation area 	<p>incorporate as many trees in to the design as possible</p> <ul style="list-style-type: none"> • 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?	○	○	○	<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	✗	✗	✗	<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	✗	✗	✗	<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 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 	<ul style="list-style-type: none"> No regular bus service. Village location is likely to result in commuting for work and to access services 		<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 	

<p>stop</p> <ul style="list-style-type: none"> LCA notes that local visual impact on northern edge caused by water towers and telecommunications masts. 	<ul style="list-style-type: none"> 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"> 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
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