



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

Additional Suggested Sites: Report on Appraisal of
Options

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


A report by **CAG Consultants**

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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 (SA) and Strategic Environmental Assessment (SEA). An initial set of site options was produced by the Council, and these options were appraised. Both the site options report and the appraisal were published for consultation in January 2008.

As a result of the consultation process, a number of additional sites were suggested as suitable for inclusion in the Land Allocations DPD. This report describes the results of the SA and SEA of the options for the additional sites, listed in the Additional Suggested Sites 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 Additional Suggested Sites 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 Additional Suggested Sites 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.

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 – Additions Suggested Sites 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
Hertfordshire
SG6 3JF

ldfconsultations@north-herts.gov.uk

All comments must be received by: 14 Sep 2009

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 is a report on the appraisal of additional suggested sites for housing and other uses in North Hertfordshire. More detail on the process of suggesting sites is given in section 1.4 below.

The appraisal has been done to accompany the consultation process on the Council's Additional Suggested Sites 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.

The first stage of the process of developing the Land Allocations DPD is to produce an Issues and Options report. An initial Issues and Options report on future provision of sites for housing, employment, retail and other purposes was published for consultation in January 2008. A report on the SA and SEA of the Issues and Options was published at the same time⁵.

As a result of the consultation process, a number of additional sites were suggested as suitable for inclusion in the Land Allocations DPD. The Council has published these in the Additional Suggested Sites Issues and Options document.

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.

⁵ Report and SA/SEA available at: http://www.north-herts.gov.uk/index/planning/local_development_framework/land_allocations.htm

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. **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

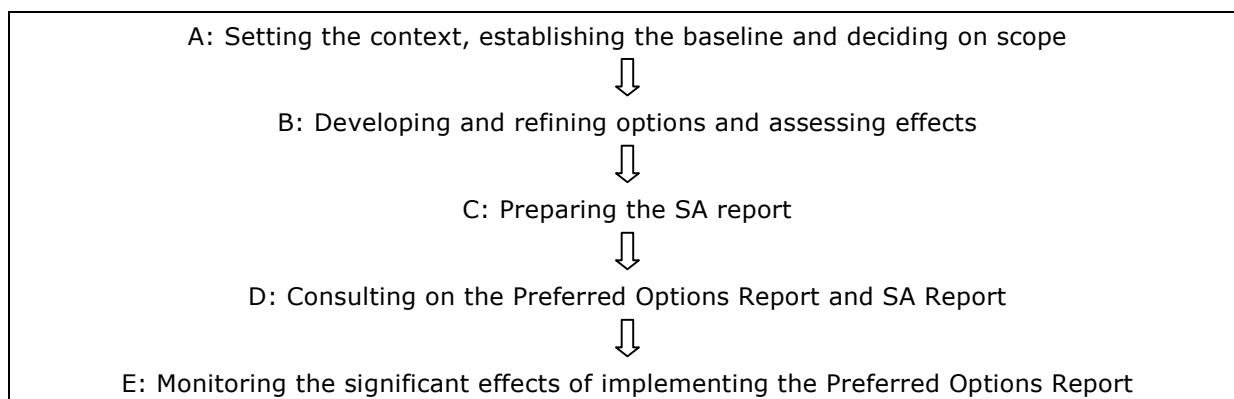


Table 1 below provides further detail regarding the tasks included within the five stages and how they relate to the preparation stages for the DPD. This report is the results of B2 in the table.

Table 1: 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 2 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 2: 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 first undertaken as part of the earlier appraisal of the Core Strategy and Development	A number of gaps in data exist.

	Policies DPDs (final version October 2006). The material produced was used for the appraisal of the Land Allocations Issues and Options Paper in December 2007. The baseline data was then updated by CAG in January 2009 and used to inform the appraisal of the Additional Suggested Sites Issues and Options Paper undertaken in May 2009.	
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 the appraisal in December 2007 and updated along with the baseline review to inform the May 2009 appraisal.	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 Development Policies in August 2005, updated October 2006. Modified framework for this appraisal produced in October 2007.	Framework updated to reflect the specific effects which land allocations could have on the 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 published January 2009. Additional Suggested Site Options published in June 2009.	The Land Allocations Issues and Options reports contain 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	Appraisal of strategic options completed August 2005, as part of the appraisal of the Core Strategy and Development Policies. Appraisal of land allocations	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

maximising beneficial effects	options completed December 2007, and additional suggested site options in May 2009.	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 table below.

Table 3: Example of testing matrix

Type of Site and Number: 62 Residential				
Site Reference and Location: 08/3247/1 Land r/o 57 West Street Lilley Bottom Road, Lilley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> The site is situated in a rural area According to the Housing

				<p>Background Paper, Lilley does not have enough services to justify development.</p> <ul style="list-style-type: none"> Lilley has no food shops, shops, no school, no doctor's surgery Lilley is in a rural location outside of Luton The development is for 4 dwellings which isn't likely to create the demand required to develop new facilities and services in the near future
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon Agricultural land grade 2
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way border and run through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest settlement to Lilley with services and facilities is Luton. There is a regular bus service within 400m There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services

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. It drew on site specific information provided by the Council, which included site photographs. The Council also provided GIS data 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 key information sources used in the appraisal of all the sites is shown in the table below.

Table 4: Key information sources for site appraisal

Document	Comments
Site Location GIS data and report	<p>Geographic information was reviewed using GIS data provided by North Hertfordshire District Council. The GIS data included the following information:</p> <ul style="list-style-type: none"> • Rights of Way • Agricultural Quality • Wildlife sites • SSSIs • Historical Parks and Gardens • Conservation Areas • AONB • Luton Airport Air noise contours • Archaeological sites • Ancient monuments • Listed buildings • Flood risk and SUDS viability • Ground Water Vulnerability • Groundwater Source Protection zones <p>In addition, information on existing and neighbouring uses, site area, proposed future uses, and whether green or brownfields were provided along with site photos.</p>
Employment Land Study	Gives policy reasons for allocating additional sites. Only relevant when considering employment sites.
Town Centre and Retail Study Baldock, Letchworth and Hitchin Town Centre Strategies	TCR Study gives 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. Transport and education most relevant.
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	Identifies the landscape sensitivity and capacity to accommodated

and Capacity Study	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 development in the countryside
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.
Map showing areas of deprivation	This is included in the Sustainable Community Strategy.
Environmental health comments on sites	On land contamination and other health issues such as air quality and noise. Provided by North Hertfordshire DC.

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 5: 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 	All	Site information shows whether greenfield or brownfield and may comment on environmental and amenity value. GIS layer shows	Site on brownfield land which offers the opportunity for remediation. Does not impact on areas of high agricultural	Greenfield site which is sensitive in terms of ecology, agriculture or/and amenity

SA Objective	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	unremediated contaminated land?		agricultural land quality of greenfield sites (though doesn't separate 3a and 3b), Information on possible contaminated land.	value (grades 1, 2 or 3a), areas of high amenity value or any ecological designations	

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 show 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 6: 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 June-August 2009	The Land Allocations Issues and Options paper was sent out to same consultees and made available on the Council's website. They were directed to the SA/SEA report which was available on the Council's website. A consultation meeting for key stakeholders was held on 19 th March 2008 to comment on the appraisal of the Issues and Options. The Additional Suggested Sites Issues and Options will be consulted on in the same way as the first Issues and Options paper. This will include a consultation meeting for stakeholders.

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.
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Table 7: 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 ▪ EA Catchment Abstraction Management Plan ▪ EA Water Cycle Scoping Document 	Agreed. CFMP not available for Anglian Region.	Following documents have been reviewed and included in Appendix 1 attached to this report: Habitats Directive; 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	Landscape issues have been included in the appraisal	No changes made

Consultee/comments made	Response	How the comments have been addressed
<p>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.</p>	<p>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.</p>	
<p>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.</p>	<p>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.</p>	<p>The historic environment has been included in the list of key sustainability issues in Appendix 2.</p>
<p>English Heritage</p>		
<p>The baseline review in Appendix 2, however, is extremely thin. There is substantial existing information that could be included from the County Historic Environment Record. For instance, the Extensive Urban Survey Reports relating to Hitchin, Baldock, Royston, and Ashwell should be referred to. The county of Hertfordshire has a complete Historic Landscape Character GIS database which could be used to evaluate historic sensitivity of different areas. If there are conservation area appraisals, issues arising from these would helpfully inform the identification of current threats and trends. Commentary is needed, as well as numerical data, since the latter cannot capture the qualitative aspects of the historic environment.</p> <p>The use of listed buildings at risk as an indicator is a very narrow proxy, and should be expanded to include grade II listed buildings which are far more representative of the North Hertfordshire towns, villages and rural landscape. English Heritage has recently developed data on Scheduled Monuments at Risk which will be available through the County Historic Environment Record Centre. Other data could be gathered and indicators developed covering, for instance, planning applications that</p>	<p>The importance of identifying specific threats to the historic environment as a result of development is agreed. However, it is considered that this is best done as part of the testing process, rather than in the baseline data.</p> <p>The comments on the specific indicators in the baseline data are noted. It has not been possible with the resources available to update the baseline data as part of this appraisal, but a full update will be undertaken prior to the Submission version of the Core Strategy/ Development Policies.</p>	<p>Extensive information on the 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>

Consultee/comments made	Response	How the comments have been addressed
<p>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>		
Appraisal Framework		
Environment Agency		
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.

Consultee/comments made	Response	How the comments have been addressed
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.
Draft Report on SA/SEA of Land Allocations Issues and Options		
Stakeholders meeting 19/3/08		
A number of suggestions were made for cumulative effects		Additional cumulative effects have been included in table 14.
Any site development will have an impact on habitats. Biodiversity Records Centre to submit site specific comments (including noting that 5 sites are designated).	Agreed and noted	Site specific information will be included in preferred options report
Measures to avoid pollution of groundwater need to be taken on all sites, not just those in Groundwater Protection Zones.	Agreed	Included in commentary in summary of impacts tables
Some elements of SUDS can be used on all sites. Sites which are shown as SUDS not viable should be described as "constraints on the use of SUDS" as some measures will still be able to be taken.	Agreed	Included in commentary in summary of impacts tables
What about air quality impacts of sites near main roads? Environmental Health to submit site specific comments on environmental protection issues (including pollution and noise) for all sites.	Noted	Site specific information provided will be included in preferred options report

Consultee/comments made	Response	How the comments have been addressed
<p>There is a potential for archaeological features on any site, as designations only note currently known features. Some site specific information included in site specific comments.</p>	<p>Agreed and noted</p>	<p>Included in commentary in summary of impacts tables Site specific information provided will be included in preferred options report</p>

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 below. The full review is included as Appendix 1 to this report.

Table 8: 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*⁶.

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*⁷.

The baseline review meets the requirements of the SEA Directive to provide information on *the environmental characteristics of the area likely to be affected*⁸.

The baseline review for North Hertfordshire was updated in January 2009 and 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*⁹ and develop sustainable plan objectives and options¹⁰.

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*

⁶ p.44

⁷ p.89

⁸ Annex1 (c)

⁹ Development Plan Document

¹⁰ p.45

programme including, in particular, those relating to any areas of a particular environmental importance¹¹.

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. It was then updated in January 2009 along with the baseline review. 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 indicators¹².*

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:

¹¹ Annex 1(d)

¹² p.105

- Objectives used in the sustainability appraisal of the East of England Plan¹³. 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.¹⁴

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 Directive¹⁵ are shown underlined.

Table 9: Appraisal framework

SA Objective¹⁶	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? • avoid using the best and most versatile agricultural land?

¹³ *East of England Plan: Sustainability Appraisal Report*, Levett-Therivel Sustainability Consultants and Land Use Consultants, November 2004

¹⁴ *Securing the Future*, March 2005

¹⁵ listed in Annex 1(f)

¹⁶ those relevant to the SEA Directive are shown underlined

<u>environmental and amenity value?</u>	<ul style="list-style-type: none"> • 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 spaces¹⁷? • 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? • avoid habitat fragmentation and provide habitat linkages
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> • protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> • conserve and enhance the historic built character of the District's town's and villages? • protect sites of archaeological and historic importance, whether designated or not?
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> • protect the water quality of rivers? • protect groundwater resources? <p><i>Note that the air pollution impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here. Noise impacts are addressed by question 5(c) and also 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>

¹⁷ For the purposes of this appraisal, proximity (within 400m) to open countryside with a degree of accessibility was included as access to green space, due to provision of local amenity (e.g. walking, access to nature etc)

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 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, and other purposes in North Hertfordshire. These are the sites listed in the Additional Suggested Sites 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 126 sites have been appraised. 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.

The majority of the sites assessed (81) concerned residential development sites on greenfield locations.

Table 10: 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.

SA Objective	Significant sustainability effects of residential greenfield sites
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 (16) involve high quality agricultural land (grade 2), whilst 56 involve grade 3 agricultural land ¹⁸ .
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 in villages, with only 11 of the 80 sites being in major settlements (Hitchin, Baldock and Royston). Whilst most are within 400m of a bus stop, some of the village services are infrequent and the likelihood is that new residents would use private cars to commute to work and for other trips. Most of the sites are further than 800m from a railway station, with the exception of some of the larger towns (e.g. Knebworth). For the small towns, bus access means that many have local services which are accessible without a car. The villages vary in relation to provision of local services, including schools, and many services are likely to be accessed by car. 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 are designated wildlife sites or SSSIs, although a number of sites adjoin or are nearby such sites (including one SSSI and an AONB). As these are greenfield land, there is bound to be some loss of biodiversity and fragmentation of habitats. 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	The sites were assessed using the Landscape Character Assessment. Whilst broad Landscape Character Areas (LCAs) have been identified, the impact of individual sites on these LCAs is unclear at this stage. It was noted that many of the LCAs affected had a recommendation to 'improve and conserve' the landscape value. Further assessment is needed to ascertain the impact of any development on these sites. One site is located within the Chilterns AONB (08/3247/1 Land r/o 57 West Street Lilley Bottom Road, Lilley) and may require further investigation.
3(c) Conserve and where appropriate enhance the historic environment	One site contains an ancient monument (site 28, Clothall), whilst five contain listed buildings (Sites 68, 70, 74, 94 and 101) and ten are either wholly or partly within a Conservation Area (30, 65, 68, 70, 74, 91, 97, 101, 102 and 106). A

¹⁸ While the Government aims to minimise the loss of farmland, particularly the best and most versatile land (grades 1, 2 and 3a), it also recognises the need for a positive approach towards a more diverse rural economy.

SA Objective	Significant sustainability effects of residential greenfield sites
	<p>number of sites have archaeological designations which will require further investigation.</p> <p>A large number of other sites lie near or adjacent to built heritage features.</p>
3(d) Reduce pollution from any source.	<p>Potential or 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. These issues would require further investigation prior to development in order to avoid contamination of soil, groundwater and watercourses.</p>
4 Reduce climate change emissions and improve the District's ability to adapt to climate change.	<p>Additional car travel discussed in 2(c) will also have significant impacts on greenhouse gas emissions. A number of the sites are likely to be small residential developments, with little potential for climate change measures. However, for the larger sites climate change mitigation and adaptation measures may be more viable (e.g.the use of Combined Heat and Power). Information from the draft SFRA shows that SUDS is viable for many of the sites.</p> <p>A small number of the sites are at risk of flooding, falling with flood zones 2 and 3 (affecting some of the sites in Hitchin, Sandon, St.Ippolyts and Wymondley), and may require further investigation.</p>
5(a) Share benefits of prosperity fairly and promote community cohesion	<p>The larger developments provide opportunities for the provision of community facilities. Problems with school capacity have been identified in Baldock and Knebworth. Developments in the villages should contribute to the viability of rural services.</p>
5(b) Increase access to decent and affordable housing	<p>There would be a significant provision of affordable housing as a result of these developments. Over 70% of the sites are large enough to meet the Core Strategy requirement of 40% of the development being affordable housing.</p>
5(c) Improve conditions and services that engender good health and reduce health inequalities	<p>A small 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.</p>
6 Use natural resources efficiently; reuse, use recycled where possible	<p>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, Knebworth, St.Ippolyts and Wymondley It also notes that there are constraints on sewerage capacity for new developments in Baldock, Kimpton and Royston.</p>
7 Promote sustainable urban living	<p>Edge of town sites with good accessibility to the town centre may also contribute to the viability of services in the town. However the many village sites and those with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres.</p>

A further 37 sites concerned residential development on brownfield land, the majority in Reed (10) and St.Ipplyts (13).

Table 11: 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	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 brownfield land, however around 20 sites contain agricultural land (one even grade 2) or other green spaces.
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 in villages, with only 3 of the 37 sites being in major settlements (Baldock). Whilst most are within 400m of a bus stop, some of the village services are infrequent and the likelihood is that new residents would use private cars to commute to work and for other trips. Most of the sites are further than 800m from a railway station, with the exception of some of the larger towns (e.g. Knebworth). For the small towns, bus access means that many have local services which are accessible without a car. The villages vary in relation to provision of local services, including schools, and many services are likely to be accessed by car. 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, although some adjoin or are nearby such sites. Whilst these are brownfield sites, many have agricultural land or green space and 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	The sites were assessed using the Landscape Character Assessment. Whilst broad Landscape Character Areas (LCAs) have been identified, the impact of individual sites on these LCAs is unclear at this stage. It was noted that many of the LCAs affected had a recommendation to 'improve and conserve' the landscape value. Further assessment is needed to ascertain the impact of any development on these sites.
3(c) Conserve and where	Six sites contain listed buildings (Sites 33, 90, 93, 100, 112

appropriate enhance the historic environment	and 124) and sixteen are either wholly or partly within a Conservation Area. A number of sites have archaeological designations which will require further investigation. A large number of other sites lie near or adjacent to built heritage features.
3(d) Reduce pollution from any source.	Potential or probable land contamination was noted on ten sites. Eight 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. 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. A number of the sites are likely to be small residential developments, with little potential for climate change measures. However, for the larger sites climate change mitigation and adaptation measures may be more viable (e.g. the use of Combined Heat and Power). Information from the draft SFRA shows that SUDS is viable for many of the sites. Eight sites are at risk of flooding, falling within or near to flood zones 2 and 3 (affecting sites in Graveley, Ickleford, Nuthampstead, Reed and St.Ippolyts), and may require further investigation.
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 Knebworth. 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. Around 75% 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 small 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 Knebworth, St.Ippolyts and Wymondley It also notes that there are constraints on sewerage capacity for new developments in Baldock and Kimpton.
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 the many village sites and those with poorer accessibility may be more likely to use out of town supermarkets or facilities in other centres.

Other sites included a variety of proposals including station car parking; intensification of leisure uses; extensions to a caravan site, a recycling centre and a school; and an employment site.

Table 12: Significant sustainability effects of other sites

SA Objective	Significant sustainability effects of other and mixed use sites
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	All bar one of these sites involve extension onto or use of greenfield land. Six of the eight sites contain grade 3 agricultural land.
2 (b) Provide access to green spaces	A number of the sites could be designed to include open space and formal recreational areas.
2(c) Deliver more sustainable location patterns and reduce the use of motor vehicles	Sites generally in greenfield locations, so likely to increase car travel.
3(a) Protect and enhance biodiversity	No designated sites affected, but as 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	No important landscape areas affected.
3(c) Conserve and where appropriate enhance the historic environment	Four of the sites are within areas of archaeological interest which will require further investigation. The Princess Helena College has a number of heritage designations.
3(d) Reduce pollution from any source.	No land contamination issues. A small number are in source/ Groundwater protection zones. 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 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. One site borders flood zone (208/3062/2 Chesfield Downs, Jack Hill, Graveley). Information from the SFRA shows that SUDS is viable most of the sites (except the Princess Helena College).
5(a) Share benefits of prosperity fairly and promote	No significant impacts.

SA Objective	Significant sustainability effects of other and mixed use sites
community cohesion	
5(b) Increase access to decent and affordable housing	With the exception of the caravan park extension, these sites would not contribute to affordable housing provision.
5(c) Improve conditions and services that engender good health and reduce health inequalities	No significant issues.
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 Letchworth. It also notes that there are constraints on sewerage capacity for new developments in Letchworth.
7 Promote sustainable urban living	Due to their greenfield locations, these sites are unlikely to help promote sustainable urban living.

3.3 Assessment of cumulative effects

The SEA Directive requires consideration of secondary, cumulative and synergistic effects¹⁹ (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 13: Review of cumulative effects

¹⁹ See *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* ODPM November 2005 Appendix 13

Cumulative effect	Affected receptor	Causes
Reduction in biodiversity and fragmentation of habitats	Wildlife habitats, particularly around towns	Development of greenfield and brownfield sites in rural areas and on the edge of towns
Potential impact on water quality and wildlife habitats	Designated European wildlife sites (Lea Valley SPA and Ramsar Site)	Expansion of sewerage capacity at Rye Meads due to growth in this part of the region
Reduction in landscape quality	Landscape	Development of greenfield sites for housing in rural areas
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
Reduction in community cohesion	Local communities	Large new developments on the edge of towns and coalescence with smaller villages
Possible pollution of controlled waters (depending on effectiveness of mitigation)	Controlled waters (groundwater and watercourses)	Development of land affected by contamination and run off from new developments
Possible surface flooding (depending on the effectiveness of mitigation)	Towns and villages	Development without adequate use of SUDS

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

May 2009

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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			
<p>A range of objectives is identified under four themes:</p> <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			
<p>This European legislation is designed to integrate the way water bodies are managed across Europe.</p> <p>The Water Framework Directive is a set of guidelines for managing large bodies of water. Its main aims are to improve water quality while reducing any danger 'a water body' poses, such as flooding. It's also designed to stop the deterioration of wetlands and improve aquatic habitats for wildlife. The main objectives of the WFD are to:</p> <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 WDF requires that a River Basin Management Plan (RBMP) is produced for each defined River Basin Districts (RBD). These include provision for assessing and monitoring and should include targets.	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): '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>	<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.</p>
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; 	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.

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.</p> <p>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: 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
	<p>33% of household waste by 2015</p> <p>The strategy includes the relevant Best Value and QoLC Indicators.</p>		
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
<p>A Housing Strategy for the London Commuter Belt Sub-region 2005 – 2008</p>			<p>Status:</p>
<p>Source:</p>			
<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
<p>Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development (July 2006)</p>		<p>Status: Consultation Draft</p>	
<p>Source: www.hertsdirect.org/yrccouncil/hcc/env/plan/issues/buildingfuturesustainability/</p>			
<p>Includes key principles and guidance for sustainable design and construction in the following aspects of sustainable building:</p> <ul style="list-style-type: none"> • air • design • energy • materials • noise • waste • water 	<p>Not applicable</p>	<p>The LDF should support the implementation of this guide in order to promote sustainability in building design and construction.</p>	<p>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?'</p>

Local Plans, Programmes and Policies

Key objectives relevant to plan and SA	Key targets and indicators relevant to plan and SA	Implications for plan	Implications for SA
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 concertededly 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:			
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.	Not applicable.	Car parking needs to be considered in the LDF, particularly with regard to new development. A good practice guide has been prepared (Harrison Webb Associates 2002). This report examined practical issues, such as; <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 	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.

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>



SA/SEA of North Hertfordshire Land Allocations DPD

Appendix 2: Baseline review and key sustainability issues

May 2009

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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) Baseline data on average weekly earnings by place of work and residence
	Recruitment of skilled workers: within rural Hertfordshire 15% of employers report difficulty in recruiting the skills they need. This compares with a 10% average for Hertfordshire and as little as 2% in the south of the County. Equally 19% of Hertfordshire firms report that a lack of skilled labour is a limiting factor in increasing output.	Herts Rural Innovation Strategy (p30)
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. Likely developments are: <ul style="list-style-type: none"> The provision of additional housing within North Hertfordshire to meet the requirements of the East of England Plan. This will include a significant amount of housing on Greenfield sites, and high quality agricultural land. 	Sustainability Appraisal of Issues and Options Report for Land Allocations DPD. NHDC Corporate Plan 2005-2015 (2006 review).

¹ Those relevant to the SEA Directive are shown underlined

SA Objective ¹	Issues	Source
	<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 	
<u>2 (c) deliver more sustainable location patterns and reduce</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)
<u>the use of motor vehicles</u>	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>	Proposed housing developments discussed above, plus the proposed expansion of London Luton and Stansted airports will have a significant impact on District's environment.	Discussion with Officer Steering Group
<u>3(b) Protect and enhance landscapes</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 North Herts Biodiversity Action Plan
<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.	Rye Meads Scoping Report 2007
CLIMATE CHANGE		
<u>4(a) Reduce greenhouse gas emissions</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. Corporate Plan 2005-2015 (2006 review)

SA Objective ¹	Issues	Source
	Climate change is a major environmental issue. NHDC has signed the Nottingham Declaration and to committed itself to reducing the District's contribution to global warming and climate change	Corporate Plan 2005-2015 (2006 review)
A JUST SOCIETY		
5(a) Share access to services and benefits of prosperity fairly	Whilst the District is relatively prosperous there are pockets of income and/or multiple deprivation in relation to national standards. In the towns these occur in parts of Hitchin and Letchworth. In the rural areas specific issues are isolation and lack of access to services.	North Hertfordshire Sustainable Community Strategy 2009-2021 SEA of Hertfordshire Local Transport Plan (key sustainability issues)
5(b) Provide access to services and facilities for all	There has been a reduction in village services and employment over the last 20 years. This particularly affects the elderly and young people. 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 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.	Herts Rural Innovation Strategy (p31)
5(d). 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.	Corporate Plan 2005-2015 (2006 review) Herts Rural Innovation Strategy (p30) Housing Background Paper 2007
5(e) Reduce crime rates and fear of crime	NHDC is generally very safe, but fear of crime is an issue in the District. Consultation work undertaken by the North Hertfordshire Crime and Disorder Reduction Partnership (CDRP) has identified the following priorities: 1. Reduce anti-social behaviour and criminal damage	North Herts Community Safety Plan 2008-2011

SA Objective ¹	Issues	Source
	2. Reduce alcohol related crime and disorder 3. Increase the awareness of domestic violence 4. Reduce dwelling burglary 5. Promote reassurance and increase feelings of safety 6. Reduce vehicle crime	
5(f) Improve conditions and services that engender good health and reduce health inequalities	<p>Generally speaking across all age groups the population of Hertfordshire 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 Public Health Annual Report 2007 notes the following key health issues:</p> <ul style="list-style-type: none"> • Smoking is the single greatest cause of premature illness and early death • Demands on sexual health services are increasing • Overall, child health in Hertfordshire is good, although obesity rates are of concern • Levels of alcohol-related illness are rising • The population of older and elderly people will grow over coming years and this will have an impact on both health and social care services. Accidents, in particular falls, are a major health problem in this age group. <p>Noise from air and road transport has a significant effect on quality of life in the District. Proposed developments will have significant additional impacts.</p>	<p>Public Health Annual Reports 2007 and 2008, East and North Hertfordshire PCT</p> <p>Hertfordshire Joint Strategic Needs Assessment Core Dataset: A Joint Report from Hertfordshire Primary Care Trusts and Hertfordshire County Council, April 2008</p> <p>Housing Background Paper 2007</p> <p>Discussion with Officer Steering Group</p>
RESOURCE USE AND WASTE		
6 (a). Use natural resources efficiently; reuse, use recycled where possible	<p>Hertfordshire has the highest domestic water use in the country. The Rye Meads Scoping Report notes that there are significant concerns for the availability of water resource in the Upper Lee catchment, which services the District. It notes that <i>new water resources within the Upper Lee CAMS area are not available to meet any increased demand generated by the proposed new housing developments.</i></p>	<p>Rye Meads Scoping Report 2007,</p> <p>Transport and Utility Constraints Report</p>
	<p>Sales of sand and gravel in South East England have almost halved since 1973. Sales of sand and gravel from extraction in Hertfordshire have decreased by 40% since 1990. The latest estimates for 2001 show sales at</p>	<p>Hertfordshire Minerals Local Plan Review 2002-2016 Adopted 2007</p>

SA Objective ¹	Issues	Source
	1.67 million tonnes. However, the most recent figures available (1997) show that Hertfordshire was a net importer of sand and gravel with consumption exceeding sales by 0.356mt.	
6(b) Reduce waste	The District has significantly improved its recycling performance in recent years. However, there is still a need for further improvement and a need to reduce overall waste arisings.	Corporate Plan 2005-2015 (2006 review) Discussion with Officer Steering Group

Economy

Indicator	North Herts	Herts	East of England	National	Targets	Trends	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.	Workplace based GVA £/head 2000 17,717 2001 18,605 2002 19,354 2003 20,351 2004 21,530 2005 22,153	Workplace based GVA £/head 2000 13,403 2001 13,067 2002 14,785 2003 15,684 2004 16,532 2005 17,084 2006 17,890 2007 18,857 Residence based GVA £/head 2001 16,147 2002 16,858 2003 17,700 2004 18,441 2005 18,862 2006 19,589 2007 20,524	Workplace based GVA £/head 2000 14,685 2001 15,409 2002 16,220 2003 17,153 2004 17,967 2005 18,551 2006 19,413 2007 20,463 Residence based GVA £/head 2001 15,409 2002 16,220 2003 17,153 2004 17,967 2005 18,551 2006 19,413 2007 20,463	No target identified	Annual average growth (%) 1995 – 2001 UK 5.0 England 5.1 EoE 4.9 Herts 7.6 Annual average growth (%) 2006 UK 2.8 England 3.0 EoE 3.0 Herts 2.7 Recent GVA data shows a trend of continued growth up to and including 2007 However, the rate of annual average growth shows a significant drop since the late 1990s.	Noting the difficulties with small area estimates, the GVA per head in NHDC appears lower than the county average, but above the regional average. Residence and workplace based figures are shown In the January 2009 review of data, no update for the North Herts 2004 GVA figure was found.	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Regional Accounts, ONS Hertfordshire Local Economy Assessment 2004 East of England Observatory web site http://www.eastofenglandobservatory.org.uk/viewResource.aspx?id=15918 http://enquire-hertscc.gov.uk/qol/2007/economy07.cfm http://www.statistics.gov.uk/statbase/Product.asp?vlnk=14650 Source: NUTS tables 1.1 and 1.4 GVA at current basic prices by region: http://www.statistics.gov.uk/downloads/theme_economy/NUTS1-2-3.pdf
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 2000 72.0 2001 76.0 2002 74.0	63.6 64.2 67.1 68.5 69.8 68.8 68.1 70.4 71.2 72.9	62.1 62.5 65.3 66.0 67.4 66.3 66.5 68.2 69.4 71.2	No target identified	The data shows a gradual increase from 1993. Due to the time lag more recent data is not yet available	The percentage of VAT registered businesses in Herts. surviving for 3+ years was slightly above both regional and national averages. Note that the LAA includes NI 172, <i>percentage of small businesses in an area showing employment growth</i> . It is recommended that this indicator be used instead in future updates to the baseline review.	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Small Business Service, DTI Source: BERR Economic and Statistics DTI Small Business Service, February 2007 http://stats.berr.gov.uk/ed/survival

Indicator	North Herts		Herts		East of England		National		Targets	Trends	Comments	Data sources
Employment rate	1999	76.5	79.6		77.6		74.0		No target identified	No clear trend data available. (Note that National figures refer to GB rather than England.)	There were 59,600 people in employment in North Herts 2007-8 (nomisweb)	1999-2003 source: Labour Force Survey, Office for National Statistics (Note that 1999 figures are not ONS estimates and that 2001 figures are not consistent with Census totals)
	2000	79.0	81.8		79.1		74.4					
	2001	80.4	80.4		79.0		74.6					
Percentage of people of working age in employment (Residence-based)	2002	80.2	80.3		78.8		74.3					
	2003	82.0	81.0		78.3		74.2					
	2004	83.2	80.4		78.6		74.3					
	2005	80.3	80.4		78.3		74.7					
	2006	78.3	80.2		77.4		74.3					
	2007	78.0	77.2		77.0		74.4					
	2008	74.8	78.8		77.7		74.5					
Unemployed benefit claimants (rate)	2000	1.6	1.5		2.3		3.3		No target identified	Although the figures have remained low for a long time, the last 2 quarters of 2008 have seen significant rises in employment.	The claimant rate in N Herts. is approximately the county average which is lower than both regional and national averages. Figures are percentages of working age resident population receiving JSA in the quarter ending March 31 st for the year specified.	http://www.dtistats.net/sd/bci/bciregionseast.htm (Data to 2004) Source: Labour Market Division, ONS Quarterly Unemployment Bulletin, HCC http://www.hertsdirect.org/infobase/docs/pdfstore/qunemjan08.pdf
	2001	1.2	1.2		1.9		2.8					
	2002	1.0	1.1		1.7		2.5					
	2003	1.3	1.4		1.8		2.5					
	2004	1.5	1.4		1.8		2.5					
	2005	1.4	1.4		1.8		2.4					
	2006	1.5	1.6		2.0		2.6					
	2007	1.5	1.5		2.0		2.5					
	2008	1.2	1.3		1.7		2.2					
Employment Employee jobs – workplace based	1998	49,197	495,646		2,188,185		21,158,389		No target identified	Nationally there was a rise of approximately 5% in the total number of jobs over the period 1998-2002.	NB From 2003 the national figures are for Great Britain	1998-02 data source: Annual Business Inquiry (Note that year-on-year variations for small areas should be treated with caution as they may not be statistically significant because of the sample size) 2003-7 data source: https://www.nomisweb.co.uk/reports/lmp/la/2038431797/subreports/abi_time_series/report.aspx
	1999	46,389	473,030		2,147,063		21,602,111					
	2000	48,788	494,041		2,241,651		21,914,852					
	2001	51,361	502,267		2,271,254		22,057,115					
	2002	49,820	487,617		2,277,763		22,175,255					
	2003	50,100	488,500		2,304,700		25,710,600					
	2004	50,000	487,700		2,303,000		26,067,500					
	2005	51,400	502,000		2,360,700		26,496,600					
	2006	47,600	487,800		2,382,100		26,351,600					
	2007	46,000	491,500		2,377,600		26,599,200					
Employee jobs by sector	2007		North Herts		EoE		GB		No target identified	Due to space restrictions previous years are not shown. On reviewing 2003 data, there has since been a drop in manufacturing jobs (15.1 down to 13.8%) and an increase in construction jobs (from 5.3 up to 6.7%)	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 (2007)
		Number	(%)		(%)		(%)					
	Total employee jobs	47,300	-		-		-					
	Full-time	33,100	69.9		68.6		68.9					
	Part-time	14,200	30.1		31.4		31.1					
	Manufacturing	6,500	13.8		11.0		10.9					
	Construction	3,200	6.7		5.3		4.8					
	Services	37,200	78.6		82.1		82.9					
	Distribution, hotels & restaurants	13,200	27.8		25.0		23.5					
	Transport & communications	1,700	3.5		6.3		5.9					
	Finance, IT, other business activities	10,000	21.1		20.3		21.2					
	Public admin, education & health	8,900	18.7		25.5		26.9					
	Other services	3,500	7.4		4.9		5.3					
	Tourism-related	3,300	6.9		7.8		8.3					

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Employment by occupation (residents)	Percentages Soc 2000 major group 1-3	North Herts	EoE	GB	No target identified	Due to restrictions on space, data from previous years is not shown. Reviewing figures from 2003-4 it is not clear if any trends are emerging at this time. Changes 2003/4 to 2007 to note include: 1. Managers, up 6% 2. Prof. occupations, up 9% 4. Admin, down 5% 5. Skilled trades, up 5%	Over half of residents of the district in employment work as managers or professionals, significantly above the national average of 42.9%. A lower proportion work in administration than the national average and a lower (previously higher in 2003-4) proportion work in services.	http://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx Source: local area labour force survey (Mar 2003-Feb 2004)
	1 Managers and senior officials	15.0	16.2	15.3				
	2 Professional occupations	24.8	113.0	13.0				
	3 Associate professional & technical	17.8	14.6	14.6				
	Soc 2000 major group 4-5	17.3	22.6	22.6				
	4 Administrative & secretarial	5.6	11.3	11.7				
	5 Skilled trades occupations	11.7	11.3	10.8				
	Soc 2000 major group 6-7	9.4	14.7	15.6				
	6 Personal service occupations	5.0	7.7	8.0				
	7 Sales and customer service occs	8.7	7.0	7.6				
Soc 2000 major group 8-9	15.1	18.6	18.6					
8 Process plant & machine operatives	5.8	6.9	7.2					
9 Elementary occupations	9.3	11.7	11.4					
% of economically active population with NVQ3 or higher qualifications	2000	49.5	50.2	43.0	No clear trend	A skilled workforce is a key requirement for attracting and supporting innovative businesses. North 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.dtistats.net/sd/bci/bciregionseast.htm Source: Labour Force Survey, Office for National Statistics Source: Annual Business Enquiry 2007 https://www.nomisweb.co.uk/reports/lmp/la/2038431797/subreports/quals_time_series/report.aspx	
	2001	53.6	50.3	43.4				
	2002	49.7	46.2	39.4				
	2003	51.6	46.9	39.5				
	2004	56.4	49.7	40.5				
	2005	48.9	51.7	42.5				
	2006	47.1	50.0	41.8				
	2007	57.1	52.6	43.4				
Median gross full-time weekly earnings by place of work	Full-time workers Median £/head	Full-time workers Median £/head	Full-time workers Median £/head	Full-time workers Median £/head	The figures show an annual increase in gross weekly pay since 2000. Hertfordshire and North Herts both show earnings consistently above the national and regional averages.	Due to changes in methodology, figures up to 2006 are discontinuous with those since (ONS). Several data sets have been amended by ONS in recent years, thus past data may no longer tally.	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) 2004 data onwards: http://www.statistics.gov.uk/STATBASE/Product.a	
	2004	447.5	469.1	419.1				
	2005	451.9	483.3	427.7				
	2006	459.4	486.6	440.6				
	2007	476.9	488.7	450.5				
	2008	506.7	514.7	468.1				
	NB figures for North Herts are unreliable (CV 5-10%: ASHE)							

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																								
								sp?vlnk=13101																																								
Median gross full-time weekly earnings by place of residence	2002 458 2003 463 2004 488 2005 502 2006 497 2007 531 2008 559	481 492 499 518 527 543 568	411 429 447 457 466 479 498	401 415 429 432 445 459 479		As a general trend the data shows annual increases since 2002, with occasional exceptions	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) http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=15187 NB data also found on https://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx#tabearn																																								
Average house prices by house type	1996 82,391 1997 91,093 1998 105,368 1999 112,099 2000 136,799 2001 148,289 2002 169,028 2003 201,956 2004 218,768 2005 225,168 2006 248,132 2007 256,769 1 st Q 2008 D'ached 431,800 Semi 268,100 Terrace 204,600 Flat* 159,700 Average 266,050	95,838 107,129 121,910 134,324 158,559 173,202 201,519 227,179 243,347 258,255 273,005 294,917 1 st Q 2008 D'ached 617,100 Semi 312,800 Terrace 240,700 Flat* 184,600 Average 338,800	71,771 78,930 86,794 95,700 110,372 124,616 149,299 172,257 190,218 200,501 212,186 227,766 1 st Q 2008 D'ached 354,700 Semi 217,000 Terrace 185,100 Flat* 155,600 Average 228,100	73,117 80,599 87,778 98,385 110,589 121,769 141,108 159,357 181,330 192,247 206,715 222,619 England and Wales 1 st Q 2008 D'ached 343,100 Semi 197,500 Terrace 174,100 Flat* 200,300 Average 228,750		Average house prices in North Herts are about 15% above the national average and in Hertfordshire about 33%. (Herts Quality of Life 2007) From <i>simple averages</i> (Land Registry 2008) it is clear that prices have fallen in Hertfordshire in the year: <table border="1"> <thead> <tr> <th>Type</th> <th>Jan /Nov 2008</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td>512,983/472,873</td> </tr> <tr> <td>Semi-detached</td> <td>291,421/268,635</td> </tr> <tr> <td>Terraced</td> <td>219,369/202,216</td> </tr> <tr> <td>Maisonette</td> <td>159,637/147,155</td> </tr> <tr> <td>Flat</td> <td>253,006/233,224</td> </tr> <tr> <td>All</td> <td></td> </tr> </tbody> </table>	Type	Jan /Nov 2008	Detached	512,983/472,873	Semi-detached	291,421/268,635	Terraced	219,369/202,216	Maisonette	159,637/147,155	Flat	253,006/233,224	All		* Flat includes maisonettes. Time series data show mean house prices, not 'simple averages'. Adjusted figures are not yet available (only simple averages), thus the time series does not show the fall in house prices during 2008 In 2008, there was a 16.2% drop in UK house prices (Halifax). Data for 1 st Q 2008 (except NHDC): http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/socio/hprices/	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/ http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/ Source: Land Registry http://www.landregistry.gov.uk/ http://www.north-herts.gov.uk/index/living/housing_and_environmental_health_service/housing_services/housing_strategy/housing_market_in_north_hertfordshire.htm Data for 1 st Q 2008 (except NHDC): http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/socio/hprices/																										
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Average house price to earnings ratio	Ratio of lower quartile house prices to lower quartile earnings <table border="1"> <tbody> <tr><td>2000</td><td>5.60</td></tr> <tr><td>2001</td><td>5.61</td></tr> <tr><td>2002</td><td>6.99</td></tr> <tr><td>2003</td><td>8.35</td></tr> <tr><td>2004</td><td>8.53</td></tr> </tbody> </table>	2000	5.60	2001	5.61	2002	6.99	2003	8.35	2004	8.53	Ratio of lower quartile house prices to lower quartile earnings <table border="1"> <tbody> <tr><td>2000</td><td>5.99</td></tr> <tr><td>2001</td><td>6.40</td></tr> <tr><td>2002</td><td>7.63</td></tr> <tr><td>2003</td><td>8.39</td></tr> <tr><td>2004</td><td>9.07</td></tr> </tbody> </table>	2000	5.99	2001	6.40	2002	7.63	2003	8.39	2004	9.07	Ratio of lower quartile house prices to lower quartile earnings <table border="1"> <tbody> <tr><td>2000</td><td>4.43</td></tr> <tr><td>2001</td><td>5.02</td></tr> <tr><td>2002</td><td>5.96</td></tr> <tr><td>2003</td><td>6.68</td></tr> <tr><td>2004</td><td>7.57</td></tr> </tbody> </table>	2000	4.43	2001	5.02	2002	5.96	2003	6.68	2004	7.57	Ratio of lower quartile house prices to lower quartile earnings <table border="1"> <tbody> <tr><td>2000</td><td>3.98</td></tr> <tr><td>2001</td><td>4.22</td></tr> <tr><td>2002</td><td>4.72</td></tr> <tr><td>2003</td><td>5.23</td></tr> <tr><td>2004</td><td>6.27</td></tr> </tbody> </table>	2000	3.98	2001	4.22	2002	4.72	2003	5.23	2004	6.27		Over the period 2000 to 2004 house prices in the District increased significantly more than average earnings. From data on ratio of lower quartile house prices to earnings Hertfordshire is well above national and regional averages, with	The house price to average earnings ratio has decreased to an estimated 4.44 in December 2008 from a peak of 5.84 in July 2007. The ratio is at its lowest level for over five and a half years (April 2003: 4.44). The long-term	http://www.communities.gov.uk/documents/housing/xls/152924.xls Table 156 http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/ Tables 576 and 577 www.hbosplc.com/economy/includes/02_01_09HousePriceIndexDecember2008.doc
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Indicator	North Herts		Herts		East of England		National		Targets	Trends	Comments	Data sources
Ratio of median house prices to median earnings	2005	8.26	2005	9.47	2005	8.01	2005	6.82		North Herts close behind. In 2008 the ratio dropped, but it is too soon for a trend to be seen	average is 4.0 The UK price/earnings ratio is at its lowest level for over 5 years (Halifax)	
	2006	9.21	2006	9.39	2006	8.03	2006	7.12				
	2007	9.46	2007	10.00	2007	8.56	2007	7.25				
	2008	9.45	2008	10.08	2008	8.26	2008	6.98				
	2000	5.43	2000	5.81	2000	4.49	2000	4.21				
	2001	5.71	2001	5.94	2001	4.75	2001	4.47				
	2002	6.15	2002	6.58	2002	5.61	2002	5.07				
	2003	7.47	2003	7.64	2003	6.58	2003	5.83				
	2004	7.71	2004	8.18	2004	7.22	2004	6.58				
	2005	7.52	2005	8.16	2005	7.48	2005	6.81				
	2006	8.34	2006	8.41	2006	7.43	2006	6.91				
	2007	8.63	2007	9.09	2007	7.88	2007	7.26				
	2008	8.23	2008	8.94	2008	7.78	2008	6.94				

Land Use and Development Patterns

Indicator	North Herts	Herts	East of England	National	Targets	Trends	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 (PDL)	% residential development on PDL 2001/2 34.1 2002/3 48.8 2003/4 57.8 2004/5 55.2 2005/6 54.0 2006/7 61.9 2007/8 66.2 NB NHDC data is from NHDC ANNUAL Monitoring Reports	% residential development on PDL 2000/1 64 2001/2 58 2002/3 77 2003/4 82 2004/5 78 2005/6 86 2006/7 87 NB HCC data is from HCC Quality of Life reports	Proportion of new dwellings on PDL 2000 54 2001 59 2002 58 2003 60 2004 63 2005 69 2006 65 2007 68	Proportion of new dwellings on PDL 2000 59 2001 61 2002 64 2003 67 2004 72 2005 74 2006 73 2007 73	See comments	There is some indication of a trend towards an increase in residential development on PDL at all levels. Hertfordshire has consistently surpassed the national target, since its introduction in 2000.	The proportion of new homes built on brownfield sites in NHDC is significantly below the county and slightly below regional and national averages. This reflects the rural nature of the area. There is a national target to build 60 per cent of additional housing in on previously developed land and through the conversions of existing buildings. This was originally set for 2008, and has now been retained as an ongoing policy aim. NB Data from different sources were not found to be consistent, thus sources are shown. Regional and national data is from www.communities.gov.uk. (Figures exclude conversions).	http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_032255.pdf NHDC Housing Monitoring Report 2004-05 NHDC Housing Monitoring Report 2006-07 http://www.north-herts.gov.uk/housing_monitoring_report_2006_-_2007-2.pdf North Herts Local Development Framework: Annual Monitoring Report 2006-7 http://enquire.hertsc.gov.uk/qol/2007/landuse07.cfm www.communities.gov.uk/documents/statistics/doc/1005536.doc http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livatables/landusechange/ Information on national policy on brownfield land can be found at: http://www.parliament.uk/commons/lib/research/briefings/snsc-01387.pdf
Stock of previously developed land.	36 hectares of which 16 hectares identified as suitable for housing. 58 hectares of which 42 hectares identified		7,930 hectares 6,890 hectares	65,760 hectares 62,130 hectares			The National Land Use Database identifies hectares of previously developed land (PDL) as potential sites for housing. However this figure is only a	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 and 2007 Source: National Landuse Database.

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	as suitable for housing						proportion of the total amount of PDL in the District, as it is understood that only sites over 0.25 hectares are included.	http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/previouslydevelopedbrownfield/
Loss of greenfield land to residential development	<p>hectares</p> <p>2001/2 6.19</p> <p>2002/3 21.32</p> <p>2003/4 3.68</p> <p>2004/5 15.37</p> <p>In 2006-7 251 dwellings were built on Greenfield sites in North Hertfordshire.</p> <p>Info collected appears to have changed to number of dwellings</p>					No trend is yet clear but see comments.	<p>82,000 new homes are to be provided across Hertfordshire in the period to 2021. "Significant development will be required on Greenfield land and with large tracts removed from the Green Belt to provide for this growth." (QOL 2007)</p> <p>North Hertfordshire may need to accommodate 6,200 new homes, though this number may increase further by up to 9,600 additional dwellings with the proposed expansion of Stevenage.</p>	<p>Source: NHDC</p> <p>http://enquire.hertscc.gov.uk/qol/2007/landuse07.cfm (QOL – Quality of Life)</p>
Area of Green belt (ha)	<p>N Herts</p> <p>1997 14,060</p> <p>2003 14,060</p> <p>2007 14,250</p>	<p>Herts</p> <p>2003 83,620</p> <p>2007 84,730</p>	<p>London and SE</p> <p>600,320</p> <p>600,470</p> <p>554,240</p>	<p>England</p> <p>1,652,300</p> <p>1,671,600</p> <p>1,635,670</p>		<p>Although Green Belt land has remained fairly stable in Hertfordshire, even increasing slightly since 2003, the future trend may see a significant decrease in greenbelt area due to projected new housing plans - see comments above</p> <p>Percentage new dwellings built within green belt in East of England</p> <p>1999 5</p> <p>2000 6</p> <p>2001 6</p> <p>2002 3</p> <p>2003 4</p> <p>2004 3</p> <p>2005 2</p> <p>2006 3</p> <p>2007 1</p>	<p>In 2007 about 13% of England was Green Belt (unchanged since 1997)</p> <p>In 2007 2% dwellings in England were built within the Green Belt - provisional estimate (Unchanged since 2006)</p> <p>Nationally, some Green Belt is being lost each year and this is likely to increase given projected housing targets</p>	<p>Local Planning Authority Green Belt Statistics England 2007</p> <p>http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/localplanningauthority/</p> <p>http://enquire.hertscc.gov.uk/qol/2007/landuse07.cfm</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/142688.pdf</p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																							
Number of vacant properties	<p>2.35% (2002 based on survey of 1000 properties) of which 0.37% (approx 200) were long-term vacant.</p> <p>July 2008: 934 vacant dwellings of which 410 have been vacant for more than 6 months</p> <p>Dwellings vacant up to 12 months</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>n/a</td> </tr> <tr> <td>2004</td> <td>0.1</td> </tr> <tr> <td>2005</td> <td>0.2</td> </tr> </tbody> </table>		%	2003	n/a	2004	0.1	2005	0.2		<p>3.0% (2000-02) 2.5% (2004-05)</p> <p>All vacant dwellings excluding second homes</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>1.4</td> </tr> <tr> <td>2004</td> <td>2.1</td> </tr> <tr> <td>2005</td> <td>2.5</td> </tr> </tbody> </table> <p>Dwellings vacant up to 12 months</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>0.1</td> </tr> <tr> <td>2004</td> <td>0.2</td> </tr> <tr> <td>2005</td> <td>0.1</td> </tr> </tbody> </table> <p>Long-term vacant</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>1.1</td> </tr> <tr> <td>2004</td> <td>0.8</td> </tr> <tr> <td>2005</td> <td>0.6</td> </tr> </tbody> </table>		%	2003	1.4	2004	2.1	2005	2.5		%	2003	0.1	2004	0.2	2005	0.1		%	2003	1.1	2004	0.8	2005	0.6	<p>3.4% (April 2002) 3.9% (EHCS 1996) 3.5% (2004-05)</p> <p>All vacant dwellings excluding second homes</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>2.3</td> </tr> <tr> <td>2004</td> <td>2.5</td> </tr> <tr> <td>2005</td> <td>3.0</td> </tr> </tbody> </table> <p>Dwellings vacant up to 12 months</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>0.2</td> </tr> <tr> <td>2004</td> <td>0.2</td> </tr> <tr> <td>2005</td> <td>0.2</td> </tr> </tbody> </table> <p>Long-term vacant</p> <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2003</td> <td>1.4</td> </tr> <tr> <td>2004</td> <td>1.2</td> </tr> <tr> <td>2005</td> <td>1.2</td> </tr> </tbody> </table>		%	2003	2.3	2004	2.5	2005	3.0		%	2003	0.2	2004	0.2	2005	0.2		%	2003	1.4	2004	1.2	2005	1.2		No long-term trend data available	<p>North Hertfordshire Empty Homes Strategy 2004-2007 (Oct 2004).</p> <p>http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=276994&c=hertfordshire&d=13&e=7&q=455064&i=1001x1003x1004&m=0&r=1&s=1232216146390&enc=1&dsFamilyId=1618</p>
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Density of new housing development	<p>Average density per hectare</p> <table border="1"> <tbody> <tr> <td>2001/2</td> <td>23.2</td> </tr> <tr> <td>2002/3</td> <td>27.4</td> </tr> <tr> <td>2003/4</td> <td>43.7</td> </tr> <tr> <td>2004/5</td> <td>24.5</td> </tr> <tr> <td>2005/6</td> <td>23.5</td> </tr> <tr> <td>2006/7</td> <td>38.1</td> </tr> </tbody> </table>	2001/2	23.2	2002/3	27.4	2003/4	43.7	2004/5	24.5	2005/6	23.5	2006/7	38.1	<table border="1"> <tbody> <tr> <td>1997</td> <td>22</td> </tr> <tr> <td>1998</td> <td>24</td> </tr> <tr> <td>1999</td> <td>24</td> </tr> <tr> <td>2000</td> <td>24</td> </tr> <tr> <td>2001</td> <td>24</td> </tr> <tr> <td>2002</td> <td>27</td> </tr> <tr> <td>2003</td> <td>29</td> </tr> <tr> <td>2004</td> <td></td> </tr> <tr> <td>2005</td> <td></td> </tr> <tr> <td>2006</td> <td></td> </tr> <tr> <td>2004-7</td> <td>39</td> </tr> </tbody> </table>	1997	22	1998	24	1999	24	2000	24	2001	24	2002	27	2003	29	2004		2005		2006		2004-7	39	<table border="1"> <tbody> <tr> <td>22</td> </tr> <tr> <td>22</td> </tr> <tr> <td>22</td> </tr> <tr> <td>22</td> </tr> <tr> <td>25</td> </tr> <tr> <td>27</td> </tr> <tr> <td>28</td> </tr> <tr> <td>34</td> </tr> <tr> <td>32</td> </tr> <tr> <td>28</td> </tr> <tr> <td>36</td> </tr> </tbody> </table>	22	22	22	22	25	27	28	34	32	28	36	<table border="1"> <tbody> <tr> <td>25</td> </tr> <tr> <td>25</td> </tr> <tr> <td>25</td> </tr> <tr> <td>25</td> </tr> <tr> <td>27</td> </tr> <tr> <td>33</td> </tr> <tr> <td>39</td> </tr> <tr> <td>40</td> </tr> <tr> <td>39</td> </tr> <tr> <td>44</td> </tr> </tbody> </table>	25	25	25	25	27	33	39	40	39	44	Target range 30-50	The trend is increasing density for new housing, though this is not yet clear for North Herts.	<p>The drop in density to 2005/6 appears to be due to the large number of replacement dwellings and conversions in rural areas in 2004/5 and 2005/6.</p> <p>NB average density varies according to whether the land was previously developed.</p>	<p>NHDC Housing Monitoring Reports, North Herts Local Development Framework : Annual Monitoring Report 2006-7</p> <p>Source: Land Use Change Statistics :Table P231 Land Use Change: Density of new dwellings built, England 1989 to 2007</p> <p>http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetables/landusechange/</p> <p>http://www.naturalengland.org.uk/about/board/oct07/101007-NEBP0728.pdf</p>
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2(b) Provide access to green spaces																																																															
Amount of open space per 1000 population	Under investigation.						<p>National Playing Fields Association standards: informal space - .4ha per 1000 population Children's play space - up to 0.8 ha per 1000 population. NHDC Local Plan Policy 57 states that 'where public space can reasonably be expected, the above standards will be</p>	<p>North Herts District Council : Planning Obligations Supplementary Planning Document, November 2006</p> <p>North Herts 'Green Space Strategy' - due in 2009 (ref above document)</p>																																																							

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources	
							used.		
Number of sports pitches 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 standard of 1.6 hectares of outdoor play space per 1000 residents.						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. NHDC's Green Spaces Strategy is due to be published in 2009	Pavilions, Playing Fields and Sports Pitches Strategy NHDC 2005 -2010	
Public Rights of Way (km)	Rights of way in NHDC		Rights of Way and public paths					Source: Hertfordshire CC Source: www.hertsdirect.org Source: www.naturalengland.org.uk	
		No. Length km	Herts: more than 3,000km (over 5,200 paths) East of England: more than 24,000km plus 1,300km access routes						
	Footpaths	811 447							
	Bridleways	43 151							
	Roads used as public paths	19 19							
	Bridleway open to all traffic	42 46							
	Total	663							
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						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. New data will be sourced from the next census	
	From home	18	16	16	14			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						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.	New data will be sourced from the next census From the HCTS 2005 (based on 2,855 respondents who
	People who work mainly from home	10	9	9	9			http://neighbourhood.statistics.gov.uk/ Source: Census 2001, ONS	
	Underground, Metro, Light Rail or Tram	0	2	1	3			http://www.hertsdirect.org/envroads/roadstrans/transportdata/trafficandtransportreports/	
	Train	8	9	6	4				
	Bus, Mini Bus or Coach	2	3	4	8				

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources		
	Motorcycle, Scooter or Moped Driving a Car or Van Passenger in a Car or Van Taxi or Minicab Bicycle On foot		1 60 5 0 2 10	1 59 5 1 2 9	1 59 6 0 4 9	1 55 6 1 3 10		Other modes remained constant, but there was a 4% increase in people working from home, suggesting this was the main factor reducing car use.	worked) there have been small increases in travel to work by car, bicycle and train/ underground, and a small decrease in use of buses, walking and working from home, but this data may not be sufficient to show trends	(contains data from HCTS – Hertfordshire County Travel Survey 2005)
Proportion of journeys by green modes of travel	Hertfordshire % all journeys 1999 2002 2007 Car/d 59 66 69 Car/p 11 10 9 Bus 7 6 4 Train 6 5 7 Cycle 2 2 2 Walk 12 8 13 Other 2 2 4 Car/d – car drivers Car/p – car passengers Other – other private vehicles	% all journeys 2003 Car/d 45 Car/p 24 Bus 2 Other pub 3 Walk 23 Other 3	% all journeys 2003 40 23 6 4 25 3		The Herts original target was to double cycling between 1996 and 2002 and double again before 2012. Current national target to triple cycling between 2000 and 2010.	The percentage of journeys made by green modes in Herts dropped 6% between 1999 and 2002, however it is possible that at least in part this was due to differences in weather during the survey periods. Although modal categories for NTS differ slightly from the county survey, Herts shows significantly greater car usage and less walking than regional or national averages.		Hertfordshire's Traffic & Transport Data Report 2003 and 2007 Hertfordshire Transport Facts 2007 (Sept 2008) http://www.hertsdirect.org/envroads/roadstrans/transportdata/trafficandtransportdata/trafficandtransportreports/		
Air Transport Movements		1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006								
	Air transport movements (aircraft landing or take-offs)					Thousands				
	Luton	19 28 37 44 51 56 56 55 58 64 75 79					Total UK air transport movements have continued to increase rapidly: up 56% 1995-06 (up 44% 1993-03)			
	Stansted	63 75 82 102 132 144 151 152 169 177 178 190					Luton up 315% Stansted up 200%			
	All UK	1,251 1,317 1,385 1,476 1,556 1,635 1,666 1,657 1,695 1,804 1905 1948								
	Terminal passengers (arrivals or departures)									
	All						Total terminal passengers increased by 82% 1995-06: Luton up 422% Stansted up 500%			
	Luton	1.8 2.5 3.2 4.2 5.2 6.1 6.6 6.5 6.8 7.5 9.1 9.4								
	Stansted	3.9 4.8 5.4 6.8 9.5 11.8 13.6 16.0 18.7 20.9 22.0 23.7					These trends show that the two regional airports have been growing much more rapidly than the national average but recent figures suggest this rate may be			
	All UK	115.4 120.6 130.7 142.1 150.9 161.3 162.1 167.6 176.9 191.3 203.1 210.4								
	Domestic									
								Source - Civil Aviation Authority Hertfordshire's Traffic and Transport Data Report 2007 (published August 2008) p.18 http://www.hertsdirect.org/envroads/roadstrans/transportdata/trafficandtransportdata/trafficandtransportreports/		

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Levels of traffic on main roads	<p>2003 Million vkm per day All Ex mway /trunk 4.1 3.0</p> <p>Traffic concentration vkm/day x 1000 per km² All Ex mt NHerts 11 8 County 18 12</p> <p>2007 Million vkm per day All Ex mway /trunk 4.4 3.4</p> <p>Traffic concentration vkm/day x 1000 per km² All Ex mt NHerts County</p>	<p>Average daily vehicle flows by road class '000 vehicles per day 2003</p> <table border="1"> <tr><td>Roads</td><td>Urban</td><td>Rural</td></tr> <tr><td>Mway</td><td>N/A</td><td>94.5</td></tr> <tr><td>A</td><td>19.3</td><td>22.7</td></tr> <tr><td>B</td><td>11.2</td><td>8.1</td></tr> <tr><td>C</td><td>8.9</td><td>7.6</td></tr> </table> <p>Average daily vehicle flows by road class '000 vehicles per day 2006</p> <table border="1"> <tr><td>Roads</td><td>Urban</td><td>Rural</td></tr> <tr><td>Mway</td><td>N/A</td><td>87.9</td></tr> <tr><td>A</td><td>19.7</td><td>67.0*</td></tr> <tr><td>B</td><td>11.6</td><td>8.1</td></tr> <tr><td>C</td><td>9.3</td><td>7.5</td></tr> </table> <p>NB *This figure includes Trunk(A) & Principal (A) Motorways are classified as rural roads</p>	Roads	Urban	Rural	Mway	N/A	94.5	A	19.3	22.7	B	11.2	8.1	C	8.9	7.6	Roads	Urban	Rural	Mway	N/A	87.9	A	19.7	67.0*	B	11.6	8.1	C	9.3	7.5	<p>Average daily vehicle flows by road class '000 vehicles/day 2003</p> <table border="1"> <tr><td>Motorway</td><td>82.8</td></tr> <tr><td>Rural main</td><td>17.8</td></tr> <tr><td>Urban main</td><td>18.1</td></tr> <tr><td>Rural minor</td><td>1.2</td></tr> <tr><td>Urban minor</td><td>2.6</td></tr> <tr><td>All roads</td><td>3.7</td></tr> </table> <p>Average daily vehicle flows by road class '000 vehicles/day '06</p> <table border="1"> <tr><td>Motorway</td><td>86.1</td></tr> <tr><td>Rural main</td><td>18.2</td></tr> <tr><td>Urban main</td><td>18.2</td></tr> <tr><td>Rural minor</td><td>1.2</td></tr> <tr><td>Urban minor</td><td>2.4</td></tr> <tr><td>All roads</td><td>3.8</td></tr> </table>	Motorway	82.8	Rural main	17.8	Urban main	18.1	Rural minor	1.2	Urban minor	2.6	All roads	3.7	Motorway	86.1	Rural main	18.2	Urban main	18.2	Rural minor	1.2	Urban minor	2.4	All roads	3.8	<p>Average daily vehicle flows by road class '000 vehicles/day '03</p> <table border="1"> <tr><td>Motorway</td><td>78.0</td></tr> <tr><td>Rural main</td><td>13.7</td></tr> <tr><td>Urban main</td><td>20.7</td></tr> <tr><td>Rural minor</td><td>1.0</td></tr> <tr><td>Urban minor</td><td>2.4</td></tr> <tr><td>All roads</td><td>3.9</td></tr> </table> <p>Average daily vehicle flows by road class '000 vehicles/day '06</p> <table border="1"> <tr><td>Motorway</td><td>81.4</td></tr> <tr><td>Rural main</td><td>14.1</td></tr> <tr><td>Urban main</td><td>20.7</td></tr> <tr><td>Rural minor</td><td>1.0</td></tr> <tr><td>Urban minor</td><td>2.3</td></tr> <tr><td>All roads</td><td>3.9</td></tr> </table>	Motorway	78.0	Rural main	13.7	Urban main	20.7	Rural minor	1.0	Urban minor	2.4	All roads	3.9	Motorway	81.4	Rural main	14.1	Urban main	20.7	Rural minor	1.0	Urban minor	2.3	All roads	3.9	<p>Figure 1.4 Historical Trends of County Traffic Flow by Road Class</p> <p>Traffic in Herts grew 64% between 1980 and 2003, peaking in 1999 since when it has stabilised and reduced slightly. 2003-7 traffic levels remained fairly constant. However, between 2006 and 2007 there has been an overall increase in traffic levels of 1.2% across Hertfordshire. Hertfordshire motorway, trunk and principal road network experience average flows almost twice the national average.</p> <p>*The large growth in principal A traffic and reduction in motorway and trunk road traffic is due to the effect of the de-trunking of the A10.</p>	<p>Data on vehicle movements are published in different forms for different areas which make direct comparisons difficult. Although N Herts, together with E Herts and St Albans, have the highest traffic levels in Herts, allowing for the area of the District, traffic concentrations are the lowest in the county. Because of the settlement patterns in the district and county vehicle movements on rural roads tend to be higher than average. There was no count on urban trunk roads due to the de-trunking of A10</p>	<p>Regional Transport Statistics, DfT, Nov 2004 Source: National Travel Survey Hertfordshire's Traffic & Transport Data Report 2003 and 2007 http://hertsdirect.org/infobase/docs/pdfstore/ttdr2.pdf</p>				
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						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.	km. This was noticeable around Watford, perhaps due to the M1 roadworks in 2007 (Herts CC)	http://hertsdirect.org/infobase/docs/pdfstore/ttdr2.pdf

Environmental Protection

Indicator	North Herts	Herts	East of England	National	Targets	Trends	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 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>Skylark Increase Song Thrush Decline House sparrow Decline Starling Decline Duncock Decline Yellow hammer Decline Figures refer to 1994-06</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>1995-06 Farmland birds declined by 7% and woodland birds increased by 3%</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>The breeding Farmland bird index shows that numbers continue to decline (-2% 2006-7) on top of a trend of 48% loss since 1970.</p>			<p>Historical data 1970-1994 show that Farmland birds in the East of England declined by 44% and Woodland birds declined by 19%</p> <p>Nationally, best trend estimates over 38 years show 22 species declined by 50% or more, and a further 13 species lost 25-50% of their population eg Turtle doves declined by 82% (BTO Breeding Birds In the Wider Countryside)</p> <p>Populations of farmland birds 1970-2007</p> <p>Source: RSPB, BTO DEFRA (Nos in brackets show number of species)</p> <p>Populations of woodland birds 1970-2007</p> <p>Source: RSPB, BTO DEFRA</p> <p>(Graphs from DEFRA)</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 distribution <p>However, it should be noted that the above data is old (33 years and 14 years</p>	<p>http://www.defra.gov.uk/environment/statistics/wildlife/research/download/wbrdrs200503.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/pdfstorie/qol4.pdf</p> <p>Quality of Life Report 2004, (HEF, 2005)</p> <p>Hertfordshire Biological Records Centre</p> <p>Source: North Herts District Council Annual Monitoring Report 2007 (on web)</p> <p>Hertfordshire Biodiversity Action Plan Update with data from BTO 2006 and Hertfordshire Bird Club's 2004 Bird Report</p> <p>www.naturalengland.org.uk/regions/east/sones.htm</p> <p>Biodiversity Action Plan - updated 2006</p> <p>http://enquire.hertscc.gov.uk/qol/2006/50yearvision.pdf</p> <p>http://www.bto.org/birdtrends2007/key_findings.htm</p> <p>Graphs taken from:</p> <p>http://www.defra.gov.uk/environment/statistics/wildlife/download/pdf/NSBirds20081031.pdf</p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																																					
							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> <p>Area hectares</p> <table border="1"> <tr> <td>Total</td> <td>Cty WS</td> </tr> <tr> <td>Woodland</td> <td>1286.3</td> </tr> <tr> <td>2295.7</td> <td></td> </tr> <tr> <td>Grassland</td> <td>602.9</td> </tr> <tr> <td>4559.5</td> <td></td> </tr> <tr> <td>Tall Herb & Scrub</td> <td>192.3</td> </tr> <tr> <td>195.3</td> <td></td> </tr> <tr> <td>Wetlands</td> <td>40.86</td> </tr> <tr> <td>47.36</td> <td></td> </tr> </table> <p>Cty WS – County Wildlife Sites are termed 1941 Wildlife Sites in the County BAP.</p>	Total	Cty WS	Woodland	1286.3	2295.7		Grassland	602.9	4559.5		Tall Herb & Scrub	192.3	195.3		Wetlands	40.86	47.36		<p>In 2002 it was estimated that 11% of Herts represented important wildlife habitats.</p> <p>In 2007 there were 1,192 wildlife sites covering about 10% of the county (QOL).</p> <p>Designated and other habitats:</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>0.73</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">1941 Wildlife sites</td> </tr> <tr> <td>119</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	0.73	SAC			1	336	0.21	1941 Wildlife sites			119	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				No trend information is available for North Herts	<p>Data for N. Herts shows estimates of the areas of different habitat types identified in the District, together with the area of each identified as County Wildlife Sites.</p> <p>The County data shows the areas of various designations together with the proportion of the total area of the county each represents.</p>	<p>NHDC Biodiversity Plan (adopted July 2005)</p> <p>The State of Biodiversity in 1992-2002 (HEF, 2003)</p> <p>State of the Natural Environment: www.naturalengland.org.uk/sones/resourcedocs.htm</p> <p>NHDC Annual Monitoring Report 2006-7 http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm</p>
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% of SSSIs in good condition	<p>The 16 SSSIs in N Herts extend to approximately 300 ha. Only 6% by area are assessed as favourable/recovering. 82% are assessed as unfavourable declining and 12% are unfavourable with</p>	<p>Percentage favourable/ recovering</p> <table border="1"> <thead> <tr> <th>Year</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>68</td> </tr> <tr> <td>2005</td> <td>66</td> </tr> <tr> <td>2006</td> <td>70</td> </tr> <tr> <td>2007</td> <td>87</td> </tr> </tbody> </table>	Year	%	2004	68	2005	66	2006	70	2007	87	<p>As at 1 August 2006, 79% of SSSI's in the East of England were classed as being in favourable/recovering condition</p> <p>2008 77.9% SSSIs are meeting the required</p>	<p>Since 1999, the number of SSSIs in the UK has increased by 2%, from 6,625 to 6,782 in 2003.</p> <p>The total area of land designated as SSSIs has risen from 2,263 thousand hectares in 1999 to 2,427</p>		<p>The trend throughout is of improving condition of SSSIs.</p>	<p>The condition of SSSIs in N Herts is very poor compared to county and national averages. This appears to be primarily due to the lack of satisfactory management of several of the larger</p>	<p>Individual, County, Regional and National condition summaries available at www.english-nature.org.uk</p> <p>http://www.english-nature.org.uk/special/sssi/reportAction.cfm?Report=sdr13&Category=C&Reference=1021</p> <p>http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf</p>																																																											
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	no change. (2005 based on assessment over the period 2001-2004) Of the seven SSSIs that have been reassessed in 2007, all have improved or remained favourable	2008 87.7% are meeting the target condition, 5% are declining and 0% have been partly or wholly destroyed	condition 13.66% are declining, and 0.02% has been partly or completely destroyed.	thousand hectares in 2003, an increase of 7 % Based on information available as at August 2006, 73% of English SSSIs were assessed as being in "favourable/recovering" condition. 2008 84% England's SSSIs are meeting the target condition, 5% are declining and 0.06% have been partly or wholly destroyed			woodland and grassland sites in the District. At the county level, the condition of SSSI is above the national average.	Source: Quality of Life Report 2004, (HEF, 2005) http://www.sustainable-development.gov.uk/sustainable/quality04/maind/04s06.htm Source: Quality of life counts: 2004 North Herts Annual Monitoring Report 2007 http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm 2008 data: www.english-nature.org.uk/special/sssi/reportIndex.cfm
Implementation of BAP	See local BAP						No data at present but should become available in future as a result of monitoring BAP objectives. Under investigation	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. Most extant larger ancient semi-natural woods of the district, covering some 634 Ha or 1.6% are	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% (331,000ha) is ASNW.				NHDC Biodiversity Plan (adopted July 2005) http://www.defra.gov.uk/erdp/docs/eastchapter/east12/wildlife.htm www.naturalengland.org.uk/sone/resources.htm

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	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 <table border="1"> <thead> <tr> <th></th> <th>hectares</th> </tr> </thead> <tbody> <tr> <td>2005</td> <td>1198.19</td> </tr> <tr> <td>2009</td> <td>1195.18</td> </tr> </tbody> </table>		hectares	2005	1198.19	2009	1195.18	There is no valid basis for comparative data.					There was a small decrease of 5ha from 2005 to 2009.	Source: NHDC Planning Department
	hectares													
2005	1198.19													
2009	1195.18													
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 123 buildings and structural monuments in EoE on the at risk register (or 1.8%).	Nationally 3.2% of Grade I and II* buildings were considered at risk in 2008 (977 out of a total of 30,687).		Nationally the proportion of Grade I and II* considered at risk dropped from 3.8% in 1999 to 3.2% in 2008. The East of England region has the lowest proportion of buildings at risk.	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 Heritage At Risk in Hertfordshire : July 2008 (English Heritage news release www.nds.coi.gov.uk)						
Number of ancient monuments destroyed or at risk	Currently 1 ancient monument at high risk in N Herts. This is included in the building at risk register. 39 Scheduled monuments are at medium risk out of a total of 65	Of the 176 Scheduled Ancient Monuments in Hertfordshire, 90 are at medium risk	Currently 39 ancient monuments at risk in EoE. Of the region's 1,706 scheduled monuments 17% are at high risk and a further 43% at medium risk.	Nationally there are 19,709 scheduled monuments, of which 21% are at high risk and a further 33% at medium risk			The only ancient monument currently at risk in Herts is the one in N Herts.	http://www.english-heritage.org.uk/server/show/nav.1424 Source: English Heritage – Buildings at Risk Register Monuments At Risk 2008: East of England http://www.english-heritage.org.uk/upload/pdf/localauthoritiesstatistics.pdf http://www.english-heritage.org.uk/hc/upload/pdf/HC_2008_EE_DAT_A_report_web.pdf						

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.	For period 2001-03 approximately 62% of county rivers were classified as good and 95% as good or fair by chemical standards. In 2006 the chemical quality of river water deteriorated, from 61% to 57% in the 'very good' or 'good'	<table border="1"> <thead> <tr> <th>Year</th> <th>Very Good/Good</th> <th>Fairly Good/Fair</th> </tr> </thead> <tbody> <tr> <td>Biological</td> <td></td> <td></td> </tr> <tr> <td>2003</td> <td>86</td> <td>95</td> </tr> <tr> <td>2004</td> <td>85</td> <td>95</td> </tr> <tr> <td>2005</td> <td>86</td> <td>97</td> </tr> <tr> <td>2006</td> <td>85</td> <td>97</td> </tr> <tr> <td>2007</td> <td>83</td> <td>94</td> </tr> <tr> <td>Chemical</td> <td></td> <td></td> </tr> <tr> <td>2003</td> <td>55</td> <td>93</td> </tr> </tbody> </table>	Year	Very Good/Good	Fairly Good/Fair	Biological			2003	86	95	2004	85	95	2005	86	97	2006	85	97	2007	83	94	Chemical			2003	55	93	In 2002, 94 per cent of English rivers were of good or fair chemical quality, compared with 89 per cent in 1998. In 2007 the figure was 96percent English river length Very Good to Fair chemical quality, and		The chemical quality of rivers in England has improved annually since 2004 Data for the East of England is for Anglian Water.	RQO = River Quality Objective Data refers to percentage length of rivers. Figures for Fairly Good or Fair also include Very Good and Good. North Hertfordshire is covered by Anglian	Source: Quality of Life Report 2004, (HEF, 2005) Source: Quality of Life Report 2007 http://enquire.hertscc.gov.uk/qol/ Source: Environment Agency website : River Quality: Anglian Region http://www.environment-agency.gov.uk/research/library/data/34389.aspx www.anglianwater.co.uk/index.php?sectionid=82&parentid=30
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
		category. 9.6% of river lengths failed to reach their RQOs, an increase of 7% from 2005.	2004 55 93 2005 55 92 2006 53 92 2007 56 92	95percent Very Good to Fair biological quality. (Environment Agency)			Water and Thames Water. Three Valleys Water serves most of Hertfordshire.	
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.	No. of exceedences 2003 Rural 54.0 Urban backgrnd 46.5 Urban roadside 25.25 No. of exceedences 2007 Rural ozone 33.0 Urban backgrnd 2.0 Urban roadside 15.5 In 2007 the number of exceedences was more than the target			2007 Hertforshire target is 35 exceedences for the year.	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 and 2007 http://hertsbedsair.org.uk/reports.asp http://enquire.hertscc.gov.uk/qol/2007/airquality07.cfm
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. 2007: see comments	33 AQMAs were declared in Hertfordshire in 2007					There were outstanding concerns regarding nitrogen dioxide, particularly in Hitchin and Baldock and further investigation was required (Herts and Bedfordshire Air Pollution Monitoring Network Report (2007))	Herts. and Beds. Air Pollution Monitoring Network Annual Report, 2003 and 2007 http://hertsbedsair.org.uk/reports.asp

Climate Change

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
4(a) Reduce greenhouse gas emissions								
total CO₂ emissions by source (kT)	2005	2006	2005	2006	2005	2006	The current economic recession is reducing the demand for energy, particularly from industry, but it is too soon to show any long-term trend.	NB National figures are for UK It is useful to understand the sources of these emissions to aid plans to reduce them. A more detailed breakdown of sources is available on the DEFRA web site.
	Industrial and commercial		Industrial and commercial		Industrial and commercial			
	281	301	2,555	2,557	15,557	15,792		
	Domestic		Domestic		Domestic			
	308	312	2,673	2,718	13,646	13,912		
	Road transport		Road transport		Road transport			
	199	197	1,510	1,484	11,336	11,172		
	Total		Total		Total			
	788	810	6,738	6,760	40,539	40,876		
					191,654	194,860		
				151,278	153,605			
				104,651	102,840			
				447,583	451,305			
CO₂ emissions per capita	2005: 7.2 tonnes 2006: 7.34 tonnes	2005: 6.7 tonnes	2005: 8.11 2006: 8.09	UK figures: 2005: 8.84 2006: 8.78	LAA target is to achieve a 4.2% reduction on 2005 baseline in 08/09, a 6.6% reduction on baseline in 09/10 and a 9.1% on baseline in 10/11. See comments re District target.	The figures included here were published by Defra on 18th September 2008. At that stage, figures for 2005 were revised so that they are directly comparable to the new 2006 figures. These estimates are now classified as full National Statistics having now met more rigorous data quality requirements since the previous version of the 2005 estimates was published as Experimental National Statistics in November 2007. They are not comparable with estimates produced in earlier years, so they are not included here. The 2005 figure is the baseline for NI 186 which measures per	Emissions by local authority: http://www.defra.gov.uk/environment/statistics/globatmos/galocalghg.htm	

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
							capita reduction in emissions. The LAA notes that District targets will be defined when the County's Climate Change Strategy is produced.	
Energy use per household	<p>Total energy used for domestic use for the district :</p> <p>1,184.5 GWh (2005) 1,151.5 GWh (2006)</p> <p>Total population in 2007 was 122,500 Total households 51,000, so energy use was approx. 0.02GWh per household</p>		<p>Total energy used for domestic use for the region:</p> <p>51,118.5 GWh (2005) 50,138.4 GWh (2006)</p> <p>Total population in 2007 was 5,661,000 Total number of households in 2004 was 2.30 million ,so energy use in 2006 was about 0.02GWh per household</p>	<p>Total energy used for domestic use for Great Britain</p> <p>561,594 GWh (2005) 549,208 GWh (2006)</p> <p>Total population in 2007 was 59,216,200 Household estimates were approx. 25 million, so energy use was about 0.03GWh</p>	<p>Govt. target : by 2010 for homes to be 20% more energy efficient than they were in 2000; also to save 3.5Mt carbon by 2010. No new targets have been set</p>	<p>Insufficient data for long-term trends.</p> <p>Energy use by households grew by 19% 1990-2004. Despite some improvements in efficiency, there was also an increase in the number of households, homes were being warmed more, and there was greater use of energy-using appliances.</p> <p>Since 2004 energy consumption has been falling each year. Household energy use fell by 2% in 2006 (DTI Energy Trends March 2007) and by 1% in 2007 (DECC Energy Trends 2008)</p>	<p>It is difficult to obtain data on household energy use because the privatised utilities treat these data as commercially confidential.</p> <p>Some attempt has been made to calculate household use, as explained in the table, but it should only be treated as a rough estimate.</p>	<p>Final energy consumption at Regional and Local Authority Level 2005-6 GWh (published October 2008 http://berr.ecgroup.net/Publications/Energy/EnergyStatistics.aspx</p> <p>DTI Energy Trends, Mar 2007 http://www.berr.gov.uk/files/file38674.pdf Dept Energy and Climate Change (DECC) Energy Trends, Dec 2008 http://www.berr.gov.uk/files/file49202.pdf http://www.nationalgrid.com/UK http://www.nao.org.uk/publications/0708/household_energy_consumption.aspx</p> <p>http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/</p>
% of energy from renewable sources			<p>In 2005 4.5% of the East of England's electricity consumption came from its own renewable sources, in particular wind</p>	<p>In 2007 5% UK electricity supply came from renewable sources</p> <p>5.17 million tonnes of oil equivalent came from renewables</p>	<p>East of England: (including offshore wind) By 2010 14% By 2020 44%</p> <p>UK: by 2020 target is 15% of energy consumption to be from renewables; (it is currently about 1.5%) BERR</p>		<p>Renewable energy use grew by 8.4% in 2007 and is now over five times the level it was at in 1990. (BERR)</p> <p>Most of the East of England's renewable energy target will be met from offshore wind (Renewables East)</p>	<p>http://www.sustainability-east.com/assets/Renewables%20Report.pdf</p> <p>www.berr.gov.uk/whatwedo/energy/sources/renewables</p> <p>Reform of Renewables Obligation June 2008: http://www.berr.gov.uk/files/file46838.pdf http://www.berr.gov.uk/consultations/page46710.html</p> <p>http://www.renewableseast.org.uk/uploads/2006-3-1_EofERenewableEnergyStatistics.pdf</p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Road freight movements							See Objective 2 (b)	
4(b) Improve the District's ability to adapt to climate change								
Area at risk from flooding	NHDC completed a risk assessment and maps area available showing areas of greatest risk	18,000 properties are at risk from flooding						Source: Environment Agency web site: 'Hertfordshire Floodline' North Herts District Council Strategic Flood Risk Assessment (July 2008) http://www.north-herts.gov.uk/sfra_main_report_july_2008.pdf
Planning to adapt to climate change	Not yet available						NI 188 will be reported on for all local authorities in 2008/9. This measures the level of preparedness they have reached against the 5 levels of performance, graded 0 to 4. The higher the number, the better the performance.	

A Just Society

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
5(a) Share benefits of prosperity fairly								
Index of multiple deprivation	See trends/comments		See trends/comments				<p>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.</p> <p>North Hertfordshire is prosperous. The 2007 IMD ranks North Hertfordshire as 289th out of the 354 Council areas in England. That places it amongst the 20% least deprived in the country and compares with 292nd in 2004.</p> <p>But as the Sustainable Community Strategy notes, North Hertfordshire is a district of contrasts. While two of its 79 SOAs are among the 1% least deprived in the whole of England, six of its areas are among the 20% most deprived in the East of England and one of those is in the top 10% in the East of England.</p> <p>Detail from the same index shows one area which is among the most 10% deprived in the country in the sub domain for older people. A total of ten SOAs are among the 25% most deprived for older people. A total of seven SOAs are among the 25% most deprived for children. One area appears in both lists. . The most deprived SOA is part of Oughton ward in Hitchin which is in the 10% most deprived in the East of England, and whose position has significantly worsened since the 2004 IMD. Other SOAs in the 20% most deprived in the East of England are parts of the following wards in Letchworth: Letchworth Wilbury; Letchworth Grange; Letchworth South East and Letchworth South West.</p>	<p>IMD: http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/</p> <p>North Hertfordshire Sustainable Community Strategy: http://www.north-herts.gov.uk/nhp_sustainable_community_strategy_-_final.pdf</p>
Percentage of People Claiming the Jobseeker's Allowance	2003 6.9 2004 7.8 2005 9.8 2006 8.3 2007 11.1	2003 9.7 2004 10.3 2005 9.8 2006 12.2 2007 14.3	2003 11.1 2004 12.4 2005 11.4 2006 12.7 2007 15.3	14.3 14.9 13.9 14.0 16.3	No target identified		Note that the indicator refers to the percentage of JSA claimants who have been receiving the	http://www.dtistats.net/sd/bci/bciregionseast.htm Source: Labour Market Division, ONS Source: Office for National Statistics (JSA)

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																
Benefit for a Year or More	2008 10.0	2008 9.6	2008 12.2	12.8			benefit for more than a year.	Claimants time series) https://www.nomisweb.co.uk/reports/lmp/la/2038431797/report.aspx																
% of children living in low-income households	11.4% of under 16s were living in income deprived households in 2006-7 (NHDC Children's and Young Adults' Plan). Percentage of children 0-18 living in families on key benefits <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>12.2</td> </tr> <tr> <td>2005</td> <td>11.5</td> </tr> <tr> <td>2006</td> <td>12.9</td> </tr> </tbody> </table> Herts QOL 2007		%	2004	12.2	2005	11.5	2006	12.9	Proportion of under 16s who live in families in receipt of out of work benefits 12.1% (from LAA) Percentage of children 0-18 living in families on key benefits <table border="1"> <thead> <tr> <th></th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>12.2</td> </tr> <tr> <td>2005</td> <td>11.6</td> </tr> <tr> <td>2006</td> <td>12.9</td> </tr> </tbody> </table> Herts QOL 2007		%	2004	12.2	2005	11.6	2006	12.9			UK To halve the number of children in poverty 1998/99 to 2010/11 on the way to eradicating child poverty by 2020	2006-7 3.9 million children in the UK were in income deprived households (after housing costs). This is a 12% increase since 1998-9 (3.4 million) www.poverty.org.uk The data for North Herts shows that it is similar to the county average. There is no clear trend.	NI 116 measures the proportion of under 16s who live in families in receipt of out of work benefits. As noted above, although North Herts is prosperous, there are areas of poverty.	North Herts data 2006/7: www.north-herts.gov.uk/5.nh_children_s_and_young_people_s_plan_08.pdf Herts CC: Quality of Life 2007 http://enquire.hertsc.gov.uk/qol/2007/social_exclusion07.cfm http://www.cpag.org.uk/publications/extracts/PtheF5summary.pdf http://www.poverty.org.uk/16/index.shtml
	%																							
2004	12.2																							
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2006	12.9																							

5(b) Provide access to services and facilities for all

Access to services	<p>Banks and Building Societies</p> <p>0-2kms 79%</p> <p>2-4kms 11%</p> <p>4-6kms 8%</p> <p>6-8kms 2%</p> <p>Cash Machines</p> <p>0-2kms 90%</p> <p>2-4kms 7%</p> <p>4-6kms 3%</p> <p>Doctors Surgeries</p> <p>0-2kms 85%</p> <p>2-4kms 12%</p> <p>4-6kms 3%</p> <p>Job Centres</p> <p>0-2kms 52%</p> <p>2-4kms 18%</p> <p>4-6kms 11%</p> <p>6-8kms 2%</p> <p>8-10kms 3%</p> <p>14-16kms 3%</p> <p>16-18kms 10%</p> <p>18-20kms 1%</p> <p>Libraries</p> <p>0-2kms 74%</p> <p>2-4kms 15%</p> <p>4-6kms 9%</p>			(July 2008) In England, 2005-7 Accessibility to supermarkets increased in 58% of neighbourhoods, but deteriorated in 17%. Accessibility of primary schools improved in 56% neighbourhoods and of secondary schools in 55%. Accessibility of centres of employment improved in 84% neighbourhoods (DEFRA) Perceptions of accessibility for households with or without a car 1997/8 to 2006/7: - Little change in accessing key services including corner shops, supermarkets,			These data are estimated on the basis of 'crows flying' distances from GIS maps and so may not reflect true access distances. Despite the rural nature of much of the district over 90% of the population are within 4kms of most services with the exception of Job Centres.	Source: The Countryside Agency, 2001 July 2008: Sustainable Development: Accessibility www.defra.gov.uk/sustainable/government/progress Sustainability Indicators: Progress http://www.defra.gov.uk/sustainable/government/progress/documents/SDIYP2008_a6.pdf
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	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%			doctor or hospital. - Increase in perceived difficulty accessing a post office (for those without a car the increase was 10 to 17%) (DEFRA Sustainability Indicators)				
Access to services (rural areas)	See above.							

5(c) Promote community cohesion

Percentage of people who believe people from different backgrounds get on well together in their local area		2007/8 79% (proxy data from BVPI survey)			LAA sets a target of a "statistically significant" increase by 2009		This indicator is NI 1, which will be reported on for all local authorities in 2008/9. Information will come from the Place Survey undertaken in October 2008	Information from LAA2 targets: http://www.hertslink.org/portal/Hertfordshire%20Forward_2/laa/LAA2%20Targets.pdf
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5(d) Increase access to decent and affordable housing

Homelessness	Households accepted as homeless 2002-3 202 2003-4 160 2004-5 141 2006-7 93		Households accepted as homeless 2004-5 10,131	Households accepted as homeless 2004-5 121,179 2007 100,000		NHDC: The number of households accepted as homeless is falling and has shown a 56% drop since 2002 (Stevenage and NHDC Homelessness Strategy). Nationally, in 2007 100,000	The East of England has the third lowest number of officially recognised homeless households by region, at just under 0.4% of all households (Crisis)	North Herts Homeless Strategy Stevenage BC and North Herts DC Homelessness Strategy 2008-13 http://www.stevenage.gov.uk/housing/housingadviceandhomelessness/homelessness/dnld_homelessness/homelessness-strategy-july08.pdf
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Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	Source: Stevenage BC and NHDC Homelessness Strategy 2008-13					households were officially recognised as homeless by their local authority. After rising 2000-03 numbers fell sharply from 2004-07 to below the levels of the late 1990s (Crisis).		www.neighbourhood.statistics.gov.uk http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=276994&c=north+hertfordshire&d=13&q=455064&i=1001x1003&m=0&r=1&s=1232456878765&enc=1&domainId=7 http://www.crisis.org.uk/policywatch/pages/england_trends_over_time.html
Number of new affordable homes	No. 2001/2 0 2002/3 12 2003/4 4 2004/5 77 2005/6 120 2006/7 132 NHDC Annual Monitoring Report 2007-8			No. 2001/2 21,740 2002/3 21,000 2003/4 23,890 2004/5 26,930 2005/6 33,260 2006/7 36,260 2007/8 43,560 Additional affordable new build in England	National target: 70,000 affordable homes per annum by 2010/11, including new build and acquisitions East of England target is for 11,000 per year (NHDC Background Paper 2007) NHDC target is 35% new homes to be affordable (as at 2008, NHDC)	The trend for NHDC shows a significant increase from 2000 to 2007. This is likely to continue due to policies in the Core Strategy. This trend is also seen at a national level. NB The minimum percentage of affordable new homes per site may vary according to size of site and whether it is rural or urban.	2007-8: Half of the national supply was in London and the South East. This is NI 155 Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. New affordable homes are defined as additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market.	Source: NHDC http://www.north-herts.gov.uk/index/planning/local_development_framework/annual_monitoring_report.htm http://www.north-herts.gov.uk/index/planning/local_development_framework/core_strategy.htm Affordable Housing Survey 2007-8 Statistical Release http://www.communities.gov.uk/documents/statistics/pdf/1102058.pdf National data http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousing/livables/ For other relevant documents: http://www.north-herts.gov.uk/index/planning/local_development_framework/background_papers.htm
% of new homes that are affordable	% 2001/2 0 2002/3 1.7 2003/4 0.8 2004/5 17.1 2005/6 18.2 2006/7 20.0			18% (2006-7)		The future trend is likely to be an increase in new homes that are affordable – see NHDC Housing Background Paper 2007).		Source: NHDC http://www.hertsdirect.org/yrccouncil/hcc/env/you/raiseaware/qualityof/housing/ http://www.north-herts.gov.uk/housing_background_paper_august_2007.pdf North Herts Housing Monitoring Report 2006-7 North Herts Annual Monitoring Report 2007-8 http://www.north-herts.gov.uk/

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	1,000 pop.							
	Vehicle crimes per 1,000 pop.	9.5	8.6	8.04	11.0			
	Violent crimes per 1,000 pop.	15.6	14.7	12.59	19.2			
Perception of antisocial behavior						British Crime Survey interviews during 12 months to December 2007 showed that levels of worry about the main crimes had fallen slightly compared with the previous year.	This is NI 17 which is included in the LAA The baseline will come from the place survey which was carried out in Oct 2008	Crime and Disorder Audit Report for NHDC Dec 2004. Crime in England and Wales: Quarterly Update April 2008 (National Statistics) http://www.north-herts.gov.uk/scs_10_nov_2008.pdf http://enquire.hertsc.gov.uk/qol/2007/crime07.cfm

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	2001 Health % 73.1 20.3 6.6	2001 Health % 70.4 22.0 7.6	2001 Health % 68.8 22.2 9.0		In England (2006) 74% of both men and women self-assessed their health as very good or good. This is a drop from 1993 levels: 77% men and 76% women (DEFRA).		ONS Neighbourhood Statistics. http://www.defra.gov.uk/sustainable/government/progress/national/50WB.htm Source Department of Health
Life expectancy by ward	Male life expectancy at birth 1999-03 (ONS experimental tables)Arbury Baldock East 90.8 Baldock Town 75.3 Cadwell 79.9 Codicote 80.9 Ermine 78.5 Gravely & Wymondley 76.4 Hitchin Bearton 75.8 Hitchin Highbury 78.4 Hitchin Oughton 75.2 Hitchin Priory 78.2 Hitchin 76.4	Males 2007 78.3 Females 2007 81.9	Males Year 75.0 91-3 73.7 75.7 94-6 74.4 76.3 97-9 75.1 77.0 00-2 76.0 78.7 2007 77.5 Females 80.1 91-3 79.1 80.4 94-6 79.6 80.8 97-9 80.0 81.4 00-2 80.6 82.6 2007 81.7			The trend is towards longer life expectancy. North Herts is slightly above the national average.		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 Herts Quality of Life 2007 http://enquire.hertsc.gov.uk/qol/2007/health07.cfm Office for National Statistics News Release 30 October 2008 www.statistics.gov.uk

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources																																																																																																																																													
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Access to healthcare facilities	See access to services																																																																																																																																																				
Number of households effected by ambient noise	<p>London Luton Airport received 147 complaints from 63 residents of NHDC in 2003.</p> <p>303 complaints received in 2006-7</p>	<p>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.</p> <p>Noise complaints from Hertfordshire residents average 5.6 per 1,000 population, This was much higher in Three Rivers (12) and Watford (11.8). Complaints from North Herts residents were the lowest at 2.5. The national average is 7.5 complaints per 1,000 population</p> <p>Complaints received by the airport authorities:</p> <table border="1"> <thead> <tr> <th></th> <th>2004/5</th> <th>2005/6</th> <th>2006/7</th> </tr> </thead> <tbody> <tr> <td>Luton</td> <td>627</td> <td>1,527</td> <td>1,388</td> </tr> <tr> <td>Stanstead</td> <td>3,063</td> <td>3,641</td> <td>3,331</td> </tr> </tbody> </table>		2004/5	2005/6	2006/7	Luton	627	1,527	1,388	Stanstead	3,063	3,641	3,331				<p>There was a drop in total aircraft noise complaints in recent years from a maximum of 1,342 in 2001.</p> <p>CPRE have calculated the loss of undisturbed area in England since 1960s, when 45% of Hertfordshire was said to be undisturbed; it is currently calculated to be 24% of the county.</p>	<p>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.</p>	<p>http://www.luton.gov.uk/internet/Transport_and_streets/Public_transport/Air_services/London%20Luton%20airport%20annual%20monitoring%20report</p> <p>Quality of Life Report 2007 www.enquire.hertscc.gov.uk</p> <p>Developing and Intrusion Map of England : August 2007. www.cpre.org.uk</p>																																																																																																																																	
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Deaths and serious injuries in road accidents	<p>Road accident casualties North Herts</p> <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> <tr><td>2005</td><td>12</td><td>65</td><td>541</td><td>618</td></tr> <tr><td>2006</td><td>2</td><td>56</td><td>567</td><td>625</td></tr> <tr><td>2007</td><td>7</td><td>53</td><td>490</td><td>550</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	2005	12	65	541	618	2006	2	56	567	625	2007	7	53	490	550	<p>Road accident casualties Hertfordshire</p> <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> <tr><td>2005</td><td>59</td><td>521</td><td>4195</td><td>5775</td></tr> <tr><td>2006</td><td>43</td><td>426</td><td>4704</td><td>5203</td></tr> <tr><td>2007</td><td>50</td><td>500</td><td>4578</td><td>5128</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	2005	59	521	4195	5775	2006	43	426	4704	5203	2007	50	500	4578	5128			<p>In Hertfordshire 'serious' casualty figures show a decrease of about 50% from 1995 to 2007, but other figures remain fairly consistent.</p>	<p>The rate of accidents per 1000 population is lower for N Herts than the county as a whole.</p>	Hertfordshire Highways 01707 356223
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2003	38	650	5514	6202																																																																																																																																																	
2004	51	640	5483	6174																																																																																																																																																	
2005	59	521	4195	5775																																																																																																																																																	
2006	43	426	4704	5203																																																																																																																																																	
2007	50	500	4578	5128																																																																																																																																																	

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
5(g) Increase participation in education and life-long learning								
Percentage of population by age band and educational qualification	Insufficient data regarding age, but see Indicator 1 above.							
5(h) Maintain and improve culture, leisure and recreational activities that are available to all								
Adult participation in sport and active recreation		05/06 21.9%			See comments		This indicator is NI 8, which will be reported on for all local authorities in 2008/9. The LAA has set the following targets for the County: 2008/9 23.2% 2009/10 24.6% 2010/2011 25.9%	LAA can be found at: http://www.hertslink.org/portal/Hertfordshire%20Forward_2/laa
Percentage of adult pop. (16+) who have used their library in the last 12 months					National: A year on year increase		NI 9 This will be reported on in the future (The measure will be a percentage of the total adult resident population for the area)	http://communities.gov.uk/publications/localgovernment/indicators/definitions
Percentage of adult pop. who have attended a museum or gallery in the local area at least once in the preceding 12 months					National: A year on year increase		NI10 This will be reported on in the future (The measure will be a percentage of the total adult resident population for the area)	http://communities.gov.uk/publications/localgovernment/indicators/definitions
Percentage of adult pop. who have engaged in arts at least three times in the last 12 months					National: A year on year increase		NI11 This will be reported on in the future (The measure will be a percentage of the total adult resident population for the area)	http://communities.gov.uk/publications/localgovernment/indicators/definitions

Resource Use and Waste

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
6(a) Use natural resources efficiently; reuse, use recycled where possible								
Consumption/ recycling of aggregates				<p>In England about 400mt materials are used each year.</p> <p>Consumption of aggregates : 2001 182million t 2005 159million t</p> <p>Estimated recycling of construction and demolition waste created : 2001 49% 2003 50% 2005 52%</p>	<p>CLG's target for use of alternatives of primary aggregates is 60 million tonnes per annum by 2011,</p>	<p>From the available data the trend is a small increase in the recycling of aggregates.</p> <p>Consumption has been declining over recent years.</p> <p>The 2007 monitoring exercise indicates a modest decline (5.2%) in the forecast national demand 2001-2016 for total aggregates, compared with that made in 2003. *</p>	<p>There are no definitive statistics available regarding mineral waste.</p> <p>The quantity of mineral waste produced by the extractive industry in the UK fluctuates yearly, depending on the level of activity in the various sectors. Demand is reducing as aggregates are being used less intensively. It is not known how the current financial situation will further impact future demand NB CLG is Communities and Local Government</p>	<p>http://www.defra.gov.uk/environment/statistics/waste/kf/wrkf09.htm Construction and Demolition Waste Management 1999 to 2005</p> <p>http://www.defra.gov.uk/environment/waste/strategy07/pdf/waste07-annex-c4.pdf Source: Aggregate Minerals survey data</p> <p>* As reported in the Hertfordshire CC Planning and External Relations Panel, Tuesday 10 June 2008 – http://www.hertsdirect.org/yrccouncil/civic_calendar/archive/Planning%20&%20External%20Relations%20Cabinet%20Panel_4/080610.doc</p>
Construction and demolition waste going to landfill				<p>Landfill: 2001 26% 2003 32% 2005 31%</p> <p>About 90mt inert waste has been produced annually 2001-05. Of this, about 45million tonnes is recycled, 15mt spread on exempt sites and about 28mt to landfill (DEFRA)</p>	<p>National target: To halve construction waste by 2012, leading to zero waste to landfill by 2020</p>	<p>From the available data the trend is a small increase in waste going to landfill. The amount going to exempt sites fell from 25% in 2001 to 17% in 2005</p>	<p>It was estimated that 96.4 million tonnes of mining and quarrying waste was produced in 2004 in the UK. This was a small decrease from 96.9 million tonnes in 2003. (Based on the production data in the UK Minerals Year Book),</p>	<p>http://www.berr.gov.uk/whatwedo/sectors/construction/sustainability/sustainablestrategy/page48779.html</p> <p>http://www.defra.gov.uk/environment/statistics/waste/kf/wrkf09.htm</p> <p>http://www.defra.gov.uk/environment/waste/strategy07/index.htm Construction and Demolition Waste Management 1999 to 2005</p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
Number of dwellings created by re-use of existing buildings (conversion or change of use)	No. 2001/2 11 2002/3 23 2003/4 40 2004/5 56 2005/6 38 2006/7 53 2007/8 41					No clear trend is available		Source: NHDC
Number of buildings designed to sustainability principles	Under investigation						2009: NHDC will be putting systems in place to start monitoring this in the future	
Average household water use per capita	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 04/05 160 182 05/06 160 182			2003/04 average estimate for all unmetered users across all supply companies was 158 l/p/d. 2007/8 average 153l /day unmetered (148l/day metered)			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.	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 Security of supply, leakage and efficient use of water 2003 – 2004, Ofwat Dec 2004 Note that companies make estimates for their whole supply areas and cannot break this down to smaller areas. http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf
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. See comments under Herts, as the river catchments areas cover the whole county	Daily abstraction rates in the two Catchment Abstraction Management (CAM) areas covering Hertfordshire are: Upper Lee 465Ml/day (2006) Colne 701.0Ml/day (2007) Both areas are said to be 'over-abstracted' (unacceptable damage is being done to the environment at low flows)	The eastern part of England has a large proportion of areas that are over-licensed or over-abstracted. This means there is no water available for abstraction at low flows or unacceptable damage is being done to the environment at low flows (Environment Agency)	2006-7: Total annual abstraction across England and Wales was almost 60,000 mega litres (Ml) per day. This amount has changed little since 2001 an is about half the amount licensed for abstraction	Target for R Colne is 'less over-abstracted' status for 2014 and 2020 Target recovery for the Upper Lee is 5Ml/day over the 6 year CAM cycle. However, some of this resource recovery will be taken up	No trend data available. Many areas of England are currently below their target headroom, thus may need to impose supply restrictions in dry years. However, some of these areas may be adjacent to areas with a healthy surplus (Environment Agency)	Water has become a major issue for Hertfordshire in 2007. Despite a wet 2007 and lifting of the hosepipe ban by Three Valleys Water (from April 2006), demand for water grows and sustainability could become a major issue, particularly given the projected increase in housing by 2021 (see Indicator 2). Some sub regions of the East of England already import over 50% of their water supply and the region is under 'serious water stress', according to	Water Resources for the Future – A strategy for Anglian Region, EA, March 2001 Herts County Council: Planning and External Relations Cabinet Panel (12 February 2008) An Assessment of the Impacts of Household Growth Proposals on the Water Resources Supply Balance for the East of England : A Report to Inform the Environment Agency's Response to RS14 Consultations (July 2005): www.eastofenglandobservatory.org.uk www.environment-agency.gov.uk/research/planning/33420.aspx and 33440.aspx http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
					by new housing development.		the Environment Agency.	
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.	In their CAM reports the Upper Lee and River Colne areas are described as being over-abstracted and resource recovery plans have been set				<p>Many areas of England are currently below their target headroom.</p> <p>Climate change may bring changes to trends in the water supply, for example through altered rainfall patterns. However, there is no clear trend as yet.</p>	<p>Comments on the Ivel Chalk aquifer: 'Increases in abstraction from the Chalk are not acceptable despite the water balance showing a surplus. The surplus is viewed with caution because firstly, there is a large volume of effluent and it may not be wise to plan to rely on such high effluent flows in future and secondly, this unit overlaps with Thames Region which may rely on groundwater resources in this unit.'</p>	<p>Water Resources for the Future – A strategy for Anglian Region, EA, March 2001</p> <p>Quality of Life Report 2007 www.enquire.hertscc.gov.uk www.environment-agency.gov.uk/research/planning/33420.aspx and 33440.aspx http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf</p> <p>A new 5 year strategy is due to be published in 2009 by the Environment Agency</p>

6(b) Reduce waste

Annual per capita production of household waste	Waste per Capita (kg)	Waste per capita (kg)	Waste per capita (kg)	Waste per Capita (kg)		Trends	Comments	Data sources
	2002/03 534 2003/04 524 2004/05 544 2005/06 556 2006/07 574 Waste per household (kg) 2000/01 1271 2002/03 1227 2003/04 1205 2004/05 1247 2005/06 1272 2006/07 1309	2002/3 506 2003/4 496 2004/5 508 2005/6 517 2006/7 527 Waste per household (kg) 2001/2 1229 2002/3 1196 2003/4 1168 2004/5 1191 2005/6 1201	1998/9 491 2002/3 520	1998/99 482 2002/03 521 2003/04 510 2004/05 512 2005/06 505 2006/07 508 2007/08 495		<p>Per capita household waste produced in N Herts is well above the national average and continuing to rise, whereas the national average may be starting to fall.</p>	<p>Over the last 6 years to 2007 there has been a reduction in waste produced across Hertfordshire (-113kg per household) though some districts including North Herts have shown a large increase</p>	<p>http://www.hertsdirect.org/infobase/docs/pdfstore/gol4.pdf Source: Quality of Life Report 2004, (HEF, 2005)</p> <p>Municipal Waste Management Survey 2007 http://www.defra.gov.uk/environment/statistics/wastats/bulletin08.htm http://enquire.hertscc.gov.uk/qol/2007/waste07.cfm</p>
Percentage of household waste recycled or composted	1998-99 8 1999-00 10 2000-01 9.6 2001-02 8.8 2002-03 11.5 2003/04 17.7	2000/01 14.8 2001/02 15.1 2002/03 18.5 2003/04 21.9	1996/97 9.3 1997/98 10.5 1998/99 11.9 1999/00 14.1 2000/01 15.2 2001/02 17.3	2001/02 2002/03 2003/04 2004/05 2005/06 2006/07	2007-8 14.5 NHDC 24% 17.8 Herts 30% 22.5 England 40% 2010 30.9	<p>Local and regional recycling rates are slightly above the national averages, but NHDC is performing slightly below average for the county. Overall all levels the trend is one</p>	<p>This is NI 192</p>	<p>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</p>

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
	2004/05 19.9 2005/06 26.7 2006/07 33.2	2004/05 26.6 2005/06 33.1 2006/07 35.8	2002/03 19.4 2003/04 23.4 2004/05 29.8 2005/06 34.1 2006/07 38.3 2007/08 41.2	2007/08	45% 2015 3405 50% 2020 (DEFRA)	Increasing rates of recycling, with rates up by 200 to 300%.		Source: Quality of Life Report 2004, (HEF, 2005) http://enquire.hertscc.gov.uk/qol/2007/waste07.cfm East of England : Regional Sustainable Development Indicators Factsheet www.defra.gov.uk http://www.defra.gov.uk/environment/statistics/wastats/index.htm http://www.defra.gov.uk/environment/statistics/wastats/index.htm
Percentage of municipal waste landfilled		2000/01 77 2003/04 71 2005/06 61 2006/07 58 2007/08 56	2001/02 80 2002/03 79 2003/04 75 2004/05 69 2005/06 65 2006/07 62 2007/08 58	2001/02 78 2002/03 75 2003/04 72 2004/05 67 2005/06 62 2006/07 58 2007/08 54	Government targets for recovery of municipal waste are: 53% by 2010 67% by 2015 75% by 2020 - DEFRA 2008	The trend at all levels is a decrease in the percentage of waste landfilled.	It is calculated that there is little space in Hertfordshire beyond 2010 (Quality of Life Report 2007)	Source: Hertfordshire Waste Strategy http://www.defra.gov.uk/environment/statistics/wastats/bulletin08.htm Hertfordshire waste data and govt. targets: http://www.wasteaware.org.uk/strategy/corestrategy1107.pdf DEFRA: Municipal Waste Arisings 2007/8 http://www.defra.gov.uk/environment/waste/statistics/index.htm http://www.defra.gov.uk/environment/statistics/waste/kf/wrkf06.htm Waste Strategy Annual Progress Report 2007/8 http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste-strategy-report-07-08.pdf

Town Centres

Indicator	North Herts	Herts	East of England	National	Targets	Trends	Comments	Data sources
7 Promote sustainable urban living								
Vacant units in main town centres	North Herts 2004 2005 2006 2007 2008 Hitchin 10 9 23 20 37 Letchworth 21 26 23 27 31 Baldock 8 6 5 10 15 Royston 13 16 14 18 17						No clear trends are evident from this data. Hitchin, Letchworth and Baldock may be showing an increase in vacant units, Royston a decrease, but a longer time series is needed.	Source: NHDC Town Centre and Retail AMR 2008
Percentage of new retail (A1) in town centers versus out-of-town	% of new retail in town centres 2001/02 97.0 2002/03 23.5 2003/04 95.0 2004/05 100.0 2005/06 82.0 2006/07 16.0 2007/08 15.2						No clear trends are evident from this data, although the rate has been falling for three consecutive years	Source: NHDC Town Centre and Retail AMR 2008
% of all dwellings completed which are within town centres	% of new dwellings in town centres 2001/02 45.3 2002/03 36.1 2003/04 23.4 2004/05 16.0 2005/06 5.4 2006/07 16.0 2007/08 18.8						No clear trends are evident from this data	Source: NHDC Town Centre and Retail AMR 2008

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

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

July 2009



**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**

July 2009

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Significance criteria

Note: the following criteria were updated in February 2009.

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? 	All	Site information shows whether greenfield or brownfield and may comment on environmental and amenity value. GIS layer shows agricultural land quality of greenfield	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	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
	<ul style="list-style-type: none"> reduce quantity of unremediated contaminated land? 		sites (though doesn't separate 3a and 3b), Information on possible contaminated land.	designations.	
<u>2(b) Provide access to green spaces</u>	<ul style="list-style-type: none"> be accessible to green spaces? avoid reducing access to existing green and open spaces? 	All	<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>GIS layer showing rights of way.</p> <p>For the purposes of this appraisal, proximity (within 400m) to open countryside with a degree of accessibility was included as access to green space, due to provision of local amenity (e.g. walking, access to nature etc)</p> <p>green space strategy mapping provision and proposing standards is being developed but will not be available in time for this appraisal.</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>

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
			It will determine whether new developments include greenspace provision for existing residential areas.		
<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? 	All	Site description Housing Background paper: local service provision in the villages Transport Utilities constraint study Edge of Settlement 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.	Within 800m of a station In a town within 400m of a bus stop	In a village without a regular bus service Further than 800m from a station or 400m from a bus stop
ENVIRONMENTAL PROTECTION					

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> protect habitats and species, especially those designated as being of importance, and in river corridors, and provide opportunities for creation of new habitats? avoid habitat fragmentation and provide habitat linkages 	All	GIS layer showing wildlife sites and SSSIs 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 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? 	All	GIS layer showing AONB Landscape Capacity and Sensitivity Study Landscape Character Assessment (for development in rural areas)	Location in an area of low landscape sensitivity and high capacity.	Location in an area of low or moderate capacity
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> conserve and enhance the historic built character of the Districts/towns and villages? protect sites of archaeological and historic importance, 	All	GIS layer showing historic Parks and Gardens, Archaeological sites, ancient monuments, listed buildings and conservation areas	Site will not impact on conservation areas and features of cultural and archaeological interest and will contribute to protecting these features	Potential impact on conservation areas and features of cultural and archaeological interest

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
	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>	All	<p>Site location map (showing whether bordering watercourse)</p> <p>GIS layer showing groundwater source protection zone information, and groundwater vulnerability (though it is understood that all sites assessed are in areas of high or medium groundwater vulnerability, so do not require separate assessment).</p> <p>Information on contaminated land supplied by Environmental Health.</p>	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
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? 	All	<p>GIS layer from SFRA showing SUDS viability and flood risk.</p> <p>No information available on subsidence issues.</p>	Not in flood risk area or on a northern facing slope, of a suitable size to make Combined Heat and Power viable, or where SUDS is viable	Located in high flood risk area, or on a northern facing slope, or where there are significant constraints on the use of SUDS

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	<ul style="list-style-type: none"> avoid development on northern-facing slopes? promote development that can support Combined Heat and Power schemes? promote development in locations where SUDS can be used ? <p><i>Note that the climate change impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here.</i></p>				
A JUST SOCIETY					
5(a) Share benefits of prosperity fairly and promote community cohesion	<ul style="list-style-type: none"> contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)? recognise and value cultural and ethnic diversity ? retain rural services, especially shops, post offices, schools, health centres and bus services? 	All	Information on location of deprived areas Housing Background paper: local service provision in the villages	Potential to provide new/improved services/facilities for deprived areas Potential for site to support existing rural services	Site will compete with services in deprived or rural areas

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
5(b) Increase access to decent and affordable housing	<ul style="list-style-type: none"> increase access to affordable housing, particularly for the young, the disabled and key workers? 	Housing	Information on size of site	<p>Sites meeting the following criteria</p> <p>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</p> <p>2) In or adjoining any other settlement, sites for 7 or more dwellings or 0.2Ha; or</p> <p>3) Where a site is below these thresholds but could reasonably be considered part of a larger development which would exceed the thresholds.</p>	
5(c) <u>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 	All	<p>GIS layer showing Luton airport noise contour.</p> <p>Site information showing proximity to major roads, and existing housing and possibly</p>		Housing site located in Luton noise contour, adjacent to a major road, or major development located near existing residential area

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	ambient noise?		Environmental Health comments on air quality issues.		
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 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 	All	Site location maps Town Centre and Retail Study Baldock, Letchworth and Royston Town Centre Strategies	Site providing additional shops and services in town centres Housing or mixed use site within 800m of town centre	Out of town site likely to compete with shops and services in town centres

SA Objective ¹	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	continued and enhanced viability of a wide range of shops and services?				

General comments by type of development

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.
- In terms of landscape value, the Landscape Character Assessment study was used. However, it was unclear what the impact of individual developments would be on the broad Landscape Character Areas (LCAs) and further detailed assessment is recommended. Landscape assessment issues are therefore not generally addressed in this summary report, but details can be found in Appendix 4 of sites' relationship to LCAs.

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.

Other 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 (e.g. 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.
- For employment sites, provision of local employment will contribute to reducing commuting out of the District. However, where sites are on the edge of town, and transport issues should be considered in site development. Sewerage infrastructure capacity and water supply infrastructure may be issues in Letchworth, which will require site specific assessments. 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 summaries

Site/location/ current use	Strengths	Weaknesses
Ashwell	5 or more shops; food shop; post office; doctor's surgery; school; village hall (village facility score 12 ³ , ranked 2 nd out of the 21 villages where development might be acceptable)	
Site 1 Land east of Ashridge Farm, Ashwell Street, Ashwell Residential greenfield	<ul style="list-style-type: none"> This site is likely to support local services and provide affordable housing. Not affected by wildlife designations. This site does not border a watercourse. The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> This is a greenfield site and is grade 3 agricultural land, surrounded by established hedgerows. Within an area of archaeological interest. This site is within a ground water vulnerable zone. Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.
Site 2 r/o 67 Station Road, Ashwell Street, Ashwell Residential greenfield	<ul style="list-style-type: none"> Not affected by wildlife designations. This site does not border a watercourse. The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> This is a greenfield site and is grade 2 or 3 agricultural land, surrounded by established hedgerows. This site is within a ground water vulnerable zone. Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use. Site borders an area of archaeological interest.

³ Housing Background Paper 2007. Those which scored three points or less are not considered to have adequate facilities to justify identifying for any level of development other than affordable housing where there is a proven local need.

Site/location/ current use	Strengths	Weaknesses
Site 3 Land west of Claybush Road, Ashwell Residential greenfield	<ul style="list-style-type: none"> • This site is likely to support local services and provide affordable housing. • Not affected by wildlife designations. • This site does not border a watercourse. • This site does not fall within a historic conservation area and there are no historical monuments within or near the site. • The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> • This is a greenfield site and is grade 2 or 3 agricultural land, with potentially high biodiversity significance due to the set-aside nature of the land. Biodiversity and landscapes would not be enhanced by development of this site. • Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.
Site 4	<ul style="list-style-type: none"> • Suggested amendment to village boundary: no direct development implications. 	
Site 4 (cont.) Pumping station, Claybush Road, Ashwell Pumping station to remain in use but want it brought within village boundary	<ul style="list-style-type: none"> • Site is already a pumping station so it would be sustainable to retain its use. • Site is in close proximity to village – therefore water doesn't have to be pumped too far for domestic or employment usage therefore will require less energy. • Area is a brownfield site. • There are no wildlife designations within the site or next to the site. 	<ul style="list-style-type: none"> • Brownfield land, however there may be some ecological value on site. • Site falls adjacent to an area of archaeological interest.
Site 5 Land adjoining 7 Green Lane, Ashwell Residential brownfield	<ul style="list-style-type: none"> • This site is likely to support local services. • Brownfield land. • Not affected by wildlife designations. • This site does not border a watercourse and is not located within a source protection zone. • This site is not near or does not contain historical monuments. • The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> • The site borders a conservation area. • Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.
Site 6 22 Lucas Lane, Ashwell Residential brownfield	<ul style="list-style-type: none"> • This site is not near or does not contain historical monuments. • Site contains no wildlife designations. • Site is within walking distance of the village centre, school, recreation ground, green space and local amenities. 	<ul style="list-style-type: none"> • This site falls within a conservation area. • Site falls within an area of archaeological interest. • Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.

Site/location/ current use	Strengths	Weaknesses
Site 7 61 Station Road, Ashwell Residential brownfield	<ul style="list-style-type: none"> This site is likely to support local services and provide affordable housing. Not affected by wildlife designations. This site does not border a watercourse. Brownfield land. Within walking distance of the village centre, school, recreation ground, green space and local amenities. 	<ul style="list-style-type: none"> This site falls within a conservation area. Site is on the border of an area of archaeological interest. Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.
Site 8 Land south of 120 Station Road, Ashwell Residential greenfield	<ul style="list-style-type: none"> This site is likely to support local services and provide affordable housing. Not affected by wildlife designations. This site does not border a watercourse. The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> This is a greenfield site and is grade 3 agricultural land. Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use. Within area of archaeological interest
Baldock		The following are general issues for Baldock: <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.
Sites 9, 10 & 11 Land r/o 1-23, Letchworth Road, Baldock Residential brownfield	<ul style="list-style-type: none"> Not in conservation or archaeological areas. Suitable for Sustainable Urban Drainage Systems. Within 400m of green space. Within 400m of bus stop. May provide affordable housing. Not affected by wildlife designations. 	<ul style="list-style-type: none"> Close proximity to A1(M). The sites are located in Groundwater Source Protection Zone 1. Constraints identified: sewage, energy and education. Further than 800m from the railway station.
Site 12 Land North of George IV PH, London Road, Baldock Residential greenfield	<ul style="list-style-type: none"> Not in conservation or archaeological areas. Suitable for Sustainable Urban Drainage Systems. Within 400m of green space. Within 400m of bus stop. May provide affordable housing. Not affected by wildlife designations. 	<ul style="list-style-type: none"> Established trees and hedgerows surrounding site. Greenfield site. The site is located in Groundwater Source Protection Zone 1. Constraints identified; sewage, energy and education. Further than 800m from the railway station.

Site/location/ current use	Strengths	Weaknesses
Site 13 Land West of North Road, Baldock. Car Park for Station	<ul style="list-style-type: none"> • Not in conservation or archaeological areas. • Suitable for Sustainable Urban Drainage Systems. • Within 400m of green space. • Within 400m of bus stop. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield land. • Established trees and hedgerows surrounding site. • The site is located in Groundwater Source Protection Zone 1.
Site 14 Land West of Weston Way, Baldock Residential greenfield	<ul style="list-style-type: none"> • Not in conservation or archaeological areas. • Suitable for Sustainable Urban Drainage Systems. • Within 400m of green space. • Public rights of way border the site. • Within 400m of bus stop. • May provide affordable housing. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site. • Site is classified as agricultural land grade 3, with established trees and hedgerows. • The site is located in Groundwater Source Protection Zone 1. • Constraints identified; sewage, energy and education. • Further than 800m from the railway station.
Site 15 Land North of Willian Road, Baldock Residential greenfield	<ul style="list-style-type: none"> • Not in conservation or archaeological areas. • Suitable for Sustainable Urban Drainage Systems. • Within 400m of green space. • Public rights of way border the site. • Within 400m of bus stop. • May provide affordable housing. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Site is located near the A1(M) which may affect health and quality of life. • Greenfield site. • Site is classified as agricultural land grade 3, with established trees and hedgerows. • The site is located in Groundwater Source Protection Zone 1. • Constraints identified; sewage, energy and education. • Further than 800m from the railway station.
Site 16 Land off Yeomanry Drive, Baldock Residential greenfield	<ul style="list-style-type: none"> • Not in conservation or archaeological areas. • Suitable for Sustainable Urban Drainage Systems. • Within 400m of green space. • Public rights of way border the site. • Within 400m of bus stop and 800m of railway station. • May provide affordable housing. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site. • Site has established trees and hedgerows. • Development of this site would reduce green space available for residents living nearby. • The site is located in Groundwater Source Protection Zone 1. • Constraints identified; sewage, energy and education.

Site/location/ current use	Strengths	Weaknesses
Barkway	School, village hall and regular bus service.	No shops, post office or doctor's surgery Village facility score 6.
Site 17 Land East of Burrs Lane, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Not at risk of flooding. • Site may provide affordable housing. • Close to public rights of way and green spaces. • Village has a regular bus service. • Not in an area of archaeological interest. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Likely to increase commuting and private car use.
Site 18 Land east of Cambridge Road, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Accessibility to green space and public rights of way. • Village has a regular bus service. • Not in an area of archaeological interest. • Situated within 400m of green space. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land • The site is situated within a Groundwater Source Protection Zone 2. • Likely to increase commuting and private car use. • Adjacent to historic parks and gardens
Site 19 Land West of Cambridge Road, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Not at risk of flooding. • Site may provide affordable housing. • Close to public rights of way and green spaces. • Village has a regular bus service. • Not in an area of archaeological interest. • Situated within 400m of green space. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2.
Site 20 Land adjacent to Lane Farm, Gas Lane, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Village has a regular bus service. • Not in an area of archaeological interest. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Likely to increase commuting and private car use

Site/location/ current use	Strengths	Weaknesses
Site 21 Land North of Nuthampstead Road, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy • Site will increase access to affordable housing. • Regular bus service within village • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Likely to increase commuting and private car use. • Site borders conservation area. • Site borders an archaeological site.
Site 22 Land East of Royston Road, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Site will increase access to affordable housing • Village has a regular bus service. • Not in an area of archaeological interest. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Likely to increase commuting and private car use.
Site 23 Top Field, Royston Road, Barkway Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Site will increase access to affordable housing. • Accessibility to green space and public rights of way. • Village has a regular bus service. • Not affected by wildlife designations. • Landscape is common within the district 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Likely to increase commuting and private car use. • Within an area of archaeological interest
Barley	Food shop, post office, doctor's surgery, school, village hall and regular bus service. Village facility score 11.	
Site 24 Picknage Corner, Church End, Barley Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Accessibility to green space and public rights of way. • Village has a regular bus service. • Not in an area of archaeological interest. • Situated within 400m of green space. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Borders a conservation area.
Site 25 Millers Close, Picknage Road, Barley Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Accessibility to green space and public rights of way. • Village has a regular bus service. • Not in an area of archaeological interest. • Situated within 400m of green space. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Situated within a conservation area.

Site/location/ current use	Strengths	Weaknesses
Site 26 New Hill, Picknage Road, Barley Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Accessibility to green space and public rights of way. • Village has a regular bus service. • Not in an area of archaeological interest. • Situated within 400m of green space. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is situated within a Groundwater Source Protection Zone 2. • Cause for concern over sewage treatment on site. • Situated on the border of a conservation area.
Site 27 Churchfields, Pudding Lane, Barley Residential greenfield	<ul style="list-style-type: none"> • Site could support local services by attracting people to the village and supporting its local economy. • Accessibility to green space and public rights of way. • Village has a regular bus service. • Not in an area of archaeological interest. • Not affected by wildlife designations. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • The site is surrounded by hedgerows and there is established woodland in the north-east corner of the site. This site is likely to be of biodiversity value. • The site is situated within a Groundwater Source Protection Zone 2. • Situated on the border of a conservation area.
Clothall		Hamlet: no village facilities.
Site 28 Land at Clothall House, Ashanger Lane, Clothall Residential greenfield	<ul style="list-style-type: none"> • No evidence of land contamination. • The site does not border a watercourse. • Not at risk of flooding. • May provide affordable housing. • Site is not within a conservation area. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Not many facilities and services located nearby. • Site borders a designated wildlife site. • Site is located within groundwater source protection zone 3. • Likely to increase commuting and private car use. • Site contains an Ancient Monument. • Site is within an area of archaeological interest. • Site is near to listed buildings.
Codicote	5 or more shops, food shop, post office, school, village hall, regular bus service Village facility score 10.	No doctor's surgery.
Site 29 Land South of Cowards Lane, Codicote Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Site is not within an area of archaeological interest. • Site is not within a conservation area. • Site contains no listed buildings. • Sustainable Urban Drainage Systems are suitable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Likely to increase commuting and private car use.

Site/location/ current use	Strengths	Weaknesses
Site 30 Land at Codicote House, Heath Road, Codicote Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Sustainable Urban Drainage Systems are suitable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Likely to increase commuting and private car use. • Site is within a conservation area. • Site is located near listed buildings. • Site is within an area of archaeological interest.
Site 31 Land south of Heath Road, Codicote Residential greenfield	<ul style="list-style-type: none"> • The site does not border a watercourse. • May provide affordable housing. • Sustainable Urban Drainage Systems are suitable. • Site is not within a conservation area. • Site is not located near listed buildings. • Site is not within an area of archaeological interest. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Likely to increase commuting and private car use. • Not affected by wildlife designations, however is located close to wildlife designation. • Site is potentially contaminated due to proximity to landfill site.
Site 32 Land NE of The Close, Codicote Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Site is not within an area of archaeological interest. • Site is not within a conservation area. • Site contains no listed buildings. • Sustainable Urban Drainage Systems are suitable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Likely to increase commuting and private car use.
Graveley		<ul style="list-style-type: none"> • Not currently identified as appropriate for development in Local Plan
Site 33	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
Site 33 (cont.) Graveley House, 35 High Street Graveley Village boundary amendment	<ul style="list-style-type: none"> • Brownfield land • No evidence of contamination • Site would support the local economy • Not affected by wildlife designations • Viable for Sustainable Urban Drainage Systems • Site is within 400m of a bus stop • Access to green space 	<ul style="list-style-type: none"> • This site classified as grade 3 agricultural land • Site is within a conservation area • Graveley does not have shops • Contains listed buildings • Site is within an area of archaeological interest • Further than 800m from the town centre • Site borders flood zone 2 • Site is in a source protection zone

Site/location/ current use	Strengths	Weaknesses
<p>Site 34</p> <p>Chesfield Downs, Jacks Hill, Graveley</p> <p>For intensification of sports/leisure facilities</p>	<ul style="list-style-type: none"> No evidence of contamination. Site is not within a conservation area. No listed buildings. Site would support the local economy. Not affected by wildlife designations. Viable for Sustainable Urban Drainage Systems. Site is within 400m of a bus stop. Access to green space. Leisure facilities may increase good health. Could potentially serve several nearby towns. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Graveley does not have shops. Site is within an area of archaeological interest. Likely to increase private car use. Site borders flood zone 2. Site is in groundwater source protection zone 3.
<p>Site 35</p> <p>Jacks Hill Park, Jacks Hill, Graveley</p> <p>Extension of mobile home park</p>	<ul style="list-style-type: none"> Site is not contaminated. Site is not within a conservation area. No listed buildings. Not affected by wildlife designations. Site is not within a flood zone. Viable for Sustainable Urban Drainage Systems. Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Graveley does not have shops. Likely to increase commuting and private car use. Site is within an area of archaeological interest. Site is in groundwater source protection zone 3. Site borders the A1(M), making noise likely to be an issue.
<p>Hitchin</p>		<ul style="list-style-type: none"> Water supply infrastructure is an issue for new development in Hitchin. Implication that if all sites were to proceed then an additional Booster will be required to maintain pressure across the network. Foul Sewerage Network – Capacity needs to be assessed on a site specific basis. The capacity of the existing network within the town may need further assessment to ensure effluent can be satisfactorily transported to the sewage treatment works.
<p>Site 36</p> <p>Playing Field, Benslow Lane, Hitchin</p> <p>Residential greenfield & open space</p>	<ul style="list-style-type: none"> Not in an area of archaeological interest. No landscape designations. Would provide some additional public open space. May provide affordable housing. Site is not in a groundwater source protection zone. Site would support the local economy. Not affected by wildlife designations. Site is within 800m of the railway station. 	<ul style="list-style-type: none"> Does not minimise development on greenfield land. Adjoins conservation area. Loss of playing fields. Identified constraints on utilities. Currently informally used as open space. Constraints on the use of Sustainable Urban Drainage Systems.

Site/location/ current use	Strengths	Weaknesses
<p>Site 37</p> <p>South West Bypass, Hitchin</p> <p>Bypass and residential.</p>	<ul style="list-style-type: none"> • May provide affordable housing. • Site would support the local economy. • Viability for Sustainable Urban Drainage Systems is certain for some areas within site. • Parts of site are within 800m of the town centre. • Site large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield sites, classified as grade 3 agricultural land. • Site borders a wildlife designation. • Contains Charlton conservation area and adjoins Hitchin conversation area. • Identified constraints on utilities, notably water supply and sewerage. • Development of bypass is likely to increase noise and health effects for residents. • Site is partly within groundwater source protection zones 1, 2 and 3. • Site is partly within flood zone 3. • Parts of site potentially contaminated from landfill.
<p>Site 38</p> <p>Land at junction with Pirton Road, Crow Furlong, Hitchin</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations • Planned houses will be within 800m of the town centre. • Site not within a flood zone. • No evidence of contamination. • Site is not within a conservation area. • Site contains no listed buildings. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is currently woodland therefore development may have an adverse impact on biodiversity. • Site is in an area of archaeological interest.
<p>Site 39</p> <p>Highover Farm, Stotfold Road, Hitchin</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Site would support the local economy. • May provide affordable housing. • Not affected by wildlife designations. • Site is not within a conservation area. • Site is not within an area of archaeological interest. • Site contains no listed buildings. • Site is not within a flood zone. • Site is not within a groundwater source protection area. • Site large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Development here would be more than 800m from the town centre. • Identified constraints on transport and utilities: electricity (the 11kV network will require reinforcement). Local transport issues highlighted by County Council. • Constraints on the use of Sustainable Urban Drainage Systems. • Proximity to rail lines could affect potential in terms of noise/vibration: may require lineside protection.

Site/location/ current use	Strengths	Weaknesses
Ickleford	Food shop, school, village hall, regular bus service. Village facility score 7	No post office or doctor's surgery.
Site 40 Burford Grange Bedford Road, Ickleford Residential brownfield	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Regular bus service to the village. • Brownfield land. • Not affected by wildlife designations. • Sustainable Urban Drainage Systems are viable. • Not in a conservation area. • Not within an area of archaeological interest. • No listed buildings within the site. • No evidence of contamination. • Access to green space and public rights of way. 	<ul style="list-style-type: none"> • In a village site, further than 800m from a station. • Location of site is likely to increase the need for private transport. • Site is near flood zone 3.
Site 41 Land off Duncots Close, Ickleford Residential greenfield	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Regular bus service to the village. • Not affected by wildlife designations. • Sustainable Urban Drainage Systems are viable. • Access to green space and public rights of way. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Adjoins a conservation area. • Adjoins an area of archaeological interest. • Further than 800m from a railway station. • Likely to increase commuting and private car use.
Kimpton	Food shop, post office, doctor's surgery, school, village hall and regular bus service. Village facility score 11.	
Sites 42, 43 & 44 Land at Hall Lane, Kimpton Residential greenfield	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Village has a regular bus service. • Not affected by wildlife designations. • No evidence of land contamination. • The site does not border a watercourse. • Sustainable Urban Drainage Systems are viable. • May provide affordable housing. 	<ul style="list-style-type: none"> • Greenfield site classified as grade 3 agricultural land. • Likely to increase commuting and private car use. • Site is located within groundwater source protection zone 3. • Site 43 adjoins a conservation area an area of Archaeological interest. • Identified constraints on sewerage within the village
Site 45 Land at Ash Drive (north) Kimpton Bottom, Kimpton Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. • Sustainable Urban Drainage Systems are viable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on sewerage within the area. • Site is located within groundwater source protection zone 3. • Site is remote, therefore likely to increase commuting via private transport. • Infrequent local bus service.

Site/location/ current use	Strengths	Weaknesses
Site 46 Land at Ash Drive (south) Kimpton Bottom, Kimpton Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. • Sustainable Urban Drainage Systems are viable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on sewerage within the area. • Site is located within groundwater source protection zone 3. • Site is remote, therefore likely to increase commuting via private transport. • Infrequent local bus service.
Site 47 New Bungalows, Lawrence End Road, Peter's Green, Kimpton Residential brownfield	<ul style="list-style-type: none"> • Brownfield land. • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. • Sustainable Urban Drainage Systems are viable. 	<ul style="list-style-type: none"> • Site is located within groundwater source protection zone 3. • Site is remote, therefore likely to increase commuting via private transport. • Infrequent local bus service. • Identified constraints on sewage within the area. • This site is too small to cater for affordable housing.
Site 48 Water Tower, Lawrence End Road, Peter's Green, Kimpton Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. • Sustainable Urban Drainage Systems are viable. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 3. • Site is remote, therefore likely to increase commuting via private transport. • Infrequent local bus service • Identified constraints on sewerage within the area. • This site is too small to cater for affordable housing.
King's Walden	King's Walden: Food shop, post office, and regular bus service Breachwood Green: Post office, school and village hall and regular bus service	King's Walden score: 3 Breachwood Green score: 7
Site 49 Allotments South of Colemans Road, Breachwood Green, King's Walden Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. 	<ul style="list-style-type: none"> • Likely to increase commuting and private car use. • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 3. • Noise constraints from London Luton Airport.

Site/location/ current use	Strengths	Weaknesses
Site 50 Land North of Lower Road, Breachwood Green, King's Walden Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. 	<ul style="list-style-type: none"> • Likely to increase commuting and private car use. • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Noise constraints from London Luton Airport.
Site 51 Allotments South West of The Heath, King's Walden Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site will not impact upon archaeological sites. • Site does not impact upon conservation areas. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. 	<ul style="list-style-type: none"> • Likely to increase commuting and private car use • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 3. • Noise constraints from London Luton Airport.
Knebworth	5 or more shops, food shop, post office, doctor's surgery, school, village hall and regular bus service. Village facility score 13 (highest of all 21 villages listed)	Primary school capacity issue
Site 52 Land at Deards End, Knebworth Residential greenfield	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • No landscape designations. • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations. • Parts of site within 800m of the village centre. • Suitable for Sustainable Urban Drainage Systems. • Site is not within a flood plain. • No evidence of contamination. • Site large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Adjoins conservation area. • Site is in groundwater source protection zone 2. • Site is located next to the A1(M) motorway. • Identified constraints on utilities and capacity of primary school.
Site 53 Land at Gypsy Lane, Knebworth Residential greenfield	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not affected by landscape designations. • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations. • Parts of site within 800m of the village centre. • Suitable for Sustainable Urban Drainage Systems. • Site is not within a flood plain. • Site large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Adjoins conservation area. • Site is in groundwater source protection zone 3. • Site is located next to the A1(M) motorway. • Identified constraints on utilities and capacity of primary school. • Land is potentially contaminated from unknown fill areas on site.

Site/location/ current use	Strengths	Weaknesses
<p>Site 54</p> <p>Odyssey Health Centre, Old Knebworth Lane, Knebworth</p> <p>Retirement home & upgraded sports facilities.</p>	<ul style="list-style-type: none"> • Brownfield land. • Not in an area of archaeological interest . • Not in a conservation area. • Site is not within a flood plain. • Not affected by landscape designations. • Site would support the local economy. • Not affected by wildlife designations. • Suitable for Sustainable Urban Drainage Systems. • No evidence of contamination. 	<ul style="list-style-type: none"> • Site is in groundwater source protection zones 2 and 3. • Further than 800m from the town centre. • Site is located next to the railway tracks.
<p>Site 55</p> <p>Land North of Old Lane, Knebworth</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not in a conservation area. • Site is not within a flood plain. • Site is within 800m of the village centre. • Not affected by landscape designations. • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations. • Site large enough to consider combined heat and power systems. • Suitable for Sustainable Urban Drainage Systems. • No evidence of contamination. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is in groundwater source protection zone 1. • Identified constraints on utilities and capacity of primary school.
<p>Site 56</p> <p>Land East of Stevenage Road, Knebworth</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not in a conservation area. • Site is not within a flood plain. • Not affected by landscape designations. • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations. • Suitable for Sustainable Urban Drainage Systems. • No evidence of contamination. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is in groundwater source protection zones 2 and 3. • Further than 800m from the town centre. • Site is located next to the railway tracks.

Site/location/ current use	Strengths	Weaknesses
<p>Site 57</p> <p>Land South of Swangley's Lane, Knebworth</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not in a conservation area. • Site is not within a flood plain. • Site is within 800m of the village centre. • Not affected by landscape designations. • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations. • Public rights of way located nearby. • Suitable for Sustainable Urban Drainage Systems . • No evidence of contamination. • Site large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is in groundwater source protection zone 3. • Identified constraints on utilities and capacity of primary school.
<p>Site 58</p> <p>Land North of Watton Road, Knebworth</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not in a conservation area. • Site is not within a flood plain. • Site is within 800m of the village centre. • Not affected by landscape designations. • May provide affordable housing. • Site would support the local economy. • Not affected by wildlife designations. • Public rights of way located nearby. • Suitable for Sustainable Urban Drainage Systems . • No evidence of contamination. • Site large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is in groundwater source protection zone 1. • Identified constraints on utilities and capacity of primary school.

Site/location/ current use	Strengths	Weaknesses
<p>Letchworth Garden City</p>		<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>Site 59</p> <p>Land adjoining Household Waste recycling centre, Blackhorse Road, Letchworth Garden City</p> <p>Extension to recycling centre</p>	<ul style="list-style-type: none"> • Provides employment. • No evidence of contamination. • Site is not within a conservation area. • No listed buildings. • Site does not border flood zone . • Not affected by wildlife designations. • Site is not within a groundwater source protection zone. • Recycling plant will reduce the amount of waste sent to landfill. • Viable for Sustainable Urban Drainage Systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is within an area of archaeological interest.
<p>Site 60</p> <p>Land East of Blackhorse Road, Letchworth Garden City</p> <p>Employment</p>	<ul style="list-style-type: none"> • Improve job supply within the area. • Help support existing services. • No evidence of contamination. • Site is not within a conservation area. • No listed buildings. • Site would support the local economy. • Site does not border flood zone. • Not affected by wildlife designations. • Site is not within a groundwater source protection zone. • Site is within 400m of a bus stop. • Viable for Sustainable Urban Drainage Systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is within an area of archaeological interest. • Limited sewerage capacity.
<p>Site 61</p> <p>Land North of Hitchin Road, Letchworth Garden City</p> <p>School playing field</p>	<ul style="list-style-type: none"> • No evidence of contamination. • Site is not within a conservation area. • No listed buildings. • Site is not within an area of archaeological interest. • Site does not border a flood zone. • Not affected by wildlife designations. • Site is not within a groundwater source protection zone. • Access to green space. • Playing fields are likely to improve health. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land.

Site/location/ current use	Strengths	Weaknesses
Lilley	Village hall and regular bus service.	No shops, post office, doctor's surgery or school. Village facility score 3
Site 62 Land r/o 57 West Street Lilley Bottom Road, Lilley Residential greenfield	<ul style="list-style-type: none"> • No evidence of land contamination. • The site does not border a watercourse. • Not at risk of flooding. • Site is not within a conservation area. • Site does not contain a wildlife site. • Site is not located within a groundwater source protection zone. • Site does not contain listed buildings. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • According to the Housing Background paper, Lilley does not have enough services to justify development. • Site too small to provide affordable housing • Within Area of Outstanding Natural Beauty. • Likely to increase commuting and private car use. • Site is within an area of archaeological interest. • Constraints on the use of Sustainable Urban Drainage Systems.
Nuthampstead		Hamlet – no facilities.
Site 63 Former depot, Park Farm Lane, Nuthampstead Residential brownfield	<ul style="list-style-type: none"> • Brownfield land. • The site does not border a watercourse. • May provide affordable housing. • Site is not within a conservation area. • Site does not contain a wildlife site. • Site does not contain listed buildings. • Site is not within an area of archaeological interest. 	<ul style="list-style-type: none"> • Evidence of land contamination. • Site borders a flood risk zone. • Not many facilities and services located nearby. • Likely to increase commuting and private car use. • Site is located within groundwater source protection zone 3.
Pirton	Post office, school, village hall and regular bus service.	No shops or doctor's surgery. Village facility score 7.
Site 64 Land East of Priors Hill, Pirton Residential greenfield	<ul style="list-style-type: none"> • The site does not border a watercourse. • No evidence of land contamination. • Site does not border a flood risk zone. • May provide affordable housing. • Site does not contain a wildlife site. • Site is not located within a groundwater source protection zone. • Site likely to support local services. • Site is large enough to consider combined heat and power systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Not many facilities and services located nearby. • Likely to increase commuting and private car use. • Constraints on the use of Sustainable Urban Drainage Systems. • Site borders an Area of Outstanding Natural Beauty. • Site is within an area of archaeological interest. • Site is close to an Ancient Monument. • Site is located near to listed buildings. • Site borders a conservation area.

Site/location/ current use	Strengths	Weaknesses
Preston	School, village hall and regular bus service	No shops, post office or doctor's surgery. Village facility score 6. Not currently identified as appropriate for development in Local Plan
Site 65 Land west of Back Lane, Preston Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site is not located within a groundwater source protection zone. • Site contains no listed buildings. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Few local facilities. • Likely to increase commuting and private car use. • Site is within an area of archaeological interest. • Site is partially within a conservation area.
Site 66	• Suggested amendment to proposed village boundary: no direct development implications.	
Site 66 (cont.) Preston School, Back Lane, Preston No change – proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Brownfield land • Not affected by wildlife designations. • Site is not located within a source protection zone • Site provides access to green space • Site contains no listed buildings • No evidence of land contamination • The site does not border a watercourse • May provide affordable housing • Site is not within an area of archaeological interest • 	<ul style="list-style-type: none"> • Agricultural land grade 3 • This site is a rural, isolated site and is poor in terms of access local services and facilities • Likely to increase commuting and private car use • Site is within a conservation area • The site is identified as unsuitable Drift / Suitable solid for Sustainable Urban Drainage Systems
Site 67 Land North of Chequers Lane, Preston Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site is not located within a groundwater source protection zone. • Site contains no listed buildings. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Site is not within an area of archaeological interest. • Site is not within a conservation area. 	<ul style="list-style-type: none"> • Greenfield site, classified grade 3 agricultural land. • Few local facilities. • Likely to increase commuting and private car use.
Site 68	• Suggested amendment to proposed village boundary: no direct development implications.	

Site/location/ current use	Strengths	Weaknesses
<p>Site 68 (cont.)</p> <p>Land North of Crunnells Green, Preston</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site is not located within a source protection zone • No evidence of land contamination • The site does not border a watercourse • May provide affordable housing • No evidence of contamination • Site provides access to green space • 	<ul style="list-style-type: none"> • Greenfield site • Agricultural land grade 3 • This site is a rural, isolated site and is poor in terms of access local services and facilities • Likely to increase commuting and private car use • Site contains listed buildings • Site borders an area of archaeological interest • Site is within a conservation area • Site borders historic parks and garden • The site is identified as unsuitable Drift / Suitable solid for Sustainable Urban Drainage Systems
<p>Site 69</p> <p>Land South of Crunnells Green, Preston</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site is not located within a groundwater source protection zone. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Site is not within an area of archaeological interest. 	<ul style="list-style-type: none"> • Greenfield site, classified grade 3 agricultural land. • Few local facilities. • Site is situated near listed buildings. • Site borders a conservation area. • Site is close to a historic park and garden. • Likely to increase commuting and private car use.
<p>Site 70</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 70 (cont.)</p> <p>Land at Hitchin Road, Preston</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Not affected by wildlife designations. • Site is not located within a source protection zone • No evidence of land contamination • Site is not within an area of archaeological interest • The site does not border a watercourse • May provide affordable housing • No evidence of contamination • Site provides access to green space 	<ul style="list-style-type: none"> • Greenfield site • Agricultural land grade 3 • This site is a rural, isolated site and is poor in terms of access local services and facilities • Likely to increase commuting and private car use • Site contains listed buildings • Site contains an area of archaeological interest • Site is within a conservation area • Site is recreational land • The site is identified as unsuitable Drift / Suitable solid for Sustainable Urban Drainage Systems

Site/location/ current use	Strengths	Weaknesses
Site 71 Princess Helena College, School Lane, Preston Expansion of school	<ul style="list-style-type: none"> • The site already contains the existing school. • Promotes economic growth of the village. • Site is within 400 m of a bus stop. • Not affected by wildlife designations. • Site is not located within a groundwater source protection zone. • No evidence of land contamination. • The site does not border a watercourse. • Site provides access to green space. 	<ul style="list-style-type: none"> • Few local facilities. • Site contains listed buildings. • Site is within a conservation area. • Site is within an area of archaeological interest. • Site is within historic parks and gardens. • Rural village location generating private transport use.
Reed	School, village hall and regular bus service.	No shops, post office or doctor's surgery, Village facility score 6. Not currently identified as appropriate for development in Local Plan
Site 72 Land North of Blacksmiths Lane, Reed Residential greenfield	<ul style="list-style-type: none"> • New housing may support local services and rural economy. • May provide affordable housing. • Within walking distance of school and green space. • Site does not fall within a conservation area, and is not situated near listed buildings, or ancient monuments. • Site is not within a flood zone. • No evidence of contamination. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Includes an established woodland. • There are no local shops within Reed. • Likely to increase commuting and private car use.
Site 73 Farmyard, Brickyard Lane, Reed Residential brownfield	<ul style="list-style-type: none"> • New housing may support local services and rural economy. • Brownfield land. • Site is not within a wildlife designation. • May provide affordable housing. • Within walking distance of school and green space. • Site is not within a flood zone. 	<ul style="list-style-type: none"> • There are no local shops within Reed. • Likely to increase commuting and private car use. • This site falls within the village conservation area. • This site is potentially contaminated.
Site 74	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
<p>Site 74 (cont.)</p> <p>Cricket Club and adjoining land, Church Lane, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • This site is not contaminated • Site is not within flood zone • May provide access to affordable housing • Not affected by wildlife designations • Site provides access to green space 	<ul style="list-style-type: none"> • Site is a greenfield site of high amenity value. If included within village boundary, the site may be developed upon in the future. It is important to protect amenity areas. • There are no local facilities, shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Site is next to an ancient monument • Site falls within the village conservation area. • Site contains listed buildings • Suitability for Sustainable Urban Drainage Systems unclear
<p>Site 75</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 75 (cont.)</p> <p>North Farm and land west of Crow Lane, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary.</p>	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • Site is not within flood zone • May provide access to affordable housing • Not affected by wildlife designations • Site provides access to green space 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Site falls within the village conservation area. • Site contains listed buildings • Site is potentially contaminated • Suitability for Sustainable Urban Drainage Systems unclear
<p>Site 76</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 76 (cont.)</p> <p>Cosy Kot, High Street, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary.</p>	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • Site is not within flood zone • No evidence of contamination • May provide access to affordable housing • Not affected by wildlife designations • Site provides access to green space 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Site falls within the village conservation area. • Site contains listed buildings • Suitability for Sustainable Urban Drainage Systems unclear
<p>Site 77</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
Site 77 (cont.) Kesten, High Street, Reed No change – proposed for inclusion within proposed new village boundary.	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • May provide access to affordable housing • Not affected by wildlife designations • Site provides access to green space • No evidence of contamination 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site falls opposite to a wildlife designated area • Site is not within 800m of train station • This site does not promote sustainable urban living. • Site falls within a flood zone • Site falls within the village conservation area. • Suitability for Sustainable Urban Drainage Systems unclear
Site 78	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
Site 78 (cont.) Road at High Street, Reed No change – proposed for removal from proposed new village boundary	If removed from village boundary would not affect the historic environment in particular conservation areas	<ul style="list-style-type: none"> • Removing site from village boundary would separate the envelope of the village into two parts. •
Site 79	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
Site 79 (cont.) Wisbridge Farm, High Street, Reed No change – proposed for inclusion within proposed new village boundary.	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • May provide access to affordable housing • Not affected by wildlife designations • Site provides access to green space • 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Site falls within a flood zone • Site falls within the village conservation area. • Suitability for Sustainable Urban Drainage Systems unclear • Site is potentially contaminated
Site 80	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
<p>Site 80 (cont.)</p> <p>Mill Corner Farm, Jackson's Lane, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary.</p>	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • May provide access to affordable housing • Not affected by wildlife designations • Site provides access to green space • Site contains no listed buildings • Site provides access to green space • No evidence of contamination • Site does not fall within a flood zone 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Suitability for Sustainable Urban Drainage Systems unclear • Site falls within the village conservation area
Site 81	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 81 (cont.)</p> <p>Reed House, Jackson's Lane, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • May provide access to affordable housing • Not affected by wildlife designations • Site contains no listed buildings • Site provides access to green space • Site does not fall within a flood zone 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Suitability for Sustainable Urban Drainage Systems unclear • Site borders the village conservation area • Site is unlikely to be contaminated however there is an unknown fill material on site
Site 82	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 82 (cont.)</p> <p>The Laurels, London Road, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • May provide access to affordable housing • Not affected by wildlife designations • Site does not contain a village conservation area • Site contains no listed buildings • Site provides access to green space • No evidence of contamination • Site does not fall within a flood zone 	<ul style="list-style-type: none"> • There are no shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Suitability for Sustainable Urban Drainage Systems unclear •
Site 83	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
<p>Site 83 (cont.)</p> <p>Land south of The Joint, Reed</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Brownfield land • Site is within easy walking distance from anywhere within the village • There is a bus stop within 400m • There is a school within walking distance • May provide access to affordable housing • Not affected by wildlife designations • Site does not contain a village conservation area • Site contains no listed buildings • Site provides access to green space • No evidence of contamination • Site does not fall within a flood zone 	<ul style="list-style-type: none"> • There are no local facilities, shops within Reed. Likely to increase commuting and private car use • Site is not within 800m of train station • This site does not promote sustainable urban living. • Suitability for Sustainable Urban Drainage Systems unclear
<p>Royston</p>		<ul style="list-style-type: none"> • May be problems with utilities, sewage treatment capacity limited to additional 150 dwellings up to 2015
<p>Site 84</p> <p>Ivy Farm, Baldock Road, Royston</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • The proposed development has potential to support local services. • Not in a conservation area. • Not in an area of archaeological interest. • Viable for Sustainable Urban Drainage Systems. • May provide affordable housing. • Situated within 400m of green space. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Over 400m from bus stop and over 800m from railway station and town centre. • Site borders the railway (significant noise issue). • Potential infrastructure constraints especially sewage capacity and energy. • Located near to SSSI as well as a site of wildlife interest. • Within groundwater source protection zone 2. • Site is potentially contaminated from farm yard and petrol tanks.
<p>Site 85</p> <p>Land North of Newmarket Road, Royston</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not in a conservation area. • Not in an area of archaeological interest. • Viable for Sustainable Urban Drainage Systems. • May provide affordable housing. • Situated within 400m of green space. • No evidence of contamination. • Within 400m of bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site borders the A505 (significant noise issue). • Infrastructure constraints especially sewage capacity and energy until 2015. • Over 800m from railway station and town centre. • Within groundwater source protection zone 2.

Site/location/ current use	Strengths	Weaknesses
Sandon	Post office, school and village hall.	No shops, doctor's surgery or regular bus service. Village facility score 6.
Site 86 Land at Gannock Farm Gannock Green, Sandon Residential greenfield	<ul style="list-style-type: none"> • Potential to support existing rural services. • May provide affordable housing. • Site is not at risk of flooding. • Site is not located within a conservation area. • Site is not located near an area of archaeological interest. 	<ul style="list-style-type: none"> • Isolated location, likely to increase commuting and private car use. • Greenfield site, classified as grade 2 agricultural land. • Site is located near listed buildings.
Site 87 Land north of Rockells Jersey Farm, Green End, Sandon One agricultural worker's dwelling	<ul style="list-style-type: none"> • Potential to support existing rural services. • Site is not at risk of flooding. • No evidence of contamination. • Site is not located within a conservation area. • Site is not located near to listed buildings. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Site falls partially within an area of archaeological interest.
Site 88 Rockells Jersey Farm, Green End, Sandon On agricultural worker's dwelling	<ul style="list-style-type: none"> • Potential to support existing rural services. • Site is not located within a conservation area. • Site is not located near to listed buildings. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land. • Site falls near to a wildlife designated site. • Site falls partially within an area of archaeological interest. • Site is partial within a flood zone. • Site is potentially contaminated from farmyard use.
St Ippolyts	Food shop, post office, school, village hall, regular bus service. Village facility score 8.	No doctor's surgery. Not currently identified as appropriate for development in Local Plan. According to Anglian Water, in order for foul flows arising from significant urban expansion to the west, south, or east of Hitchin to be accommodated within the Anglian Water network, it is likely that Anglian Water would need to construct a new Sewage Treatment Works.
Site 89	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
<p>Site 89</p> <p>Land south of Ashbrook Lane, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • Not at risk of flooding • Suitable for Sustainable Urban Drainage Systems • May provide affordable housing <p>green space located nearby</p>	<ul style="list-style-type: none"> • Partially in an area of archaeological interest • Adjacent to conservation area and close to listed buildings • Agricultural land grade 3 • Site is a village green. • Identified constraints on utilities • Located outside of main towns • Likely to increase commuting and private car use • Site is potentially contaminated
<p>Site 90</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 90 (cont.)</p> <p>Brookend Farm, Brookend Lane, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site is brownfield land • Site could contribute to the improvement of the local economy and support of the existing services • Not affected by wildlife designations • Suitable for Sustainable Urban Drainage Systems • May provide affordable housing • green space located nearby 	<ul style="list-style-type: none"> • Agricultural land grade 3 • Landscape consists of distinctively unusual quality • In an area of archaeological interest • Within a conservation area • Listed building within site • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use • At risk of flooding, borders flood zone 3 <p>Site is potentially contaminated</p>
<p>Site 91</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 91 (cont.)</p> <p>Land north of Brookend Farm, Brookend Lane, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site could contribute to the improvement of the local economy and support of the existing services • Not affected by wildlife designations • The site would be suitable to implement Sustainable Urban Drainage Systems • May provide affordable housing • No evidence of contamination • green space located nearby • 	<ul style="list-style-type: none"> • Greenfield site • In an area of archaeological interest • Within a conservation area • Listed building within site • Agricultural land grade 3 • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use • At risk of flooding • Landscape consists of distinctively unusual quality
<p>Site 92</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
Site 92 (cont.) Roads at London Road and Brookend Lane, St Ippolyts No change – proposed for removal from proposed new village boundary	Site is not proposed for development	<ul style="list-style-type: none"> • Would separate proposed village boundary into two parts.
Site 93	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
Site 93 (cont.) The Foundry, Brookend Lane, St Ippolyts No change – proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Site could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • Suitable for Sustainable Urban Drainage Systems • May provide affordable housing • green space located nearby 	<ul style="list-style-type: none"> • Adjoining an area of archaeological interest • Adjoining a conservation area • Listed building within site • Agricultural land • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use • Site is within flood zone 3 Site is potentially contaminated
Site 94 Eastern section of Hitchin South West bypass, St Ippolyts	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support of the existing services. • Parts of site located within 400m of a bus service. • Not in a groundwater source protection zone. • Site may provide affordable housing. • The site would be suitable to implement Sustainable Urban Drainage Systems. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Adjoining an area of archaeological interest. • Site adjoins a wildlife site. • Adjoining a conservation area. • Site is potentially contaminated from infilled land and farmyards. • Listed building within site. • Identified constraints on utilities. • Parts of site is within flood zone 3.
Site 95	Suggested amendment to settlement boundary: no direct development implications	

Site/location/ current use	Strengths	Weaknesses
<p>Site 95 (cont.)</p> <p>Glyfada, Gosmore Road, St Ippolyts</p> <p>Seeking to have whole of property excluded from green belt: this area also included within representation 08/3353 (Foster)</p>	<ul style="list-style-type: none"> • Site located on the outskirts of the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • This site is not within a conservation area, near an area of archaeological interest, or near listed buildings • There is access to green space • Site provides affordable housing • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Suitable for Sustainable Urban Drainage Systems 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Contamination details are not provided – therefore site could be contaminated
<p>Site 96</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	
<p>Site 96 (cont.)</p> <p>Gosmore End House, Hitchin Road, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • This site is not near an area of archaeological interest, or near listed buildings • There is access to green space • Site provides affordable housing • Site is located within 400m of a bus stop • Suitable for Sustainable Urban Drainage Systems 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Site is within a conservation area
<p>Site 97</p>	<ul style="list-style-type: none"> • Suggested amendment to proposed village boundary: no direct development implications. 	

Site/location/ current use	Strengths	Weaknesses
<p>Site 97 (cont.)</p> <p>Grounds of Gosmore End House, Hitchin Road, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site could contribute to the improvement of the local economy and support of the existing services • Not affected by wildlife designations • This site is not near an area of archaeological interest, or near listed buildings • There is access to green space • Site provides affordable housing • Site is located within 400m of a bus stop • Site is not within a source protection zone • The site would be suitable to implement Sustainable Urban Drainage Systems • No evidence of contamination • Site is not within a flood zone 	<ul style="list-style-type: none"> • Site is greenfield land • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Site is within a Conservation area
<p>Site 98</p> <p>Land north of Pound Farm, London Road, St Ippolyts</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support existing services. • Located within 400m of a bus service. • Site may provide affordable housing. • Not within a groundwater source protection zone. • No evidence of contamination. • The site would be suitable to implement Sustainable Urban Drainage Systems. • Site is not located within a conservation area. 	<ul style="list-style-type: none"> • Greenfield site, classified grade 3 agricultural land. • Site adjoins a wildlife site. • Identified constraints on utilities. • Likely to increase commuting and private car use. • Site is within flood zone 3.
<p>Site 99</p> <p>Land north of The Crescent, London Road, St Ippolyts</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support existing services. • Located within 400m of a bus service. • Not within a groundwater source protection zone. • No wildlife sites are located within or near this site. • Site may provide affordable housing. • The site would be suitable to implement Sustainable Urban Drainage Systems. • Site not within a conservation area. • Site does not contain areas of archaeological interest. • Site does not contain listed buildings. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on utilities. • Likely to increase commuting and private car use.
<p>Site 100</p>	<p>Suggested amendment to proposed village boundary: no direct development implications.</p>	

Site/location/ current use	Strengths	Weaknesses
<p>Site 100 (cont.)</p> <p>Land at and adjoining Avenue Farm, Maydencroft Lane, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • This site is not near an area of archaeological interest • Site provides affordable housing • There is access to green space • Site is located within 400m of a bus stop • Site is not within a flood zone 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Site is potentially contaminated • The site would be unsuitable to implement SUDS scheme according to the SUDS Viability Plan • Likely to increase commuting and private car use • Site within the village conservation area • Site contains listed buildings
<p>Site 101</p>	<p>Suggested amendment to proposed village boundary: no direct development implications.</p>	
<p>Site 101 (cont.)</p> <p>Land South of Maydencroft Lane, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Not affected by wildlife designations • This site is not near an area of archaeological interest • Site provides affordable housing • There is access to green space • Site is not contaminated • Site is not within a flood zone • Site is located within 400m of a bus stop • The site would be suitable to implement Sustainable Urban Drainage Systems 	<ul style="list-style-type: none"> • Site is a greenfield site • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Site within a conservation area • Site contains listed buildings
<p>Site 102</p>	<p>Suggested amendment to proposed village boundary: no direct development implications.</p>	

Site/location/ current use	Strengths	Weaknesses
<p>Site 102 (cont.)</p> <p>Land South of Avenue Farm Maydencroft Lane, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Not affected by wildlife designations • This site is not near an area of archaeological interest • There are no listed buildings within this site • Site provides affordable housing • There is access to green space • Site is located within 400m of a bus stop • The site would be suitable to implement Sustainable Urban Drainage Systems 	<ul style="list-style-type: none"> • Site is a greenfield site • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Site within the conservation area
<p>Site 103</p> <p>Land at Mill Lane, Gosmore, St Ippolyts</p> <p>Residential greenfield or Residential and bypass</p>	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support existing services. • Located within 400m of a bus service. • Site may provide affordable housing. • Not within a groundwater source protection zone. • No wildlife sites are located within or near this site. • Site does not contain or adjoin an area archaeological interest. • There are no listed buildings within this site. • The site would be suitable to implement Sustainable Urban Drainage Systems. • The site is not within a flood zone. • No evidence of contamination. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on utilities. • Likely to increase commuting and private car use. • Adjoins a conservation area.
<p>Site 104</p>	<p>Suggested amendment to proposed village boundary: no direct development implications.</p>	

Site/location/ current use	Strengths	Weaknesses
<p>Site 104 (cont.)</p> <p>Land at Junction of Mill Lane and Mill Road, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • This site is not within a conservation area, near an area of archaeological interest, or near listed buildings • Site provides affordable housing • There is access to green space • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Suitable for Sustainable Urban Drainage Systems • Site is not contaminated • Site is not within a flood risk zone 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use
<p>Site 105</p>	<p>Suggested amendment to proposed village boundary: no direct development implications.</p>	
<p>Site 105 (cont.)</p> <p>Land at Junction of Mill Lane and Mill Road, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • This site is not within a conservation area, near an area of archaeological interest, or near listed buildings • There is access to green space • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Site provides affordable housing • Suitable for Sustainable Urban Drainage Systems 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Lack of Public rights of way
<p>Site 106</p>	<p>Suggested amendment to proposed village boundary: no direct development implications.</p>	

Site/location/ current use	Strengths	Weaknesses
<p>Site 106 (cont.)</p> <p>Land at junction of Waterdell Lane and Preston Road, Gosmore, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Not affected by wildlife designations • This site is not near an area of archaeological interest • Site contains no listed buildings • There is access to green space • Site is located within 400m of a bus stop • The site would be suitable to implement Sustainable Urban Drainage Systems • Site is not contaminated • Site is not within a flood zone 	<ul style="list-style-type: none"> • Site is a greenfield site • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Site within the conservation area
Site 107	Suggested amendment to proposed village boundary: no direct development implications.	
<p>Site 107 (cont.)</p> <p>Land North of Sperberry Hill, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support of the existing services • Site is brownfield land • Not affected by wildlife designations • This site contains no listed buildings • There is access to green space • Site is located within 400m of a bus stop • Suitable for Sustainable Urban Drainage Systems • Provides affordable housing 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Likely to increase commuting and private car use • Site within the Village conservation area • Site adjoins an area of archaeological interest
<p>Site 108</p> <p>Land East of Junction of Hitchin Lane and Stevenage Road (A602) St Ippolyts</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support existing services. • Site is not within a flood zone. • No evidence of contamination. • Located within 400m of a bus service. • Site is not within a conservation area. • Site is not in an area of archaeological interest. • Site contains no listed buildings. • Not in a groundwater source protection zone • The site would be suitable to implement Sustainable Urban Drainage Systems. • May provide affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on utilities. • Site borders the A602 which may cause noise issues.

Site/location/ current use	Strengths	Weaknesses
Site 109 Land West of Junction of Hitchin Lane and Stevenage Road (A602) St Ippolyts Residential greenfield	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support existing services. • Located within 400m of a bus service. • Site is not within a conservation area. • Site is not within an area of archaeological interest. • Site contains no listed buildings. • Not in a groundwater source protection zone. • The site would be suitable to implement Sustainable Urban Drainage Systems. • May provide affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on utilities. • Site is within flood zone 3. • Site is unlikely to be contaminated, however there are small areas of infill which may require assessing. • Site borders wildlife site. • Site borders the A602 which may cause noise issues.
Site 110 Oakfield Farm, Stevenage Road (A602) St Ippolyts Residential greenfield	<ul style="list-style-type: none"> • Could contribute to the improvement of the local economy and support existing services. • Parts of site located within 400m of a bus service. • Not in a groundwater source protection zone. • The site would be suitable to implement Sustainable Urban Drainage Systems. • Site does not fall within a conservation area. • Site does not fall within an area of archaeological interest. • Site does not contain listed buildings. • Site may provide affordable houses. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is potentially contaminated at farmyard. • Identified constraints on utilities. • Parts of site within flood zone 3. • Part of site borders the A602 which may cause noise issues.
Site 111	Suggested amendment to proposed village boundary: no direct development implications.	
Site 111 (cont.) Recreation Ground, Stevenage Road, St Ippolyts No change – proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Not affected by wildlife designations • Not at risk of flooding • Suitable for Sustainable Urban Drainage Systems • Not within a source protection zone • May provide affordable housing • Not contaminated • Site does not contain listed buildings 	<ul style="list-style-type: none"> • Partially in an area of archaeological interest and adjacent to conservation area • Greenfield site, classified as grade 3 agricultural land grade 3. • Impact of development would be moderate on landscape • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use
Site 112	Suggested amendment to proposed village boundary: no direct development implications.	

Site/location/ current use	Strengths	Weaknesses
Site 112 (cont.) St Ippolyts Church, St Ippolyts No change – proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Site is brownfield land • Not affected by wildlife designations • Not at risk of flooding • Suitable for Sustainable Urban Drainage Systems • Not within a source protection zone • May provide affordable housing (what? It's a 900 year old church!) • Provides access to green space • 	<ul style="list-style-type: none"> • Within an area of archaeological interest and • Within a conservation area • Site contains listed buildings • Agricultural land grade 3 • Impact of development would be moderate on landscape • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use • Site is potentially contaminated
Site 113	Suggested amendment to proposed village boundary: no direct development implications.	
Site 113 (cont.) Cemetery, Folly Lane, St Ippolyts No change – proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Site is brownfield land • Not affected by wildlife designations • Not at risk of flooding • Suitable for Sustainable Urban Drainage Systems • Site is not within an area of archaeological interest or within a conservation area • Site does not contain listed buildings • Not within a source protection zone 	<ul style="list-style-type: none"> • Agricultural land grade 3 • Impact of development would be moderate on landscape • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use • Site is potentially contaminated •
Site 114 (cont.)	Suggested amendment to proposed village boundary: no direct development implications.	
Site 114 Land West of Vicarage Lane, Stevenage Road St Ippolyts No change – proposed for inclusion within proposed new village boundary	<ul style="list-style-type: none"> • Not affected by wildlife designations • Not at risk of flooding • The site would be suitable to implement Sustainable Urban Drainage Systems • Not within a source protection zone • May provide affordable housing • Access to green space • Contains no listed buildings • Site is not contaminated 	<ul style="list-style-type: none"> • Greenfield site • Adjoining an area of archaeological interest and • Within a conservation area • Agricultural land grade 3 • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use • Impact of development would be moderate on landscape
Site 115	Suggested amendment to proposed village boundary: no direct development implications.	

Site/location/ current use	Strengths	Weaknesses
<p>Site 115 (cont.)</p> <p>Land South of Waterdell Lane, St Ippolyts</p> <p>No change – proposed for inclusion within proposed new village boundary</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services • Site is not within a Source Protection Zone • Site is not at risk of flooding • Site is not contaminated • Not affected by wildlife designations • This site is not within a conservation area, near an area of archaeological interest, or near listed buildings • There is access to green space • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • The site would be suitable to implement Sustainable Urban Drainage Systems 	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Identified constraints on utilities • Greenfield site • Agricultural land grade 3 • Impact of development would be moderate on landscape • Identified constraints on utilities • Located outside of main towns within the area • Likely to increase commuting and private car use
<p>St.Paul's Walden</p>		<p>Hamlet – no facilities.</p>
<p>Site 116</p> <p>The Estate Yard, Hoo Park, St Paul's Walden</p> <p>Residential</p>	<ul style="list-style-type: none"> • The site does not border a watercourse. • May provide affordable housing. • Site does not contain a wildlife site. • Sustainable Urban Drainage Systems are viable. • Site is not within an area of archaeological interest. • Site does not border a conservation area. 	<ul style="list-style-type: none"> • In a rural location. The nearest village is Whitwell 500m away (which has a food shop, post office, doctor's surgery, school, village hall and regular bus service). • Site is located within groundwater source protection zone 3. • Likely to increase commuting and private car use. • Site borders a flood risk zone. • Evidence of land contamination. • Site is opposite an Ancient Monument. • Site is located near to Listed Buildings. • Site is surrounded by historic parks and gardens.
<p>Therfield</p>	<p>School and village hall.</p>	<p>No shops, post office, doctor's surgery or regular bus service.</p> <p>Village facility score 5.</p>
<p>Site 117</p> <p>Land South of Haywood Lane Therfield</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not affected by wildlife designations. • No evidence of land contamination. • The site does not border a watercourse. • May provide affordable housing. • Site is not within a conservation area. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 3. • Likely to increase commuting and private car use. • Site is within an area of archaeological interest. • Site is near to listed buildings.

Site/location/ current use	Strengths	Weaknesses
Site 118 Land South of Kelshall Road, Therfield Residential brownfield	<ul style="list-style-type: none"> • Brownfield land. • Not affected by wildlife designations. • The site does not border a watercourse. • May provide affordable housing. • Site does not contain listed buildings. 	<ul style="list-style-type: none"> • Potentially contaminated from depot use. • Site borders a conservation area. • Site is within an area of archaeological interest. • Site is located within groundwater source protection zone 3. • Likely to increase commuting and private car use.
Site 119 Land West of Police Row, Therfield Residential greenfield	<ul style="list-style-type: none"> • Not affected by wildlife designations. • The site does not border a watercourse. • May provide affordable housing. • No evidence of contamination. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site borders a conservation area. • Site is within an area of archaeological interest. • Site is located near listed buildings. • Site is located within groundwater source protection zone 3. • Likely to increase commuting and private car use.
Wymondley	Little Wymondley has a school and a regular bus service.	No shops, post office, doctor's surgery or village hall. Village facility score 4. According to Anglian Water, in order for foul flows arising from significant urban expansion to the west, south, or east of Hitchin to be accommodated within the Anglian Water network, it is likely that Anglian Water would need to construct a new Sewage Treatment Works.
Site 120 Land West of Gypsy Lane, Wymondley Residential greenfield	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not in a conservation area. • Does not contain listed buildings. • No evidence of contamination. • May provide affordable housing. • Site is not in a groundwater source protection zone. • Site may support the local economy. • Not affected by wildlife designations. • Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Identified constraints on utilities. • Constraints on the use of Sustainable Urban Drainage Systems. • Site borders railway. • Site borders part of a flood zone 2. • Further than 800m from the town centre. • Likely to increase commuting and private car use.

Site/location/ current use	Strengths	Weaknesses
Site 121 Land North of Stevenage Road, Little Wymondley	<ul style="list-style-type: none"> • Not in a conservation area. • Does not contain listed buildings. • No evidence of contamination. • May provide affordable housing. • Site is not in a groundwater source protection zone. • Site may support the local economy. • Not affected by wildlife designations. • Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site on edge of Little Wymondley which has limited facilities. Houses would be more than 800m from nearest town centre (Hitchin) and likely to encourage private car use. • Site borders an area of archaeological interest. • Identified constraints on utilities. • Constraints on the use of Sustainable Urban Drainage Systems. • Site borders part of a flood zone 2.
Site 122 Land South of Stevenage Road, Little Wymondley Residential greenfield	<ul style="list-style-type: none"> • Not in a conservation area. • May provide affordable housing. • Site may support the local economy. • Not affected by wildlife designations. • Parts of site within 400m of a bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site on edge of Little Wymondley which has limited facilities. Houses would be more than 800m from nearest town centre (Hitchin) and likely to encourage private car use. • Site borders listed buildings. • Site borders an area of archaeological interest. • Parts of site in groundwater source protection zone 1. • Identified constraints on utilities. • Constraints on the use of Sustainable Urban Drainage Systems. • Site borders part of a flood zone 2. • Land is potentially contaminated from landfill on site. • Site borders A602, creating noise issues.
Site 123 Land West of Todds Green, Wymondley Residential greenfield	<ul style="list-style-type: none"> • Not in a conservation area. • Does not contain listed buildings. • No evidence of contamination. • Site is not in a groundwater source protection zone. • Not in an area of archaeological interest. • Site does not border a flood zone. • Site may support the local economy. • Not affected by wildlife designations. • Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. Identified constraints on utilities. • Constraints on the use of Sustainable Urban Drainage Systems. • Planned houses would be more than 800m from the town centre. • Likely to increase commuting and private car use. • Too small to provide affordable housing.
Site 124	Suggested new village boundary: no direct development implications.	

Site/location/ current use	Strengths	Weaknesses
<p>Site 124 (cont.)</p> <p>Suggested village boundary, Todds Green, Wymondley</p> <p>No change – suggested new village boundary</p>	<ul style="list-style-type: none"> • Brownfield land • Not in a conservation area • Site is not in a source protection zone • No archaeological interest • No evidence of contamination • Site does not border a flood zone • Site would support the local economy • May provide affordable housing • Not affected by wildlife designations • Site is within 400m of a bus stop • Access to green space • 	<ul style="list-style-type: none"> • This site classified as grade 3 agricultural land • Little Wymondley has limited facilities for new development • Distinctively unusual landscape, impact of development is moderate • Contains listed buildings • Identified constraints on utilities • Constraints on the use of Sustainable Urban Drainage Systems • Planned houses will not be 800m from the town centre • Site is on the outskirts of Stevenage, although it is isolated by nearby rail lines and roads and is likely to encourage commuting.
<p>Site 125</p> <p>Land South of Wymondley Road, Wymondley</p> <p>Residential greenfield</p>	<ul style="list-style-type: none"> • Not in an area of archaeological interest. • Not in a conservation area. • Does not contain listed buildings. • No evidence of contamination. • May provide affordable housing. • Site is not in a groundwater source protection zone. • Site may support the local economy. • Site is within 400m of a bus stop. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • The site is bordered by a wildlife site. • Identified constraints on utilities. • Constraints on the use of Sustainable Urban Drainage Systems. • Site borders railway. • Site falls within flood zone 2. • Planned houses would be more than 800m from the town centre. • Likely to increase commuting and private car use.

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

Appendix 4: Site Allocation Matrices

July 2009



**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**

July 2009

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Appraisal of Site Allocations May 2009

The impact of each of the sites on the SA objective is scored as follows:

Major positive	√ √
Positive	√
Major negative	XX
Negative	X
Uncertain	?
Neutral	O.

The assessment is based on the current situation and trends for each objective, including where there are particular problems. This information is contained in appendix 2 (baseline data and key sustainability issues), and has been referred to throughout the process of compiling the matrices.

Ashwell

Type of Site and Number: 1 Residential				
Site Reference and Location: 07/0852 Ashwell (Land east of Ashridge farm)				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the

				District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This area is a greenfield site. A paddock bordered via hedgerows. The land is agricultural land grade 3.
2(b) Provide access to green spaces	√	√	√√	<ul style="list-style-type: none"> There is green space located nearby linked via public rights of way.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit, abled people. The elderly and disabled will require private transport in the form of taxis or private cars. There is a school within walking distance and a recreational ground. Transport and Utilities Constraints study outlines there is no regular bus service running into the town centre or to the train station. The train station is not within easy walking distance. Due to poor bus links it is more than likely that private transport will be used to and this will create congestion. The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which may suggest this town will predominantly become a commuter town. There is no bus service to the station, private transport will be the prominent form of transport Mitigation – Improve public transport links
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> There are no wildlife sites identified within the area. The site is a greenfield site. A paddock bordered via hedgerows. The hedgerow is of higher biodiversity significance than the paddock Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Steeple Mordon • Landscape Conservation area Landscape character consists of Medium to large arable fields. • Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> • This site falls within an area of archaeological Interest • Mitigation: Undertake an archaeological assessment • Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • This site does not border a watercourse • This site is not situated within a source protection zone however is located within a ground water vulnerable zone • Site is not contaminated • Mitigation – ensure development does not pollute ground water
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Residential site will create an increase in private transport due to the lack of public transport links. Therefore greenhouse gas emissions are likely to increase • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS • Improve public transport links
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Easy access to public rights of way.
Summary				
Strengths	Weaknesses			Potential mitigation
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations and the area is not of high biodiversity importance</p> <p>This site does not border a water course.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>This site is a greenfield site and is graded 3 agricultural land, surrounded by established hedgerows</p> <p>This site falls within an area of archaeological interest</p> <p>This site is within a ground water vulnerable zone.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas emissions.</p>	<p>Ensure hedgerows are retained and enhanced within the development perimeter.</p> <p>Undertake an archaeological assessment.</p> <p>Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</p> <p>Ensure no pollution of ground water.</p> <p>Improve public transport links for villagers. Encourage cycle storage facilities, and other sustainable forms of transport.</p>		

Type of Site and Number: 2 Residential		
Site Reference and Location: 07/0772/1		
r/o 67 Station Road Ashwell		
	What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> This site is located within walking distance to local services. Only 3 residential units, therefore unlikely to have a significant impact on local businesses
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> This area is a brownfield site. Residential garden, bordered by hedgerows. This site backs onto another potential development site which is a brownfield site. The land is agricultural land grade 3. Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.
2(b) Provide access to green spaces	✓	✓	✓✓	<ul style="list-style-type: none"> There is green space located nearby, and is linked via a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/✓	X/✓	X/✓	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit-abled people. The elderly and disabled will require private transport in the form of taxis or private cars. There is a school within walking distance and a recreational ground. Transport and Utilities Constraints study outlines there is no regular bus service within the village itself, it is more than likely that private transport will be used and this will create congestion. The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King’s Cross. Which suggests this town will predominantly become a commuter town. Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> The site is a brownfield residential garden bordered via hedgerows. Mitigation – ensure an ecological assessment is undertaken, ensure the hedgerows are retained and enhanced.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Steeple Mordon • Landscape Conservation area Landscape character consists of Medium to large arable fields. • Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> • Site borders an area of archaeological interest • Mitigation: Undertake archaeological assessment • Ensure development is sensitive to local area
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • This site does not border a watercourse • Site is not located within a source protection zone. • Site is within a groundwater vulnerable zone • Site is not contaminated • Ensure ground water
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Residential site will create an increase in private transport due to the lack of public transport links. Therefore greenhouse gas emissions are likely to increase • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS • Improve public transport links
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • No comment – development too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> Easy access to public rights of way.
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>This site contains no wildlife designations and the area is not of high biodiversity importance</p> <p>This site does not border a water course.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>This site is a greenfield site and is graded as 2 or 3 agricultural land, surrounded by established hedgerows</p> <p>This site is within a ground water vulnerable zone.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas emissions.</p> <p>Site borders an area of archaeological interest</p>		<p>Ensure hedgerows are retained and enhanced within the development perimeter.</p> <p>Ensure no pollution of ground water.</p> <p>Improve public transport links for villagers. Encourage cycle storage facilities, and other sustainable forms of transport.</p> <p>Undertake an archaeological survey</p> <p>Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</p>	

Type of Site and Number: 3 - Residential		
Site Reference and Location: 07/0852		
Land west of Claybush road Ashwell		
	What is the predicted effect on	Justification for assessment and any mitigation measures

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This area is a greenfield site. Uncultivated grassland (possibly set aside agricultural land), bordered by hedgerows. The land is agricultural land grade 3. Mitigation – ensure that the development retains and enhances the hedgerows around the perimeter.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/√	X/√	X/√	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit-abled people. There is a school within walking distance and a recreational ground. Transport and Utilities Constraints study outlines there is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion. The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town. The elderly and disabled will require private transport in the form of taxis or private cars. Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • Site is not a designated wildlife site. • The site uncultivated grassland (set aside agricultural land) bordered via hedgerows. This site will have high biodiversity potential. • Development of this site is unlikely to protect or enhance biodiversity. • Mitigation – ensure an ecological assessment is undertaken. • Ensure that trees and hedgerows are retained and enhanced
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within the landscape Character Area of North Baldock Chalk Uplands • Area is a Landscape Conservation area Landscape character consists of Medium to large arable fields. • Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not fall within a conservation area, and is not situated near listed buildings, or ancient monuments.
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> • This site does not border a watercourse. Although is in close proximity to a reservoir • This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS • Mitigation – encourage sustainable forms of transport – public transport, cycle facilities etc.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site has potential to support local services within the village

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site has potential to provide access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> Easy access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations</p> <p>This site does not border a water course.</p> <p>This site does not fall within a historic conservation area and there are no historical monuments within or near the site.</p>	<p>This site is a greenfield site and is graded as 2 or 3 agricultural land, with potentially high biodiversity significance due to the set-aside nature of the land. Biodiversity and landscapes will not be enhanced by this site.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas</p>		<p>Undertake an ecological assessment. Ensure development includes measures to enhance ecology of the area.</p> <p>Ensure that the development retains and enhances the hedgerows around the perimeter.</p> <p>Improve and encourage sustainable forms of transport – public transport, cycle facilities etc</p>	

The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.	emissions.	
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Type of Site and Number: 4 Pumping station to remain in use but to be brought within village boundary				
Site Reference and Location: 07/1014/1				
Pumping Station 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"> Site is already a pumping station so would be sustainable to retain its use.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> This site is within previously developed land. It borders agricultural land Site is within a ground water vulnerability zone. Mitigation ensure water pumped does not affect groundwater levels and therefore affects
2(b) Provide access to green spaces	0	0	0	<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"> Site is in close proximity to town – therefore water doesn't have to be pumped too far for domestic or employment usage. Site is already a pumping station
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> This site is a brownfield site There are no wildlife sites and the area is stated to be of low ecological interest. Some brownfield sites are of ecological importance
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within the landscape Character Area of North Baldock Chalk Uplands Area is a landscape conservation area - landscape character consists of medium to large arable fields. Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site does not fall with a conservation area Site falls adjacent to an area of archaeological interest
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> This site is in close proximity to a reservoir This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Site is in close proximity to town – therefore water doesn't have to be pumped too far for domestic or employment usage and reduces energy use.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> n/a
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health
RESOURCE USE AND WASTE				
6(a) Use natural	0	0	0	<ul style="list-style-type: none"> No constraints identified

resources efficiently; reuse, use recycled where possible				
TOWN CENTRES				
7 Promote sustainable urban living	-	-	-	• n/a
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site is already a pumping station so would be sustainable to retain its use.</p> <p>Site is in close proximity to town – therefore water doesn't have to be pumped too far for domestic or employment usage therefore will require less energy.</p> <p>Area is a brownfield site</p> <p>There are no wildlife designations within the site or next to the site</p>	<p>This is a brownfield site, however there may be some ecological value on site.</p> <p>Site falls adjacent to an area of archaeological interest</p>			

Type of Site and Number: 5 Residential				
Site Reference and Location: 08/3690/1				
Land adjacent site 7: Green Lane Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Shor	Med	Long	

	t term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • This site is located within walking distance to local services. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> • This area is a brownfield site. Residential garden bordered by residential and agricultural • This site would reduce the need for greenfield sites to come forward for development • Land is grade 3 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There is green space located nearby.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/✓	X/✓	X/✓	<ul style="list-style-type: none"> • This site is within walking distance to the town centre for fit-abled people. • There is a school within walking distance and a recreational ground. • Transport and Utilities Constraints study outlines there is no regular bus service within the village itself • Due to poor bus links within the town centre, it is more than likely that private transport will be used and this will create congestion. • There is no regular bus service running to the train station, and the train station is not within easy walking distance. • The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which suggests this town will predominantly become a commuter town. • The elderly and disabled will require private transport in the form of taxis or private cars. • Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is a brownfield site however would require an ecological assessment due to established trees and plants within garden, • There are no wildlife sites within this area. • Mitigation: Undertake an ecological assessment. Retain trees and some plant life within site boundaries
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Steeple Mordon • Landscape conservation area - landscape character consists of medium to large arable fields. • Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> • Site is bordering conservation area • Mitigation - ensure sensitive construction measures are in place so no damage is created to conservation areas
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> • This site does not border a watercourse. • This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS • Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase. • Mitigation improve public transport facilities
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • Site is too small to provide this
5(c) Improve conditions and services that engender good health	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction

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

Type of Site and Number: 6 Residential				
Site Reference and Location: 07/08851/1 Lucas lane Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> No significant impact
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> This area is a brownfield site. A residential garden, adjoining agricultural and residential Land is grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	x	<ul style="list-style-type: none"> This site is within walking distance to the town centre for fit-abled people. This development is to be a retirement home Transport and Utilities Constraints study outlines there is no regular bus service running into the town centre or to the train station, and the train station is not within easy walking distance. Due to poor bus links it is more than likely that private transport will be used to and this will create congestion. The elderly and disabled will require private transport in the form of taxis or private cars. Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This area is a brownfield site however size of site is large for the number of dwellings! The site is a residential garden, development will create a loss of biodiversity ensure planting after development around the area Undertake an ecological assessment. Ensure development includes measures to enhance ecology of the area. Ensure that the development retains and enhances the hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within the landscape Character Area of North Baldock Chalk Uplands Area is a Landscape Conservation area Landscape character consists of Medium to large arable fields. Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> Site falls within a conservation area Site falls within an area of archaeological interest Undertake an archaeological assessment Mitigation – ensure that the development is sensitive and is in keeping with the local area and causes no damage to adjoining conservation areas.
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> This site does not border a watercourse This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	0	0	<ul style="list-style-type: none"> Construction process will increase greenhouse gas emissions Site is not within a flood zone Suitability for SUDS unclear Mitigation – Investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> No impact
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> No impact
5(c) Improve conditions	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> May create noise impact during construction to neighbouring sites
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> Easy access to public rights of way
Summary				
Strengths	Weaknesses			Potential mitigation
<p>This site is not near or does not contain historical monuments.</p> <p>Site contains no wildlife designations</p> <p>Site is within walking distance of the town centre, school, recreational ground, green space and local amenities.</p>	<p>This site falls within a conservation area.</p> <p>Site falls within an area of archaeological interest</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and increase greenhouse gas emissions.</p>			<p>Undertake an archaeological assessment</p> <p>Mitigation – ensure that the development is sensitive and is in keeping with the local area and causes no damage to adjoining conservation areas.</p> <p>Ensure an ecological assessment is undertaken Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</p> <p>Improve public transport links within the area</p>

Type of Site and Number: 7 - Residential				
Site Reference and Location: 07/0450/5. 61 Station road Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Shor	Med	Long	

	t term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • This site is located within walking distance to local services. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> • This area is a brownfield site. However an ecological assessment should be undertaken upon this land as the land is a formerly a residential garden.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There is green space located nearby.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> • This site is within walking distance to the town centre for fit and abled people. • The elderly and disabled will require private transport in the form of taxis or private cars. • There is a school within walking distance and a recreational ground. • Transport and Utilities Constraints study outlines there is no regular bus service running into the town centre or to the train station, and the train station is not within easy walking distance. • Due to poor bus links it is more than likely that private transport will be used to and this will create congestion. • There is a narrow access lane for the development potential residents. • The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King's Cross. Which may suggest this town will predominantly become a commuter town. • Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a brownfield site however this does not imply it is not of high ecological value, an ecological assessment should be carried out. Undertake an ecological assessment Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Steeple Mordon Landscape conservation area - landscape character consists of medium to large arable fields. Landscape is common and impact of built development is moderate
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> This site falls within a historic conservation area Site falls on the border of an area of archaeological interest Mitigation – Undertake an archaeological survey Mitigation - ensure sensitive construction measures are in place so no damage is caused to the conservation area
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> This site does not border a watercourse This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase. Site is not within a flood zone Suitability for SUDS unclear Mitigation – Investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> This village is not identified as a deprived area The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.

engender good health and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> Easy access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations</p> <p>This site does not border a water course.</p> <p>Site is a brownfield site</p> <p>Within walking distance of the town centre, school, recreational ground, green space and local amenities.</p>	<p>This site falls within a conservation area.</p> <p>Site is on the border of an area of archaeological interest</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and increase greenhouse gas emissions.</p>		<p>Ensure that the development is in keeping with the local area and causes no damage to adjoining conservation areas.</p> <p>Undertake an archaeological assessment</p> <p>Ensure an ecological assessment is undertaken.</p> <p>Improve public transport links within the area</p>	

Type of Site and Number: 8 Residential		
Site Reference and Location: 07/0852 Land south of 120 - Station Road Ashwell		
	What is the predicted effect on	Justification for assessment and any mitigation measures

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. agricultural land bordered on one side by trees and hedgerows The land is agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There is green space located nearby.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x/√	<ul style="list-style-type: none"> • This site is within walking distance to the town centre for fit and abled people • There is a school within walking distance and a recreational ground. • The elderly and disabled will require private transport in the form of taxis or private cars. • Transport and Utilities Constraints study outlines indicates there is not a regular bus service running into the town centre or to the train station; the train station is not within easy walking distance. • Due to poor bus links it is more than likely that private transport will be used to and this will create congestion. • There is a narrow access lane for the development potential residents. • The train station is 1km outside of the village centre. However does have quick links to Cambridge and London King’s Cross. This suggests that this town will predominantly become a commuter town. • Mitigation – Improve public transport access
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	x/√	x/√	x/√	<ul style="list-style-type: none"> • This site is a greenfield site. There are no designated wildlife sites and the area is stated to be of low ecological interest. However established hedgerows and trees border this site which increases the biodiversity potential. • Development of this site is unlikely to protect or enhance biodiversity • Mitigation – Undertake an ecological assessment and ensure established hedgerows and trees are kept or more are planted as boundaries to the development
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within the landscape Character Area of North Baldock Chalk Uplands • Area is a landscape conservation area -landscape character consists of medium to large arable fields. • Landscape is common and impact of built development is moderate

3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> • Site falls within an area of archaeological interest • Mitigation – Undertake an archaeological assessment • Mitigation – ensure that the development is sensitive and is in keeping with the local area and causes no damage to adjoining conservation areas.
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> • This site does not border a watercourse • This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase. • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> • Easy access to public rights of way
Summary				

Strengths	Weaknesses	Potential mitigation
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations</p> <p>This site does not border a water course.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>This site is a greenfield site and is agricultural land grade 3.</p> <p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport, increasing greenhouse gas emissions</p> <p>Site falls within an area of archaeological interest</p>	<p>Encourage more sustainable forms of transport. Improve the bus services within this town.</p> <p>Undertake an ecological assessment and ensure hedgerows and trees are kept as borders to the site.</p> <p>Undertake an archaeological assessment</p> <p>Ensure that the development is sensitive and is in keeping with the local area and causes no damage to adjoining conservation areas.</p>

Baldock

Type of Site and Number: 9 Residential				
Site Reference and Location: 07/0901, Land r/o 1-23, Letchworth Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The site is currently a private garden. No contamination identified.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> Site is a brownfield site The site is not designated as an important ecological site The site is a garden, so development is likely to result in some loss of habitat. Trees and hedgerows are present Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town’s conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m limited capacity of the Sewage Treatment Works
CLIMATE CHANGE				
4(a) Reduce greenhouse	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is located near the A1(M) which may affect health and quality of life. Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff 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.

				<ul style="list-style-type: none"> Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
Summary				
Strengths	Weaknesses			Potential mitigation
Not in conservation or archaeological areas	Site is in close proximity to A1(M)			Site design and landscaping to mitigate noise, vibration from A1(M).
Suitable for SUDS	The site is located in Groundwater Source Protection Zone 1			Tree surveys; potential Tree protection orders
Within 400m of green space	Constraints identified; sewage, energy and education.			Utilities assessment (gas, electric and sewerage capacity)
Within 400m of bus stop	Further than 800m from the station			SUDS
May provide affordable housing				Ensure that the development retains and enhances the tree line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design
The site is not designated as an important ecological site				

Type of Site and Number: 10 Residential				
Site Reference and Location: 08/1957/1 Land r/o 1-5, Letchworth Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The site is currently a private garden. No contamination identified.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> Site is a brownfield site The site is not designated as an important ecological site The site is a garden, so development is likely to result in some loss of habitat. Site photos show some trees and hedgerows are present Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town’s conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m limited capacity of the Sewage Treatment Works
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • No impact –site too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is located near the A1(M) which may affect health and quality of life. • Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. • Mitigation – Utilities assessment (gas, electric and sewerage capacity) • The area has adjoining sewerage facilities with Letchworth • Due to the potential size of the development, the chances of increased pressure on services are more likely • Potential incapacity to cope with increased dwelling development pressures • Road networks face initial constraints; limited additional development in order to ease pressures • Energy provisions and services need reinforcing • Education constraints in local schools; need expansion to cope with more students/staff • Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to town centre, could lower

urban living				<ul style="list-style-type: none"> commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
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Summary			
Strengths	Weaknesses		Potential mitigation
Not in conservation or archaeological areas	Site is in close proximity to A1(M)		Site design and landscaping to mitigate noise, vibration from A1(M).
Suitable for SUDS	The site is located in Groundwater Source Protection Zone 1		Tree surveys; potential Tree protection orders
Within 400m of green space	Constraints identified; sewage, energy and education.		Utilities assessment (gas, electric and sewerage capacity)
Within 400m of bus stop	Further than 800m from the station		SUDS
The site is not designated as an important ecological site			Ensure that the development retains and enhances the tree line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design

Type of Site and Number: 11 Residential				
Site Reference and Location: 08/2157/1, Land r/o 7-9, Letchworth Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The site is brownfield land The site is currently a private garden. No contamination identified.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> Site is a brownfield site The site is not designated as an important ecological site The site is a garden, so development is likely to result in some loss of habitat. Site photos show some trees and hedgerows are present Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town’s conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m limited capacity of the Sewage Treatment Works
CLIMATE CHANGE				
4(a) Reduce greenhouse	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> Site is too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is located near the A1(M) which may affect health and quality of life. Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre, could lower commuting levels to employment sectors.

				<ul style="list-style-type: none"> Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
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Summary			
Strengths	Weaknesses		Potential mitigation
Not in conservation or archaeological areas	Site is in close proximity to A1(M)		Site design and landscaping to mitigate noise, vibration from A1(M).
Suitable for SUDS	The site is located in Groundwater Source Protection Zone 1		Tree surveys; potential Tree protection orders
Within 400m of green space	Constraints identified; sewage, energy and education.		Utilities assessment (gas, electric and sewerage capacity)
Within 400m of bus stop	Further than 800m from the station		SUDS
The site is not designated as an important ecological site			Ensure that the development retains and enhances the tree line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design

Type of Site and Number: 12 Residential				
Site Reference and Location: 07/1012, Land North of George IV PH, London Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is greenfield land No contamination identified. Land is a paddock
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> The site is not designated as an important ecological site The site is a paddock, so development is likely to result in some loss of habitat. Site photos show established trees and hedgerows border the site Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (uncommon habitat) Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town’s conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m limited capacity of the Sewage Treatment Works
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS

Improve the District's ability to adapt to climate change				according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre, could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail

				<p>study; housing could benefit this</p> <ul style="list-style-type: none"> Location provides good access to services
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space</p> <p>Within 400m of bus stop</p> <p>May provide affordable housing</p> <p>The site is not designated as an important ecological site</p>	<p>Established trees and hedgerows surrounding site</p> <p>greenfield site</p> <p>The site is located in Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p> <p>Further than 800m from the station</p>			<p>Tree surveys; potential Tree protection orders</p> <p>Utilities assessment (gas, electric and sewerage capacity)</p> <p>SUDS</p> <p>Incorporate as much vegetation as possible and re-use garden in to design</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</p>

Type of Site and Number: 12 Residential				
Site Reference and Location: 07/1012, Land North of George IV PH, London Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is greenfield land No contamination identified. Land is a paddock
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> The site is not designated as an important ecological site The site is a paddock, so development is likely to result in some loss of habitat. Site photos show established trees and hedgerows border the site Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (Uncommon habitat Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town’s conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m limited capacity of the Sewage Treatment Works
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS

Improve the District's ability to adapt to climate change				according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre, could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail

				<ul style="list-style-type: none"> study; housing could benefit this Location provides good access to services
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space</p> <p>Within 400m of bus stop</p> <p>May provide affordable housing</p> <p>The site is not designated as an important ecological site</p>	<p>greenfield site</p> <p>Established trees and hedgerows surrounding site</p> <p>The site is located in Groundwater Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p> <p>Further than 800m from the station</p>			<p>Tree surveys; potential Tree protection orders</p> <p>Utilities assessment (gas, electric and sewerage capacity)</p> <p>SUDS</p> <p>Incorporate as much vegetation as possible and re-use garden in to design</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</p>

Type of Site and Number: 13 Car Park for Station				
Site Reference and Location: 08/2172, Land West of North 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"> 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"> This site is greenfield land No contamination identified. Land is a paddock
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Encourages people to take private transport. However may encourage people to drive short distances to the station to take the train. Increased demand for Car parking space in all towns especially near rail stations (Transport and utilities report) Mitigation – Ensure cycle rack facilities at the station are improved. Ensure pedestrian routes to the station are improved
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 identified as grassland, so development is likely to result in some loss of habitat. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap Site contains grasslands – may include species which are notably rare (Uncommon habitat Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> No impact
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS

Improve the District's ability to adapt to climate change				according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	• n/a
5(b) Increase access to decent and affordable housing	0	0	0	• n/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	• n/a
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	• n/a
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Located in close proximity to town centre, could lower commuting levels to employment sectors. • Baldock has least visited centre according to Town and Retail study; housing could benefit this • Location provides good access to services
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in conservation or archaeological areas	Site is within greenfield land		Ensure cycle rack facilities at the station are improved. Ensure pedestrian routes to the station are improved	
Suitable for SUDS	Established trees and hedgerows surrounding site		Tree surveys; potential Tree protection orders	
Within 400m of green space	The site is located in Groundwater Source Protection Zone 1		SUDS	
Within 400m of bus stop			Undertake an ecological and habitat survey (tree survey); incorporate as much vegetation as possible and re-use	

The site is not designated as an important ecological site		garden in to design Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
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Type of Site and Number: 14 Residential				
Site Reference and Location: 08/2172, Land West of Weston Way, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is a greenfield site Land is agricultural land grade 3. No contamination identified.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way bordering site green spaces located within 400m Reducing green space available for residents living nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • Site is a greenfield agricultural site • The site is not designated as an important ecological site • Established trees and hedgerows border the site and split the site • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover • Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not include and is not located near to ancient monuments or listed building • The site falls outside of the conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre, could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in conservation or archaeological areas	Site is greenfield land		Ensure that the development retains and enhances the tree line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design.	
Suitable for SUDS	Site is classified as agricultural land grade 3, with established trees and hedgerows.		Tree surveys; potential Tree protection orders	
Within 400m of green space			Utilities assessment (gas, electric and sewerage capacity)	
Public rights of way borders	The site is located in		SUDS	

the site Within 400m of bus stop May provide affordable housing The site is not designated as an important ecological site	Groundwater Source Protection Zone 1 Constraints identified; sewage, energy and education. Further than 800m from the station	
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Type of Site and Number: 15 Residential				
Site Reference and Location: 08/2172, Land North of Willian Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is a greenfield site Land is agricultural land grade 3. No contamination identified.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way bordering site green spaces located within 400m Reducing green space available for residents living nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is located further than 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> Site is a greenfield agricultural site The site is not designated as an important ecological site Established trees and hedgerows border the site and split the site Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover Mitigation – undertake survey of site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions	x	x	x	<ul style="list-style-type: none"> Site is located near the A1(M) which may affect health and

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> quality of life. Mitigation - Site design and landscaping to mitigate noise, vibration from A1(M).
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	xx	xx	xx	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre, could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services Encourage people to live in town centre areas, good access to main area
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in conservation or archaeological areas	Site is located near the A1(M) which may affect health and quality of life.		Site design and landscaping to mitigate noise, vibration from A1(M).	
Suitable for SUDS			Ensure that the development retains and enhances the tree	

<p>Within 400m of green space</p> <p>Public rights of way borders the site</p> <p>Within 400m of bus stop</p> <p>May provide affordable housing</p> <p>The site is not designated as an important ecological site</p>	<p>Site is greenfield land</p> <p>Site is classified as agricultural land grade 3, with established trees and hedgerows.</p> <p>The site is located in Groundwater Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p> <p>Further than 800m from the station</p>	<p>line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design. Tree surveys; potential Tree protection orders</p> <p>Utilities assessment (gas, electric and sewerage capacity)</p> <p>SUDS</p>
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<p>Type of Site and Number: 16 Residential</p> <p>Site Reference and Location: 08/2172, Land North of Yeomanry Drive, Baldock</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is a greenfield site No contamination identified.
2(b) Provide access to green spaces	x/0	x/0	x0	<ul style="list-style-type: none"> Public rights of way bordering site green spaces located within 400m Development of this site would reduce green space available for residents living nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Regular bus routes connect site to town centre (within 400m) Train station is within 800m Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> Site is a greenfield agricultural site The site is not designated as an important ecological site Established trees and hedgerows border the site and split the site Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Baldock gap – large arable fields, with sparse woodland cover
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the conservation area.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to	✓	✓	✓	<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

climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	xx	xx	xx	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity) The area has adjoining sewerage facilities with Letchworth Due to the potential size of the development, the chances of increased pressure on services are more likely Potential incapacity to cope with increased dwelling development pressures Road networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Located in close proximity to town centre, could lower commuting levels to employment sectors. Baldock has least visited centre according to Town and Retail study; housing could benefit this Location provides good access to services

				<ul style="list-style-type: none"> Encourage people to live in town centre areas, good access to main area
Summary				
Strengths		Weaknesses		Potential mitigation
<p>Not in conservation or archaeological areas</p> <p>Suitable for SUDS</p> <p>Within 400m of green space Public rights of way borders the site</p> <p>Within 400m of bus stop and 800m of train station</p> <p>May provide affordable housing</p> <p>The site is not designated as an important ecological site</p>		<p>Site is greenfield land</p> <p>Site has established trees and hedgerows.</p> <p>Development of this site would reduce green space available for residents living nearby</p> <p>The site is located in Groundwater Source Protection Zone 1</p> <p>Constraints identified; sewage, energy and education.</p>		<p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter - incorporate as much vegetation as possible and re-use garden in to design. Tree surveys; potential Tree protection orders</p> <p>Utilities assessment (gas, electric and sewerage capacity)</p> <p>SUDS</p>

Barkway

<p>Type of Site and Number: 17 Residential</p> <p>Site Reference and Location: 08/3685/1, Land East of Burrs Lane, Barkway</p>		
	<p>What is the predicted effect on each SA objective?</p>	<p>Justification for assessment and any mitigation measures</p>

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on greenfield land The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> This site is bordered by public rights of way The site location is well placed in terms of access to green space areas for future residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m) however people living here are likely to rely on the use of personal cars Site is not within 800m of train station The housing study identifies the village as having some services Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site This site is not ecologically sensitive Site is bordered by paths and tracks. However an established tree line and hedgerow surrounds this site. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter. (Undertake a tree survey)

3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barkway plateau. Gently rolling, arable land use. Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to conservation areas, ancient monuments or listed building This site will not enhance the historic environment
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> Site has no identified constraints
<ul style="list-style-type: none"> TOWN CENTRES 				
7 Promote sustainable	x	x	x	<ul style="list-style-type: none"> Access to public rights of way

urban living				<ul style="list-style-type: none"> • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths		Weaknesses		Potential mitigation
<p>Not at risk of flooding</p> <p>Will provide affordable housing</p> <p>Close to public rights of way and green spaces</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>		<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p>		<p>Improve local public transport</p> <p>Ensure that the development retains and enhances the tree line hedgerows around the perimeter. (Undertake a tree survey).</p>

Type of Site and Number: 18 Residential				
Site Reference and Location: 08/3685/1, Land east of Cambridge Road, Barkway				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short	Med	Long	

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m) however people living here are likely to rely on the use of personal cars Site is not within 800m of train station The housing study identifies the village as having some services Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by woodland. Mitigation: Undertake an ecological assessment. Ensure that woodland bordering is retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is not situated within a historic conservation area. Site does not include and is not located near to ancient monuments or listed building. The site borders Historic Parks and Gardens. Mitigation – To ensure the development does not impact on the Historic Parks and Gardens Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				

7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Located within a geographically remote area • Could encourage commuting to the surrounding towns
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Summary			
Strengths	Weaknesses		Potential mitigation
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p> <p>Adjacent to historic parks and gardens</p>		<p>Undertake an ecological assessment.</p> <p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p>

Type of Site and Number: 19 Residential			
Site Reference and Location: Land West of Cambridge Road, Barkway			
	What is the predicted effect on each SA objective?		Justification for assessment and any mitigation measures
SA Objectives	Short	Med	Long

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way sites pass through this site The site location is well placed in terms of access to green space areas for future residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m) however people living here are likely to rely on the use of personal cars Site is not within 800m of train station The housing study identifies the village as having some services Mitigation – develop local facilities and services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Site is agricultural land therefore biodiversity value is likely to be low. Land contains established trees and hedgerows which are likely to be high in biodiversity Mitigation: Undertake an ecological assessment and tree survey. Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barkway plateau. Gently rolling, arable land use. Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> Site does not include and is not located near to conservation areas ancient monuments or listed building. Site adjacent to historic parks and gardens Mitigation – Ensure development is sensitive to historic parks and gardens.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> Site has no identified constraints
<ul style="list-style-type: none"> TOWN CENTRES 				

7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Access to public rights of way • Located within a geographically remote area • Could encourage commuting to the surrounding towns
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Summary				
Strengths	Weaknesses			Potential mitigation
<p>Not at risk of flooding</p> <p>Will provide affordable housing</p> <p>Close to public rights of way and green spaces</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p>			<p>Develop local facilities and services</p> <p>Undertake an ecological assessment and tree survey.</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter.</p>

Type of Site and Number: 20 Residential				
Site Reference and Location: 08/1327/3, Land adjacent to Lane Farm, Gas Lane, Barkway				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short	Med	Long	

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is bordered by public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is contains established trees and hedgerows Site has high biodiversity potential Development unlikely to enhance biodiversity. Development is likely to lead to deterioration in the ecological value of this site. Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not include and is not located near to ancient monuments or listed building. • Historic environment would not be enhanced by development of this site
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance • Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		Potential mitigation	

<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p>	<p>Undertake an ecological assessment.</p> <p>Undertake a tree survey Ensure that trees and hedgerows are retained and enhanced.</p> <p>Improve local public transport</p>
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<p>Type of Site and Number: 21 Residential Site Reference and Location: 08/3685/1, Land North of Nuthampstead Road, Barkway</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local

levels of prosperity and economic growth				services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is located near to a public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	0/√	0/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established trees and hedgerows and contains grasslands. Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> • Site does not include and is not located near to ancient monuments or listed building. • Site borders a Historic conservation area. • Site borders area of archaeological interest • Mitigation – Ensure the development does not impact on conservation sites • Mitigation – Undertake an archaeological survey • Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • Gas works is located to the North of the site • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance • Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently;	0	0	0	<ul style="list-style-type: none"> • There are no identified constraints

reuse, use recycled where possible				
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Site will increase access to affordable housing</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p> <p>Site borders conservation area</p> <p>Site borders an archaeological site</p>		<p>Undertake an ecological assessment. Ensure that trees and hedgerows are retained and enhanced.</p> <p>Improve local public transport</p> <p>Ensure sensitive development and there is no impact on conservation sites</p> <p>Ensure the development adheres to the local character i.e. size, design, building materials</p> <p>Undertake an archaeological survey</p>	

Type of Site and Number: 22 Residential		
Site Reference and Location: 07/0853, Land East of Royston Road, Barkway		
	What is the	Justification for assessment and any mitigation measures

	predicted effect on each SA objective?			
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The site is located on a greenfield area The land is designated as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> The site location is well placed in terms of access to green space areas for future residents This site is located near to a public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Site is not within 800m of train station Mitigation – develop local facilities and services and improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established trees and hedgerows and contains grasslands. Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building. Historic environment would not be enhanced by the development of this site
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Located within a geographically remote area Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		Potential mitigation	

<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Site will increase access to affordable housing</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Landscape is common Within the district</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p>	<p>Undertake an ecological assessment, retain hedgerow border</p> <p>Improve local public transport</p>
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Type of Site and Number: 23 Residential				
Site Reference and Location: 05/0034, Top Field, Royston Road, Barkway				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village

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

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a flood zone • Area has all the main facilities within walking distance • Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The site proposal meets the expected criteria in order to provide decent affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> • There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Located within a geographically remote area • Could encourage commuting to the surrounding towns
Summary				
Strengths	Weaknesses		Potential mitigation	
Site could support local services by attracting people to the village area and supporting its local economy	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a</p>		<p>Undertake an ecological assessment, retain hedgerow border</p> <p>Improve local public transport</p>	

<p>Site will increase access to affordable housing</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>No designated wildlife sites fall within this site</p> <p>Landscape is common Within the district</p>	<p>Groundwater Source Protection Zone 2.</p> <p>People living here are likely to rely on the use of personal cars</p> <p>Site falls within an area of archaeological interest</p>	<p>Undertake an archaeological survey</p>
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Barley

<p>Type of Site and Number: 24 Residential</p> <p>Site Reference and Location: Picknage Corner, Church End, Barley</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>0</p>	<p>0</p>	<p>0</p>	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area however is not big enough to make a significant impact
<p>LAND USE AND DEVELOPMENT PATTERNS</p>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: Undertake an ecological assessment and a tree survey Ensure that trees and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Scarp slopes. An undulating area which overlooks Royston. Chalk scarp is a comparatively common feature Landscape is comparatively common within the district
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls on the border of the town's conservation area. Mitigation – To ensure the development does not impact on conservation sites Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance

Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> N.a – site is too small
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> Site has no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Access to food shops, post office, surgery, schools Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>Borders a conservation area</p>		<p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p> <p>Undertake an ecological assessment.</p>	

Not in an area of archaeological interest		
Situated within 400m of green space		
No designated wildlife sites fall within this site		

Type of Site and Number: 25 Residential				
Site Reference and Location: Millers Close, 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	0	0	0	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area however is not big enough to make a significant impact
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area (accessible within 400m)

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

engender good health and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Access to food shops, post office, surgery, schools Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>Situated within a conservation area</p>		<p>Undertake an ecological assessment.</p> <p>To ensure the development is sensitive to conservation areas</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p>	

Type of Site and Number: 26 Residential

Site Reference and Location: New Hill, Picknage Road, Barley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site bordered by hedgerows The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established hedgerows. Mitigation: Undertake an ecological assessment. Ensure that hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is situated on the border of the town's conservation area. Site does not include and is not located near to ancient monuments or listed building Mitigation – To ensure the development does not impact on conservation sites Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. Land is unlikely to be contaminated however there is a cause for concern as there is thought to be – potential sewage treatment on part of site Land contamination assessment; remediation of land if needed
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled	0	0	0	<ul style="list-style-type: none"> There are no identified constraints

where possible				
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	• Access to food shops, post office, surgery, schools
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>No designated wildlife sites fall within this site</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>Cause for concern over sewage treatment on site</p> <p>Situated on the border of a conservation area</p>			<p>Undertake an ecological assessment.</p> <p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p> <p>Land contamination assessment; remediation of land if needed</p>

Type of Site and Number: 27 Residential			
Site Reference and Location: Churchfields, Pudding Lane, Barley			
	<table border="1"> <tr> <td>What is the predicted effect on each SA objective?</td> <td>Justification for assessment and any mitigation measures</td> </tr> </table>	What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures
What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures		

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed site has potential to support local services within the rural area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site bordered by hedgerows and there is a wood situated in the top right hand corner of site. The site is agricultural land grade 2 or 3 Mitigation: ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter. Undertake a tree survey.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is access within 400m of the site to green fields and green space areas The site is bordered by public rights of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> The Housing Development Study highlights a regular bus service operating in the area.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established hedgerows and a woodland to the north east of the site. Mitigation: ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter. Undertake a tree survey.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Barley Scarp slopes Landscape is comparatively common within the district

3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is situated on the border of the town's conservation area. Site does not include and is not located near to ancient monuments or listed building Mitigation – To ensure the development does not impact on conservation sites Mitigation – Ensure the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site does not border a watercourse however is located within a groundwater vulnerability area. There is tip within the site area Land contamination assessment; remediation of land if needed
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Area has all the main facilities within walking distance Bus stop is within 400m
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area The site is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> There are no identified constraints
TOWN CENTRES				

7 Promote sustainable urban living	✓	✓	✓	• Access to food shops, post office, surgery, schools
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site could support local services by attracting people to the village area and supporting its local economy</p> <p>Accessibility to green space and public rights of way</p> <p>Regular bus service within village</p> <p>Not in an area of archaeological interest</p> <p>Situated within 400m of green space</p> <p>Site has no wildlife designations</p>	<p>This site is a greenfield site, classified as grade 2 agricultural land</p> <p>The site is surrounded by hedgerows and there is established woodland in the top right hand corner of the site. This site is likely to be of high biodiversity importance.</p> <p>The site is situated within a Groundwater Source Protection Zone 2.</p> <p>There is a tip situated within the site</p> <p>Situated on the border of a conservation area</p>			<p>An ecological assessment should be undertaken. Ensure that the development retains and enhances the hedgerows around the perimeter. Undertake a tree survey.</p> <p>To ensure the development does not impact on the conservation or archaeological sites</p> <p>Ensure the development adheres to the local character i.e. size, design etc</p> <p>Land contamination assessment; remediation of land if needed</p>

Clothall

Type of Site and Number: 28 Residential		
Site Reference and Location: Land at Clothall, Ashanger Lane, Clothall		
	What is the predicted effect on	Justification for assessment and any mitigation measures

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> The site is situated in a rural area There are not many facilities or services nearby The site has the potential to support the rural economy; number of proposed dwellings on the site is high – 252 In the long term demand for services and facilities will increase within the area and bring in new business
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way border and run through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> The nearest village to Clothall with services and facilities is Weston, which is over a mile away. It is not known whether there is a bus service or not in Clothall. It is not listed in the Housing Background Paper. Clothall is 10 miles away from Royston There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> • Site borders a designated wildlife site • Trees and hedgerows are present around the perimeter of the site • Mitigation – Consider sensitive construction measures to protect the wildlife site • Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • This village is located within the Scarp Slopes landscape character area. • The development on the edge of the village should not have too much of an impact upon the landscape as long as it is in keeping with the local style
3(c) Conserve and where appropriate, enhance the historic environment	XX	XX	XX	<ul style="list-style-type: none"> • Site is located within an area of archaeological interest • Site is not located within a conservation area • Site is located near listed buildings • Half the site contains an ancient monument • Mitigation – undertake an archaeological survey • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • The site is situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	x	✓	<ul style="list-style-type: none"> • In the short term there are not adequate facilities and services within Clothall • In the long term the site has potential to support local services within the village

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	?/✓	?/✓	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively large No evidence of noise constraints identified. Affordable units contribute to long term health benefits in terms of providing much needed housing
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Clothall's location make use of private cars likely Residents are likely to commute into the nearest large town for work, and other purposes
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Not at risk of Flooding</p> <p>Affordable housing</p> <p>Site is not within a conservation area</p>	<p>This is a greenfield site agricultural land grade 3</p> <p>Not many facilities and services located nearby</p> <p>Site borders a wildlife designated site</p> <p>Site is located within a source protection zone</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Improve facilities and services</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and</p>	

<p>Site provides access to green space</p> <p>SUDs are suitable upon solid geology</p>	<p>The sites location is likely to promote commuting</p> <p>Site contains an Ancient Monument</p> <p>Site is within an area of archaeological interest</p> <p>Site is near to listed buildings</p> <p>No information on resource constraints</p> <p>No information on Public transport (assumed none)</p> <p>SUDs are unsuitable upon drift geology materials</p>	<p>development and incorporates the local character including size, materials, design etc</p> <p>Consider sensitive construction measures to protect the wildlife site</p>
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Codicote

Type of Site and Number: 29 Residential				
Site Reference and Location:07/0829 Land South of Cowards Lane, Codicote				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				

1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within approximately 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> This site lies within the Danesbury – Rabley Heath LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located within an area of archaeological interest Site is not located within a conservation area Site contains no listed buildings
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses		Potential mitigation	
Not designated as ecologically sensitive location.	This is a greenfield site agricultural land grade 3		Retain as many trees on the site as possible Improve public transport	
No evidence of land	Site is located within a		Encourage and improve alternative transport	

contamination	source protection zone	Pedestrian cycle and walkway route mapping SUDS Improve facilities Ensure development is in-keeping with existing settlement pattern More detailed landscape assessment.
The site does not border a watercourse	The sites location is likely to promote commuting	
Affordable housing		
Site is not within an area of archaeological interest		
Site is not within a conservation area		
Site contains no listed buildings		
Site provides access to green space		
SUDs are suitable		
No resource constraints		

Type of Site and Number: 30 Residential				
Site Reference and Location:08/3232/1 Land at Codicote House, Heath Road, Codicote				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within approximately 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> This site lies within the Codicote Plateaux LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> Site is located within an area of archaeological interest Site is located within a conservation area Site is adjacent to listed buildings Mitigation – undertake an archaeological survey Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses		Potential mitigation	
Not designated as ecologically sensitive location.	This is a greenfield site agricultural land grade 3		Retain as many trees on the site as possible Improve public transport	
No evidence of land	Site is located within a		Encourage and improve alternative transport	

contamination	source protection zone	Pedestrian cycle and walkway route mapping
The site does not border a watercourse	The sites location is likely to promote commuting	SUDS
Affordable housing	Site is within a conservation area	Improve facilities
Site contains no listed buildings	Site is located near listed buildings	Ensure development is in-keeping with existing settlement pattern
Site provides access to green space	Site is within an area of archaeological interest	Undertake Archaeological surveys
SUDs are suitable		Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
		More detailed landscape assessment.

Type of Site and Number: 31 Residential				
Site Reference and Location:07/1006/2 Land south of Heath Road, Codicote				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within approximately 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is not designated as being of ecological importance However site is opposite a designated wildlife site Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible Mitigation – Ensure development is sensitive the wildlife site
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> This site lies within the Codicote Plateaux LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located within an area of archaeological interest Site is not located within a conservation area Site does not contain listed buildings
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course This site is potentially contaminated due to landfill to the West Mitigation - Undertake land contamination survey and remediation if necessary

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses		Potential mitigation	
The site does not border a watercourse	This is a greenfield site		Retain as many trees on the site as possible	
Affordable housing	Agricultural land grade 3		Improve public transport	
	Site is located within a		Encourage and improve alternative transport	

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

Type of Site and Number: 32 Residential				
Site Reference and Location: 08/3664/1 Land NE of The Close, Codicote				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within approximately 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> This site lies within the Codicote Plateaux LCA (recommendation: improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located within an area of archaeological interest Site is not located within a conservation area Site contains no listed buildings
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site is situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	√	√	√	<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.

ability to adapt to climate change				<ul style="list-style-type: none"> Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper study states that the village is free from constraints
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses		Potential mitigation	
Not designated as ecologically sensitive location. No evidence of land contamination The site does not border a watercourse	This is a greenfield site Agricultural land grade 3 Site is located within a source protection zone The sites location is likely to promote commuting		Retain as many trees on the site as possible Improve public transport Encourage and improve alternative transport Pedestrian cycle and walkway route mapping SUDS	

<p>Affordable housing</p> <p>Site is not within an area of archaeological interest</p> <p>Site is not within a conservation area</p> <p>Site contains no listed buildings</p> <p>Site provides access to green space</p> <p>SUDs are suitable</p> <p>No resource constraints</p>		<p>Improve facilities</p> <p>Ensure development is in-keeping with existing settlement pattern</p> <p>More detailed landscape assessment.</p>
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Graveley

<p>Type of Site and Number: 33 No Change: for inclusion within village boundary</p> <p>Site Reference and Location: 07/0983/1 Graveley House, High Street Graveley</p> <p>NB. Site has been scored with an (?) which depends upon whether or not site is to be developed</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> Graveley does not have shops. Demand for services within Wymondley will increase facilities

economic growth				within this area (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is linked by public rights of way (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby Site is linked by a public right of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is within 400m of bus stop No train station within 800m There are regular bus services Site is equidistant from Hitchin and Letchworth, and is on the periphery of Stevenage. Graveley is next to the A1(M). The location encourages private transport use. Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Landscape character falls within Arlesey – Great Wymondley – A Landscape conservation zone 2 However the landscape is common Impact of built development would have a moderate affect (depends on whether or not site is developed in the future)

3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site contains a listed building • Site contains an area of archaeological interest • The site falls within a conservation area. • Mitigation – undertake archaeological assessments • Mitigation – ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m <p>(depends on whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • The site borders flood zone 2 • Suitable for SUDS • Mitigation: undertake flood prevention measures • Implement SUDs <p>(depends on whether or not site is developed in the future)</p>
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓ (?)	?/ ✓ (?)	?/ ✓ (?)	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area. • There is a school and a doctor's surgery • However development is likely to bring demand for an increase in services <p>(depends on whether or not site is developed in the future)</p>
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site is large enough to provide access to affordable housing <p>(depends on whether or not site is developed in the future)</p>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site is opposite the A1(M) this is likely to create noise issues • May create noise impact during construction. • Mitigation: consider landscape design for noise mitigation <p>(depends on whether or not site is developed in the future)</p>
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> No information provided about resource supply (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is located outside of 3 major towns It is further than 800m from the any town centre Site would increase commuting via private transport due to the lack of local facilities and services Access to public rights of way (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
This site is a brownfield site Site is not contaminated Site would support the local economy Access to affordable housing No wildlife designations Viable for SUDS Site is within 400m of a bus stop Access to green space	This site classified as grade 3 agricultural land Site is within a conservation area Graveley does not have shops Contains listed buildings Site is within an area of archaeological interest Planned houses will not be 800m from the town centre Site is on the outskirts of Hitchin, Letchworth and Stevenage, this will encourage commuting		Improve public transport links Improve the level of facilities Ensure that the tree line and hedgerows are retained and enhanced. Improve initial utilities prior to development Consider the use of SUDs Flood prevention measures Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc	

	Site borders flood zone 2	
	Site is in a source protection zone	

Type of Site and Number: 34 For intensification of sports/leisure facilities				
Site Reference and Location: 08/3062/2 Chesfield Downs, Jack Hill, Graveley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Currently a golf course • Sports facilities likely to increase jobs
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • Grade 3 agricultural land • Mitigation: Encourage planting to be incorporated once development it built. • Site is linked by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • There is green space located nearby • Site is linked by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • No train station within 800m • There are regular bus services • Site is equidistant from Hitchin, Letchworth and Stevenage • It is in a location to serve all 3 major towns. • However this location encourages private transport use. • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				

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

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

Access to green space	Site borders flood zone 2	size, materials, design etc
Leisure facilities will increase good health	Site is in a source protection zone	
Could potentially serve 3 towns		

Type of Site and Number: 35 Extension of Caravan park				
Site Reference and Location: Jacks Hill Park, Jack Hill, Graveley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> • Caravan park • This site is on the edge of a village and would be poor in terms of accessing local services and facilities – Housing Background Paper shows that services are limited, e.g. no food shop • Increased local population may support existing services in the neighbouring villages
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • Grade 3 agricultural land • Mitigation: Encourage planting to be incorporated once development it built. • Site is bordered by a public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • There is green space located nearby • Site is linked by a public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • There are regular bus services • Site is equidistant from Hitchin, Letchworth and Stevenage • People living here are likely to rely on personal cars. • There are no local shops • No train station within 800m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Landscape character falls within Arlesey – Great Wymondley – A Landscape conservation zone 2 • However the landscape is common • Impact of built development would have a moderate affect
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> • Site contains an area of archaeological interest • The site does not fall within a conservation area • Site does not contain listed buildings • Mitigation – Undertake archaeological assessments • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within the flood zone • Suitable for SUDS • Consider SUDs
A JUST SOCIETY				

5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This town is not identified as a deprived area However there are not a lot of services and facilities within this area. There is a school and a doctor's surgery However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Caravan sites meets this criteria
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	<ul style="list-style-type: none"> Site borders the A1(M) Noise is likely to be an issue Mitigation –landscape design to reduce the impact of noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No information provided about resource supply
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is located is accessible by 3 towns There are no local shops Location of the site would increase commuting via private transport Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Site is not contaminated	This site is a greenfield site		Improve public transport links	
Site is not within a conservation area	This site classified as grade 3 agricultural land		Improve the level of facilities	
contains no listed buildings	Graveley does not have shops		Ensure that the tree line and hedgerows are retained and enhanced.	
Site would support the local				

economy		
No wildlife designations	Site is on the outskirts of Hitchin, Letchworth and Stevenage, this will encourage commuting	Consider the use of SUDs
Site is not within a flood zone	Site is within an area of archaeological interest	Archaeological surveys
Viable for SUDS	Site is in a source protection zone	Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
Site is within 400m of a bus stop	Site borders the A1(M) Noise is likely to be an issue	landscape design to reduce the impact of noise
Access to green space		

Hitchin

Type of Site and Number: 36 Residential				
Site Reference and Location 08/3663 Playing Field, Benslow Lane, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	xx	xx	xx	<ul style="list-style-type: none"> • This site is a greenfield site. • Hitchin lacks green space and development should be restricted to brownfield land • This land is part recreational land, important for people's quality of life • Mitigation: Leave large areas for recreational use or seek replacement recreational site • Encourage planting to be incorporated once development is built. • Improve public rights of way
2(b) Provide access to green spaces	xx	xx	xx	<ul style="list-style-type: none"> • There is no green space located nearby • Development on this land could restrict access to green space for a large proportion of residents, however, some site area is to be left for open space • Site is linked by a public right of way • Improve access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is located within 800m walking distance to the town centre • Mitigation - Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Site has no landscape designation • Site is a recreational site • It is important to protect amenity areas. • Mitigation: Ensure a large proportion of this site is set aside for recreational use

3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> The site is adjoining the town's conservation area. Site is not within an area of archaeological interest Site does not include and is not located near to ancient monuments or listed building Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	0	0	<ul style="list-style-type: none"> Site is not within a floodplain Suitability for SUDS is uncertain Loss of green areas acting as a natural soak way
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is likely to decrease the quality of life for residents due to restricted access to green space Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	xx	xx	xx	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development

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

Type of Site and Number: 37 Major Urban extension and SW bypass (A505-A602) to town		
Site Reference and Location 05/0101, South West bypass, Hitchin		
	What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	xx	xx	xx	<ul style="list-style-type: none"> This site is a greenfield site. This is Grade 3 agricultural land Hitchin lacks green space and development should be restricted to brownfield land Mitigation: Leave large areas for recreational use, open space Encourage planting to be incorporated once development it built.
2(b) Provide access to green spaces	xx	xx	xx	<ul style="list-style-type: none"> Development on this land would greatly restrict access to green space for a large proportion of residents Site is linked by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x/√	<ul style="list-style-type: none"> Site is within 400m of bus stop Part of the site will be within 800m walking distance to the town centre, however some of the site will be further away Mitigation – Improve public transport Mitigation – improve public right of way Improve alternative transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ x	?/ x	?/ x	<ul style="list-style-type: none"> This site is a greenfield site. This site borders a designated wildlife site in the North and South Trees and hedgerows are present throughout the site. Mitigation: ensure that the tree line and hedgerows are retained and enhanced. Mitigation – Ecological and habitat survey (tree survey); incorporate as much vegetation as possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> This site borders an AONB along half of its Western Border Mitigation: Ensure sensitive construction Consider a buffer zone between the development and the AONB

3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> The site partially falls within a village conservation area. The site borders village conservation at 2 points The site falls within an area of archaeological interest The site includes listed building Mitigation – undertake an archaeological survey Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site borders a source protection zone. This site is potentially contaminated This site does not border a watercourse Mitigation – undertake a land contamination survey Undertake land remediation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> Site is within a flood zone 3 Suitability for SUDS is uncertain in some areas and certain in others Mitigation – undertake flood mitigation measures, ensure appropriate development is considered Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Initial construction phase could possibly cause noise and nuisance effects to local residents Development of bypass may have an affect on residents However mitigation of noise should be considered within the site design and landscaping
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently;	xx	xx	xx	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities 8000 dwellings will have serious implications on the utilities

reuse, use recycled where possible				<ul style="list-style-type: none"> • 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"> • Part of the site is located within 800m from the town centre, however part of the site is further away and will increase the need for private transport • Improve access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>Viability for SUDs is certain for some areas within site (large site)</p> <p>Planned houses will be 800m from the town centre</p>	<p>Does not minimise development on greenfield land</p> <p>Grade 3 agricultural land</p> <p>If site were developed, it would reduce local residents access to green space</p> <p>Site borders a wildlife designation</p> <p>Adjoins conversation area</p> <p>Identified constraints on utilities – 8000 dwellings is too high for the constraints already noted</p> <p>Viability for SUDs is uncertain in some areas</p>		<p>Ensure a large proportion of this site is set aside for recreational use ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Improve initial utilities prior to development</p> <p>Consider alternative energy technologies</p> <p>Consider the use of CHP</p> <p>Undertake an ecological assessment. Incorporate as much vegetation as possible</p> <p>Develop a buffer zone around the AONB</p> <p>Improve public transport links</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>undertake an archaeological survey</p> <p>Mitigation of noise from the bypass should be considered within site design and landscaping</p>	

	<p>Development of bypass is likely to increase health/noise affects for residents</p> <p>Site borders a source protection zone</p> <p>Site within flood zone 3</p> <p>Land is potentially contaminated</p>	<p>undertake flood mitigation measures, ensure appropriate development is considered</p> <p>Undertake Land contamination study</p> <p>Consider Suds viability</p>
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Type of Site and Number: 38				
Site Reference and Location: Land at junction with Pirton Road, Crow Furlong Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Hitchin lacks green space and development should be restricted to brownfield land Encourage planting to be incorporated once development it built.

2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> Development on this land would restrict access to green space for a large proportion of residents Site is near a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is within walking distance to the town centre Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ x	?/ x	?/ x	<ul style="list-style-type: none"> This site is a greenfield site. There are no wildlife designations within or bordering this site However the site is an established woodland – likely to be of high ecological interest Mitigation – undertake a Tree survey – and TPO Mitigation: ensure that the tree line and hedgerows retained and enhanced. Mitigation – Ecological and habitat survey (tree survey); incorporate as much vegetation as possible
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> There are no landscape designations
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> The site falls within an area of archaeological interest The site does not fall within a village conservation area. The site does not include listed buildings Mitigation – undertake archaeological survey
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not within a source protection zone. This site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zone Suitability for SUDS is uncertain Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Site is located within Hitchin within 800m from the town centre Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>Viability for SUDs is certain for some areas within site (large site)</p> <p>No wildlife designations</p> <p>Planned houses will be 800m from the town centre</p> <p>Site not within a flood zone</p>	<p>Does not minimise development on greenfield land</p> <p>If site were developed, it would reduce local residents access to green space</p> <p>This site is a greenfield site, classified as grade 3 agricultural land</p> <p>Viability for SUDs is uncertain</p>		<p>Improve initial utilities prior to development</p> <p>Undertake an ecological assessment.</p> <p>Undertake Tree surveys and investigate TPO</p> <p>Incorporate as much vegetation as possible</p> <p>Improve public transport links</p> <p>Consider Suds viability</p> <p>Undertake archaeological survey</p>	

<p>Site is not contaminated</p> <p>Site does not contain a conservation area</p> <p>Site contains no listed buildings</p>	<p>Site is in an area of archaeological interest</p>	
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<p>Type of Site and Number: 39 Residential</p> <p>Site Reference and Location: 08/3637 Highover Farm, Stotfold Road, Hitchin</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. This is Grade 2 agricultural land Hitchin lacks green space and development should be restricted to brownfield land Mitigation: encourage planting to be incorporated once development it built.
2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> Development on this land would restrict access to green space for a large proportion of residents Site is linked by a public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x/√	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is not within walking distance to the town centre • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • This site is not within a designated wildlife site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that the tree line and hedgerows are retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • There are no landscape designations •
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site does not fall within a village conservation area. • The site does not fall within an area of archaeological interest • The site does not include listed building
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> • Site does not border a source protection zone. • This site is not contaminated • This site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS is uncertain • Consider CHP technology
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health	x	0	0	<ul style="list-style-type: none"> • Initial construction phase could possibly cause noise and nuisance effects to local residents • There should be no direct affects to health

inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	xx	xx	xx	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • 484 dwellings will have serious implications on the 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
TOWN CENTRES				
7 Promote sustainable urban living	x/√	x/√	x/√	<ul style="list-style-type: none"> • Site is located within Hitchin however is likely to be further than 800m from the town centre • Will increase the need for private transport • Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site would support the local economy Provides access to affordable housing</p> <p>No wildlife designations</p> <p>Site is not within a conservation area</p> <p>Site is not within an area of archaeological interest</p> <p>Site contains no listed buildings</p> <p>Site is not within a flood zone</p> <p>Site is not within a source protection area</p>	<p>Does not minimise development on greenfield land</p> <p>If site were developed, it would reduce local residents access to green space</p> <p>Identified constraints on utilities – 484 dwellings is too high for the constraints already noted</p> <p>Viability for SUDS is uncertain</p> <p>Planned houses will be 800m from the town centre</p>		<p>Improve initial utilities prior to development</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Improve public transport links</p> <p>Improve links to rights of way</p>	

Site large enough for CHP		
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Ickleford

Type of Site and Number: 40 Residential				
Site Reference and Location: 08/3637 Burford Grange Bedford 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	√	√	√	<ul style="list-style-type: none"> The site could contribute to the rural economy by supporting the 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 location of the site is a brownfield site. This site is on grade 3 agricultural land 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 400m of the site. There are numerous footpaths around the site.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<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 into Hitchin for employment. 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 brownfield site. It has no ecological designations There are some trees and vegetation present on the site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible; ecology survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> The site falls within the Pirton Lowlands which contains the Chilterns AONB and is within a Landscape Conservation Area. However the landscape is common and the impact of development is moderate Sensitive housing design required to ensure that proposed housing density is in keeping with village
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> The site is not within a conservation area The site is not within an area of archaeological interest
3(d) Reduce pollution from any source	?/0	?/0	?/0	<ul style="list-style-type: none"> The site is near a floodplain of a watercourse Site is not within a source protection zone 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 near flood zone 3 The site would be suitable for SUDS according to the SUDS viability plan Mitigation – SUDS Consider flood prevention measures
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"> Site is large enough to create affordable housing Located as an adjoining village to the town of Hitchin which is a town identified as needing more 'decent and affordable' housing.
5(c) Improve conditions and services that	x	0	0	<ul style="list-style-type: none"> Initial impacts would be the pressures of construction on the surrounding residential areas.

engender good health and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No identified resource constraints imposed on the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> People likely to be reliant on Private transport for commuting Mitigation – improve public transport
Summary				
Strengths	Weaknesses			Potential mitigation
<p>The site could contribute to retaining local services in the village.</p> <p>Regular bus service to the village</p> <p>Development located on brownfield site.</p> <p>Not designated as ecologically sensitive location.</p> <p>SUDS is viable</p> <p>Not is a conservation area</p> <p>Not within an area of archaeological interest</p> <p>No listed buildings within</p>	<p>In a village site, further than 800m from a station</p> <p>Location of site is likely to increase the need for public transport</p> <p>Site is near flood zone 3</p>			<p>Retain trees where possible</p> <p>Flood risk assessment and potential defence measures</p> <p>archaeological survey</p> <p>Investigate the possibility of utilising sustainable drainage solutions</p> <p>Improve public transport and encourage alternative transport</p> <p>Sensitive housing design required to ensure that proposed housing density is in keeping with village</p>

the site		
Site is not contaminated		
Access to green space and public rights of ways		

Type of Site and Number: 41 Residential				
Site Reference and Location: 07/0436/1 Land off Duncots Close, 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 could contribute to the rural economy by supporting the 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 location of the site is a greenfield site. Grade 3 agricultural land
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 400m of the site. There are public rights of way near the site.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<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 a greenfield site. It has no ecological designations There are some trees and vegetation present on the site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible; ecology survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> The site falls within the Pirton Lowlands which contains the Chilterns AONB and is within a Landscape Conservation Area. However the landscape is common and the impact of development is moderate Sensitive housing design required to ensure that proposed housing density is in keeping with village
3(c) Conserve and where appropriate, enhance the historic environment	?/X	?/X	?/X	<ul style="list-style-type: none"> The site is adjacent to a conservation area The site is adjoining an area of archaeological interest Mitigation –Archaeological surveys and ensure that development is in keeping with the character of the local area, i.e. building materials, style and height. Consideration should be given to the density of the development.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site borders the floodplain of a watercourse The site is not located in a source protection zone. Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	?/√	?/√	?/√	<ul style="list-style-type: none"> The site adjoins flood zone 3 The site would be suitable for SUDS according to the SUDS viability plan

ability to adapt to climate change				<ul style="list-style-type: none"> Mitigation – SUDS Consider flood prevention measures
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"> Site is large enough to create affordable housing Located as an adjoining village to the town of Hitchin which is a town identified as needing more 'decent and affordable' housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial impacts would be the pressures of construction on the surrounding residential areas. Relatively small development; unlikely to have long term effects
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No identified resource constraints imposed on the village at present.
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> People likely to be reliant on Private transport for commuting Mitigation – improve public transport
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>The site could contribute to retaining local services in the village.</p> <p>Regular bus service to the village</p> <p>Not designated as ecologically sensitive location.</p>	<p>Development located on greenfield site.</p> <p>Opposite a conservation area</p> <p>Adjoining an area of archaeological interest</p> <p>In a village site, further than 800m from a station</p>		<p>Retain trees where possible</p> <p>Flood risk assessment and potential defence measures</p> <p>archaeological survey</p> <p>Investigate the possibility of utilising sustainable drainage solutions</p> <p>Consider the density of development so that it is in-keeping with the rest of the village</p>	

SUDS is viable Access to green space.	Location of site is likely to increase the need for public transport	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 public transport and encourage alternative transport
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Kimpton

Type of Site and Number: 42 Residential				
Site Reference and Location: 08/3244 Land at Hall Lane, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way border this site Mitigation - Retain the public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Good accessibility to the 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 distance to next major town where employment is likely • Long term – Likely to 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 – Retain existing trees where possible;
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • Landscape designations are Landscape Conservation Area, and the Hoo park designation • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest • Site is not located near listed buildings
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC.
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.

				<ul style="list-style-type: none"> The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Number of dwellings not identified, however the size of size is likely to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Identified constraints on sewage within the village Development pressures could increase the problem
TOWN CENTRES				
7 Promote sustainable urban living	?/0	?/0	?/0	<ul style="list-style-type: none"> People likely to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>The site could contribute to retaining local services in the village.</p> <p>Local bus service</p> <p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p> <p>Site does not impact of</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p>		<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Improve sewage system</p>	

conservation areas	Identified constraints on sewage within the village	
No evidence of land contamination		
The site does not border a watercourse		
SUDS are viable		
Affordable housing		

Type of Site and Number: 43 Residential				
Site Reference and Location: 07/0388 Land East of Hall Lane, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way border this site Mitigation - Retain the public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Good accessibility to the 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 distance to next major town where employment is likely • Long term – Likely to 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;
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • Landscape designations are Landscape Conservation Area, and the Hoo park designation • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> • Site adjoins a conservation area • Site opposite an area of archaeological interest • Mitigation –Archaeological surveys and ensure that development is in keeping with the character of the local area, i.e. building materials, style and height. • Consideration should be given to the density of the development.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC.

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site is relatively small scale; unlikely to have significant impacts within the rural area. The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Number of dwellings not identified, however the size of size is likely to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Identified constraints on sewage within the village Development pressures could increase the problem
TOWN CENTRES				
7 Promote sustainable urban living	?/0	?/0	?/0	<ul style="list-style-type: none"> People likely to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>The site could contribute to retaining local services in the village.</p> <p>Local bus service</p> <p>Not designated as ecologically sensitive location.</p> <p>No evidence of land</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p>		<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Archaeological surveys and ensure that development is in</p>	

contamination The site does not border a watercourse SUDS are viable	The site impacts upon a source protection zone Site is adjoining a conservation area Site is opposite an area of archaeological interest Site is large and there is no indication of the quantity of dwellings Identified constraints on sewage within the village	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. Improve sewage system
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Type of Site and Number: 44 Residential				
Site Reference and Location: 07/0751, Land West of Hall Lane, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way border this site Mitigation - Retain the public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Good accessibility to the 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 distance to next major town where employment is likely Long term – Likely to 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;
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within the Kimpton and Whitwell Bottom. Landscape designations are Landscape Conservation Area, and the Hoo park designation The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located near conservation areas Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site impacts upon a source protection zone Site does not border a water course There is no evidence of contamination upon the site

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site is relatively small scale; unlikely to have significant impacts within the rural area. The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Number of dwellings not identified, however the size of size is likely to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Identified constraints on sewage within the village Development pressures could increase the problem
TOWN CENTRES				
7 Promote sustainable urban living	?/0	?/0	?/0	<ul style="list-style-type: none"> People likely to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
The site could contribute to retaining local services in the village.	Development located on greenfield land		Retain as many trees on the site as possible	
Local bus service	Land is agricultural grade 3 land		Retain public right of way	
			Pedestrian cycle and walkway route mapping	

<p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p> <p>Site does not impact of conservation areas</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>SUDS are viable</p>	<p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p> <p>Rural village location may contribute to commuting</p> <p>Identified constraints on sewage within the village</p>	<p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Improve sewage system</p>
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Type of Site and Number: 45 Residential				
Site Reference and Location:08/3235/1 Land at Ash Drive (north) Kimpton Bottom, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way does not link this site up to Kimpton
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Site is out of town Bus services infrequent to this site No access to rail services within the village; station is further than 800m to the site Long term – likely to encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees present on site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible;
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within the Kimpton and Whitwell Bottom. The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located near conservation areas Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site impacts upon a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	✓	✓	✓	<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.

ability to adapt to climate change				<ul style="list-style-type: none"> Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site is relatively small scale; unlikely to have significant impacts within the rural area. The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Number of dwellings not identified, however the size of site is likely to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within village Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>The site could contribute to retaining local services in the village.</p> <p>Not designated as ecologically sensitive location.</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p>		<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p>	

Site will not impact upon archaeological sites	Rural village location may contribute to commuting	Improve public transport
Site does not impact of conservation areas	Site is located within a source protection zone	SUDS
No evidence of land contamination	Site is located outside of Kimpton, therefore likely to increase commuting via private transport	Improve sewage system
The site does not border a watercourse	Infrequent local bus service	
SUDS are viable		

Type of Site and Number: 46 Residential				
Site Reference and Location:08/3235/1 Land at Ash Drive (south) Kimpton Bottom, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> Services within the village stated as good from the Housing Background Study. Development could contribute to rural economy and support local services further.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • green space is within 400m • Public rights of way does not link this site up to Kimpton
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Site is out of town • Bus services infrequent to this site • No access to rail services within the village; station is further than 800m to the site • Long term – likely to encourage use of private transport for commuting to village areas. • Mitigation – Pedestrian cycle and walkway route mapping • Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees present on site. • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – Tree Survey; retain existing trees where possible;
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • Landscape designations are Landscape Conservation Area, and the Hoo park designation • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of	✓	✓	✓	<ul style="list-style-type: none"> • The site is relatively small scale; unlikely to have significant

prosperity fairly				<ul style="list-style-type: none"> impacts within the rural area. The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> N/a site too small to affect this objective
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within village Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>The site could contribute to retaining local services in the village.</p> <p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a</p>		<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>Improve public transport</p> <p>SUDS</p>	

Site does not impact of conservation areas	source protection zone	Improve Sewage system
No evidence of land contamination	Site is located outside of Kimpton, therefore likely to increase commuting via private transport	
The site does not border a watercourse	Infrequent local bus service	
SUDS are viable	Identified constraints on sewage within the village	

Type of Site and Number: 47 Residential				
Site Reference and Location:08/3684 New Bungalows, Lawrence End Road, Peter's Green, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> Peter's Green Scores 2. within the housing background paper, indicating there are inadequate facilities to justify any level of development other than affordable housing
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The development is located on a brownfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> green space is within 400m Public rights of way border the site however does not link this site up to Kimpton

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • Site is out of town • Bus services infrequent to this site • No access to rail services within the village; station is further than 800m to the site • Long term – Will encourage use of private transport for commuting to village areas. • Mitigation – Pedestrian cycle and walkway route mapping • Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees present on site. • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – Tree Survey; retain existing trees where possible;
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site falls within the Kimpton and Whitwell Bottom. • Landscape designations are Landscape Conservation Area, and the Hoo park designation • The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is suitable for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site is relatively small scale; unlikely to have significant impacts within the rural area. • The site could aid in retaining local services within the area.

5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> • site too small to affect this objective. Therefore this site will not provide affordable housing • Housing Background Paper identifies increasing affordable development as the only reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is not within village • Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Development located on brownfield land</p> <p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p> <p>Site does not impact of conservation areas</p>	<p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p> <p>Site is located outside of</p>		<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>Improve public transport</p> <p>SUDS</p>	

<p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>SUDS are viable</p>	<p>Kimpton, therefore likely to increase commuting via private transport</p> <p>Infrequent local bus service</p> <p>Identified constraints on sewage within the village</p> <p>The site does not have adequate facilities to warrant a development</p> <p>This site is too small to cater for affordable development</p>	<p>Improve facilities</p> <p>Improve sewage system</p>
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Type of Site and Number: 48 Residential				
Site Reference and Location: 08/3684 Water Tower, Lawrence End Road, Peter's Green, Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> Peter's Green Scores 2. within the housing background paper, indicating there are inadequate facilities to justify any level of development other than affordable housing
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way border the site however does not link this site up to Kimpton
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Site is out of town Bus services infrequent to this site No access to rail services within the village; station is further than 800m to the site Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees present on site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible;
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site falls within the Kimpton and Whitwell Bottom. Landscape designations are Landscape Conservation Area, and the Hoo park designation The landscape is frequent and the impact of development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located near conservation areas Site is not located within areas of archaeological interest
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site impacts upon a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is suitable for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site is relatively small scale; unlikely to have significant impacts within the rural area. The site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> site too small to affect this objective. Therefore this site will not provide affordable housing Housing Background Paper identifies increasing affordable development as the only reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Identified constraints on sewage within the village
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within village Residents likely to use private transport to commute into the nearest large town for work
Summary				
Strengths	Weaknesses		Potential mitigation	
Not designated as ecologically sensitive location.	Development located on greenfield land		Retain as many trees on the site as possible Retain public right of way	

<p>Site will not impact upon archaeological sites</p> <p>Site does not impact of conservation areas</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>SUDS are viable</p>	<p>Land is agricultural grade 3 land</p> <p>Sewerage constraints</p> <p>Rural village location may contribute to commuting</p> <p>Site is located within a source protection zone</p> <p>Site is located outside of Kimpton, therefore likely to increase commuting via private transport</p> <p>Infrequent local bus service</p> <p>Identified constraints on sewage within the village</p> <p>The site does not have adequate facilities to warrant a development</p> <p>This site is too small to cater for affordable development</p>	<p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>Improve public transport</p> <p>SUDS</p> <p>Improve facilities</p> <p>Improve sewage system</p>
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Kings Walden

<p>Type of Site and Number: 49 Residential Site Reference and Location:07/0961/1 Allotments South of Colemans Road, Breachwood Green, King's Walden</p>		
	<p>What is the predicted effect on each SA objective?</p>	<p>Justification for assessment and any mitigation measures</p>

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> • This site is a rural, isolated site and would be poor in terms of accessing local services and facilities • The nearest village which is Kings Walden does have a food shop and a post office. • Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • The development is located on a greenfield site • The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • green space is within 400m • Public rights of way is near this site • Site contains allotments • Mitigation – ensure alternative site is located for allotments
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • The site is isolated and as such is not well served by public transport. • People living here are likely to rely on personal cars. • Not within 800m of a train station • Within 400m of a bus stop • Long term – Will encourage use of private transport for commuting to village areas. • Mitigation – Pedestrian cycle and walkway route mapping • Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees present on site. • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – Retain existing trees where possible;
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> • This site lies within the Breachwood Green Ridge landscape area • The landscape is common however built development has a moderate impact on the landscape
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest • Site contains no listed buildings, however is located opposite some listed buildings • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> • There are not a lot of services and facilities within this area. • There is no school or surgery • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing • Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions	x	x	x	<ul style="list-style-type: none"> • Evidence of noise constraints identified from the runway at Luton

and services that engender good health and reduce health inequalities				airport <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 • Good quality housing will bring about good health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is not within Kings Walden village • Residents likely to use private transport to commute into the nearest large town for work and food
Summary				
Strengths	Weaknesses		Potential mitigation	
Not designated as ecologically sensitive location. Site will not impact upon archaeological sites Site does not impact of conservation areas No evidence of land contamination The site does not border a watercourse Affordable housing	This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Rural village location likely to contribute to commuting Development located on greenfield land Land is agricultural grade 3 Site is located within a source protection zone The site does not have		Retain as many trees on the site as possible Retain public right of way Pedestrian cycle and walkway route mapping Encourage and improve alternative transport Improve public transport SUDS Improve facilities Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc	

	<p>adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport</p> <p>Size of development is likely to affect landscape</p> <p>Noise constraints from Luton airport. Developments are located within the flight path</p>	Ensure densities are sensitive to landscape
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Type of Site and Number: 50 Residential				
Site Reference and Location:07/0365/6 Land North of Lower Road, Breachwood Green, King's Walden				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> • This site is a rural, isolated site and would be poor in terms of accessing local services and facilities • The nearest village which is Kings Walden does have a food shop and a post office. • Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> green space is within 400m Public rights of way is near this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is extremely isolated and as such is not well served by public transport. People living here are likely to rely on personal cars. Not within 800m of a train station Within 400m of a bus stop Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Site borders an established woodland, development could affect the woodland Trees present on site. The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – Tree Survey; retain existing trees where possible; ecology survey
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Breachwood Green Ridge landscape area The landscape is common however built development has a moderate impact on the landscape
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is not located near conservation areas Site is not located within areas of archaeological interest Site is located opposite some listed buildings Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc

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

Strengths	Weaknesses	Potential mitigation
<p>Not designated as ecologically sensitive location.</p> <p>Site will not impact upon archaeological sites</p> <p>Site does not impact of conservation areas</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p>	<p>This site is a rural, isolated site and would be poor in terms of accessing local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>Development located on greenfield land</p> <p>Land is agricultural grade 3</p> <p>Site is located within a source protection zone</p> <p>The site does not have adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport</p> <p>Noise from Luton airport. The development is within the flight path</p>	<p>Retain as many trees on the site as possible</p> <p>Retain public right of way</p> <p>Pedestrian cycle and walkway route mapping</p> <p>Encourage and improve alternative transport</p> <p>Improve public transport</p> <p>SUDS</p> <p>Improve facilities</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

Type of Site and Number: 51 Residential		
Site Reference and Location: 07/0961/1 Allotments South West of the Heath, King's Walden		
	What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> • This site is a rural, isolated site and would be poor in terms of accessing local services and facilities • The nearest village which is Kings Walden does have a food shop and a post office. • Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • The development is located on a greenfield site • The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • green space is within 400m • Public rights of way is near this site • Site contains allotments • Mitigation – ensure alternative site is located for allotments
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • The site is extremely isolated and as such is not well served by public transport. • People living here are likely to rely on personal cars. • Not within 800m of a train station • Within 400m of a bus stop • Long term – Will encourage use of private transport for commuting to village areas. • Mitigation – Pedestrian cycle and walkway route mapping • Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees present on site. • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – Tree Survey; retain existing trees where possible;
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> • This site lies within the Breachwood Green Ridge landscape area • The landscape is common however built development has a moderate impact on the landscape
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is not located near conservation areas • Site is not located within areas of archaeological interest • Site contains no listed buildings, however is located opposite some listed buildings • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • The site impacts upon a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC. • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> • There are not a lot of services and facilities within this area. • There is no school or surgery • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing • Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions	x	x	x	<ul style="list-style-type: none"> • Evidence of noise constraints identified from the runway at Luton

and services that engender good health and reduce health inequalities				airport <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 Good quality housing will bring about good health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within Kings Walden village Residents likely to use private transport to commute into the nearest large town for work and shopping
Summary				
Strengths	Weaknesses			Potential mitigation
Not designated as ecologically sensitive location. Site will not impact upon archaeological sites Site does not impact of conservation areas No evidence of land contamination The site does not border a watercourse Affordable housing	This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Rural village location likely to contribute to commuting Development located on greenfield land Land is agricultural grade 3 Site is located within a source protection zone The site does not have			Retain as many trees on the site as possible Retain public right of way Pedestrian cycle and walkway route mapping Encourage and improve alternative transport Improve public transport SUDS Improve facilities Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc

	<p>adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport</p> <p>Size of development is likely to affect landscape</p> <p>Development within flight path of Luton Aripport</p>	Ensure densities are sensitive to landscape
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Knebworth

Type of Site and Number: 52 Residential				
Site Reference and Location 07/0904/7 Land at Deards End, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Lack of public right of way

2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> • There is no green space located nearby • Development on this land would greatly restrict access to green space for the residents nearby • (some site area is to be left for open space) • Improve access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is Located within walking distance to the town centre • Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools • Mitigation – Improve schools and social infrastructure • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site is within the landscape area of Knebworth • This landscape area is a Landscape conservation Area • Landscape is common • Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • The site is adjoining the town's conservation area. • Site is not within an area of archaeological interest • Site does not include and is not located near to ancient monuments or listed building • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS

Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> Site is large enough for CHP technology
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> This town is not identified as a deprived area However there are constraints on schools and social infrastructure Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is situated next to the A1(M). Mitigation of noise should be considered by site design and landscaping Initial construction phase could possibly cause noise and nuisance effects to local residents Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Knebworth has identified constraints regarding utilities Sewage network is unlikely to support demand from development Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is located within Knebworth and is within 800m from the town centre Will reduce the need for private transport Access to public rights of way Education constraints is likely to make parents commute to nearest schools in neighbouring towns
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a area of archaeological interest	Does not minimise		Improve initial utilities prior to development	

No Landscape designations	development on greenfield land	Undertake an ecological assessment. Incorporate as much vegetation as possible
Provides access to affordable housing	Site would reduce local residents' access to green space.	Improve public transport links
Site would support the local economy	Adjoins conversation area	Implement SUDs
No wildlife designations	Site is in a source protection zone	Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
Planned houses will be 800m from the town centre	Site is located next to the A1(M)	Ensure noise from A1(M) should be considered by site design and landscaping
Suitable for SUDS	Identified constraints on utilities	Improve access to green space
Site is not within a flood plain	This site is a greenfield site, classified as grade 3 agricultural land	Create public right of way
Site is not contaminated	Issue with primary school education – almost full	Consider improvements to education facilities
Consider CHP technology	Lack of public right of way	Improve schools and social infrastructure
		Improve public transport
		CHP technology

Type of Site and Number: 53 Residential		
Site Reference and Location 07/0904/7 Land at Gypsy Lane, Knebworth		
	What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Public rights of way border this site Mitigation – retain public right of way
2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> There is no green space located nearby Development on this land would greatly restrict access to green space for the residents nearby (some site area is to be left for open space) Site is linked by a public right of way Improve access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is Located within walking distance to the town centre Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools Mitigation – Improve schools and social infrastructure Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> Site is within the landscape area of Knebworth Landscape designations consist of Landscape conservation Area Landscape is common Impact of built development is low

3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> The site is adjoining the town's conservation area. Site is not within an area of archaeological interest Site does not include and is not located near to ancient monuments or listed building Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site is potentially contaminated due to unknown fill on the site This site does not border a watercourse There is no landfill site within 250m Undertake land contamination survey and land 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"> Site is not within a floodplain Suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> This town is not identified as a deprived area However there are constraints on schools and social infrastructure Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Site is situated next to the A1(M). Mitigation of noise should be considered by site design and landscaping Initial construction phase could possibly cause noise and nuisance effects to local residents Good quality housing is good for health

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Knebworth has identified constraints regarding utilities • Sewage network is unlikely to support demand from development • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within Knebworth and is within 800m from the town centre • Will reduce the need for private transport • Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not in a area of archaeological interest</p> <p>No Landscape designations</p> <p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>No Wildlife designations</p> <p>Planned houses will be 800m from the town centre</p> <p>Suitable for SUDS</p> <p>Site is not within a flood plain</p> <p>Site is large enough for CHP</p>	<p>Does not minimise development on greenfield land</p> <p>Site would reduce local residents' access to green space.</p> <p>Adjoins conversation area</p> <p>Site is in a source protection zone</p> <p>Site is located next to the A1(M)</p> <p>Identified constraints on utilities</p> <p>This site is a greenfield site, classified as grade 3</p>		<p>Improve initial utilities prior to development</p> <p>Incorporate as much vegetation as possible</p> <p>Improve public transport links</p> <p>Implement SUDs</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>noise from A1(M) should be considered by site design and landscaping</p> <p>Improve access to green space</p> <p>Retain the public right of way</p> <p>Undertake land contamination survey and land remediation</p> <p>Consider improvements to education facilities. Improve schools and social infrastructure</p>	

	agricultural land Issue with primary school education – almost full Land is potentially contaminated	Consider CHP technology
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Type of Site and Number: 54 Residential Site Reference and Location 07/0904/7 Odyssey Health Centre, Old Knebworth Lane, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> This site is a brownfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is not located within walking distance to the town centre • Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools • Mitigation - Improve schools and social infrastructure • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> • Site is within the landscape area of Knebworth • Landscape designations consist of Landscape conservation Area • Landscape is common • Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site is not within a conservation area. • Site is not within an area of archaeological interest • Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are constraints on schools and social infrastructure

				<ul style="list-style-type: none"> • Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • No mention of dwelling size, however site is large enough to provide affordable developments
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is situated next to a convergence between 2 railway tracks • Mitigation of noise and vibration should be considered by site design and landscaping • Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Knebworth has identified constraints regarding utilities • Sewage network is unlikely to support demand from development • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is located within on the periphery of Knebworth and is further than 800m from the town centre • Will increase the need for private transport • No access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Within a brownfield site</p> <p>Not in a area of archaeological interest</p> <p>Not in a conservation area</p> <p>Site is not within a flood plain</p> <p>No Landscape designations</p> <p>Provides access to</p>	<p>Site is in a source protection zone</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is located next to the Railway tracks</p> <p>Identified constraints on utilities</p>		<p>Improve initial utilities prior to development</p> <p>Incorporate as much vegetation as possible</p> <p>Improve access to green space</p> <p>Improve public transport links</p> <p>Implement SUDs</p> <p>Noise and vibrations from railways should be considered by site design and landscaping</p>	

affordable housing	This site is classified as grade 3 agricultural land Issue with primary school education – almost full No public rights of way located nearby	Consider improvements in education facilities Create public right of way
Site would support the local economy		
No Wildlife designations		
Suitable for SUDS		
Not contaminated		

Type of Site and Number: 55 Residential				
Site Reference and Location 05/0046 Land North of Old Lane, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	0/√	0/√	0/√	<ul style="list-style-type: none"> There is green space located nearby No public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is located within walking distance to the town centre • Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools • Mitigation - Improve social infrastructure and schools • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site is within the landscape area of Knebworth • Landscape is common • Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site is not with a conservation area. • Site is not within an area of archaeological interest • Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS • Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are constraints on schools and social infrastructure • Improve social and school infrastructure

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Site is large enough to include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction could provide noise disturbances • Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Knebworth has identified constraints regarding utilities • Sewage network is unlikely to support demand from development • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within 800m from the town centre • No access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a area of archaeological interest	Within a greenfield site: does not minimise development on greenfield land		Improve initial utilities prior to development	
Not in a conservation area	Site is in a source protection zone		Incorporate as much vegetation as possible	
Site is not within a flood plain	Identified constraints on utilities		Improve public transport links Implement SUDs	
Planned houses will be 800m from the town centre	This site is classified as grade 3 agricultural land		Consider improvements in education facilities. Improve social infrastructure and schools	
No Landscape designations	Issue with primary school		Create public right of way CHP	

Site would support the local economy	education – almost full No public rights of way located nearby	
No wildlife designations		
Site large enough to consider CHP		
Suitable for SUDS		
Not contaminated		

Type of Site and Number: 56 Residential				
Site Reference and Location 05/0046 Land East of Stevenage Road, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is not located within walking distance to the town centre • Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools • Improve social infrastructure and schools • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • Site is within the landscape area of Knebworth • Landscape designations consist of Landscape conservation Area • Landscape is common • Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site is not with a conservation area. • Site is not within an area of archaeological interest • Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/√	x/√	x/√	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are constraints on schools and social infrastructure

				<ul style="list-style-type: none"> • Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Site is large enough for affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is situated next to railway tracks • Good quality housing is good for health • Mitigation of noise and vibration should be considered by site design and landscaping
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Knebworth has identified constraints regarding utilities • Sewage network is unlikely to support demand from development • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is located within on the periphery of Knebworth and is further than 800m from the town centre • Will increase the need for private transport • No access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a area of archaeological interest	Within a greenfield site. This site is classified as grade 3 agricultural land		Improve initial utilities prior to development	
Not in a conservation area	Does not minimise development on greenfield land		Undertake an ecological assessment. Incorporate as much vegetation as possible	
Site is not within a flood plain	Site is in a source protection zone		Improve public transport links	
No Landscape designations	Planned houses will not be		Implement SUDs	
Provides access to affordable housing			Noise and vibrations from railways should be considered by site design and landscaping	
Site would support the local			Improve access to green space	

economy	800m from the town centre	Consider improvements in education facilities Create public right of way
No Wildlife designations	Site is located next to the Railway tracks	
Suitable for SUDS	Identified constraints on utilities	
Not contaminated	Issue with primary school education – almost full No public rights of way located nearby	

Type of Site and Number: 57 Residential				
Site Reference and Location 05/0046 Land South of Swangley's Lane, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There is green space located nearby • Public right of way is located near by
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • Site is within 400m of bus stop • Site is located within walking distance to the town centre • Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools • Mitigation - Improve school and social infrastructure • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> • Site is within the landscape area of Knebworth • Landscape designations consist of Landscape conservation Area • Landscape is common • Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site is not with a conservation area. • Site is not within an area of archaeological interest • Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS • Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area

prosperity fairly				<ul style="list-style-type: none"> • However there are constraints on schools and social infrastructure • Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Site is large enough to include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction could provide noise disturbances • Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Knebworth has identified constraints regarding utilities • Sewage network is unlikely to support demand from development • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within 800m from the town centre • access to public rights of way provided
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a area of archaeological interest	Within a greenfield site. Does not minimise development on greenfield land		Improve initial utilities prior to development	
Not in a conservation area	Site is in a source protection zone		Incorporate as much vegetation as possible	
Site is not within a flood plain	Identified constraints on utilities		Improve public transport links	
Planned houses will be 800m from the town centre	This site is classified as		Implement SUDs	
No Landscape designations			Consider improvements in education facilities	
			Site is large enough to consider CHP	

Provides access to affordable housing	grade 3 agricultural land	
Site would support the local economy	Issue with primary school education – almost full	
No Wildlife designations		
public rights of way located nearby		
Suitable for SUDS		
Not contaminated		
CHP		

Type of Site and Number: 58 Residential				
Site Reference and Location 05/0046 Land North of Watton Road, Knebworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There is green space located nearby Public right of way borders site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is located within walking distance to the town centre Education constraints regarding the Knebworth primary school – almost at full capacity – resulting in additional trips to other schools Mitigation- Improve school and social infrastructure Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> Site is within the landscape area of Knebworth Landscape designations consist of Landscape conservation Area Landscape is common Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> The site is not with a conservation area. Site is not within an area of archaeological interest Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> Site is situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site is not within a floodplain • Suitable for SUDS • Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are constraints on schools and social infrastructure • Improve social and school infrastructure
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Site is large enough to include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction could provide noise disturbances • Good quality housing is good for health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Knebworth has identified constraints regarding utilities • Sewage network is unlikely to support demand from development • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within 800m from the town centre • access to public rights of way provided
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a area of archaeological interest	Within a greenfield site. Does not minimise development on greenfield land		Improve initial utilities prior to development	
Not in a conservation area	Site is in a source protection		Incorporate as much vegetation as possible	
Site is not within a flood plain			Improve public transport links	

Planned houses will be 800m from the town centre No Landscape designations Provides access to affordable housing Site would support the local economy No Wildlife designations public rights of way located nearby Suitable for SUDS Not contaminated Site is large enough to consider CHP	zone Identified constraints on utilities This site is classified as grade 3 agricultural land Issue with primary school education – almost full	Implement SUDs Consider improvements in education facilities CHP
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Letchworth

Type of Site and Number: 59 Extension to recycling centre Site Reference and Location: 08/3663 Land adjoining Household Waste recycling centre				
	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"> Recycling centre is likely to provide employment
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built.
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> There is green space located nearby which is easily accessed by residents living near by via a public right of way. The land is agricultural land with tracks around the perimeter Public rights of way do not link to this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is an extension of existing waste site By extending the recycling site and not locating it in a separate location reduces the transportation of waste via waste trucks
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Landscape character falls within Arlesey – Great Wymondley – A landscape conservation area 2 Landscape is not rare Impact of built development would have a moderate affect
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> Site contains an area of archaeological interest The site does not fall within a conservation area Site does not contain listed buildings Mitigation – Undertake archaeological assessments Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc

3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • Site is not situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • The site is not situated within a flood zone • Viable for SUDs • Recycling of waste reduces the amount sent to landfill
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area •
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • Site is a waste recycling site
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> • Waste site is not situated within close proximity to residents, therefore is not likely to affect the health of residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> • Recycling centre promote the use of natural resources efficiently
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Site will increase the capacity for recycling
Summary				
Strengths	Weaknesses		Potential mitigation	
Provide employment	This site is a greenfield site		Improve public transport links	
Site is not contaminated	This site classified as grade 3		Improve access to green space via public rights of way	

<p>Site is not within a conservation area</p> <p>contains no listed buildings</p> <p>Site does not border flood zone</p> <p>No Wildlife designations</p> <p>Site is not within a source protection zone</p> <p>Access to green space...</p> <p>Site promotes the efficient use of natural resources</p> <p>Recycling plant will reduce the amount of waste sent to landfill</p> <p>Viable for SUDs</p>	<p>agricultural land</p> <p>Site is within an area of archaeological interest</p> <p>Access to green space is reduced there are tracks and paths through the field which are likely to be accessed via the public</p>	<p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>SUDs</p>
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<p>Type of Site and Number: 60 Employment</p> <p>Site Reference and Location: 06/0381 Land East of Blackhorse Road, Letchworth</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and</p>	<p>√√</p>	<p>√√</p>	<p>√√</p>	<ul style="list-style-type: none"> • This proposed development would supply jobs in the local area. • Development could help to encourage new businesses to start

economic growth				<p>up in the area, improving the quality of local jobs available in the District.</p> <ul style="list-style-type: none"> 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?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built.
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> There is green space located nearby which is easily accessed by residents living near by via a public right of way. The land is agricultural land with tracks around the perimeter Public rights of way do not link to this site
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"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Landscape character falls within Arlesey – Great Wymondley landscape conservation area 2 Landscape is not rare Impact of built development would have a moderate affect

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site contains an area of archaeological interest • The site does not fall within a conservation area • Site does not contain listed buildings • Mitigation – Undertake archaeological assessments • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • Site is not situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • The site is not situated within a flood zone • Viable 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	X	X	X	<ul style="list-style-type: none"> • Valuable development land used for employment instead of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<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;	X	0	0	<ul style="list-style-type: none"> • Limited sewage capacity • Mitigation – Sites should be phased for after 2012

reuse, use recycled where possible				
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				
Strengths	Weaknesses		Potential mitigation	
<p>Improve job supply within the area</p> <p>Help support existing services</p> <p>Site is not contaminated</p> <p>Site is not within a conservation area</p> <p>contains no listed buildings</p> <p>Site would support the local economy</p> <p>Site does not border flood zone</p> <p>No Wildlife designations</p> <p>Site is not within a source protection zone</p> <p>Site is within 400m of a bus</p>	<p>This site is a greenfield site</p> <p>This site classified as grade 3 agricultural land</p> <p>Site is within an area of archaeological interest</p> <p>Access to green space is reduced, there are tracks and paths through the field which are likely to be accessed via the public</p> <p>Limited sewage capacity</p>		<p>Improve public transport links</p> <p>Improve access to green space via public rights of way</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>SUDs</p> <p>Sites should be phased for after 2012 (Due to limited sewage capacity)</p>	

stop		
Viable for SUDs		
Access to green space This site is not likely to be accessed by the residents through the waste site or via any Public rights of way		

Type of Site and Number: 61 School playing field				
Site Reference and Location: 08/3663 Land North of Hitchin Road, 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"> 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	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting around the perimeter
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby which is easily accessed by residents living near by via a public right of way. The land is agricultural land with tracks around the perimeter Public rights of way do not link to this site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Site is an extension of existing school playing field
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Landscape character falls within Arlesey – Great Wymondley landscape conservation area 2 Landscape is not rare Impact of built development would have a moderate affect
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not contain an area of archaeological interest The site does not fall within a conservation area Site does not contain listed buildings
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse
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 situated within a flood zone
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> n/a Playing fields
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> N/a Playing fields
5(c) Improve conditions and services that engender good health	✓	✓	✓	<ul style="list-style-type: none"> Playing fields is likely to improve the health of school children

and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	<ul style="list-style-type: none"> No constraints for a playing field
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Site will promote a healthy lifestyle it is within walking distance of the school
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site is not contaminated</p> <p>Site is not within a conservation area</p> <p>contains no listed buildings</p> <p>Site is not within an area of archaeological interest</p> <p>Site does not border flood zone</p> <p>No Wildlife designations</p> <p>Site is not within a source protection zone</p> <p>Access to green space</p> <p>Playing fields is likely to improve the health of children</p>	<p>This site is a greenfield site</p> <p>This site classified as grade 3 agricultural land</p>		<p>Improve public transport links</p> <p>Improve access to green space via public rights of way</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p>	

Lilley

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

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest settlement to Lilley with services and facilities is Luton. There is a regular bus service within 400m There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site does not fall within or near a designated wildlife site Trees are present around the perimeter of the site Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	XX	XX	XX	<ul style="list-style-type: none"> This village is located within the Lilley Bottom landscape character area. The site is located within an AONB – The Chilterns Ensure that the development is sensitive to the surrounding landscape, and is in keeping with the existing settlements
3(c) Conserve and where appropriate, enhance the historic environment	?/X	?/X	?/X	<ul style="list-style-type: none"> Site borders an area of archaeological interest Site is not located within a conservation area Site is not located near listed buildings Mitigation – undertake an archaeological survey Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. Suitability for SUDs is unclear
A JUST SOCIETY				
5(a) Share benefits of	x	x	x	<ul style="list-style-type: none"> Local services need improving

prosperity fairly				<ul style="list-style-type: none"> • There are no shops, food shops, or schools
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> • Site is not large enough to provide affordable housing • Affordable housing is criteria set out within the Housing Background paper as justification for development
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Lilley's location makes use of private cars likely • Residents are likely to commute into Luton or Hitchin for work, and other purposes
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Not at risk of Flooding</p> <p>Site is not within a conservation area</p> <p>Site provides access to green space</p>	<p>This is a greenfield site agricultural land grade 3</p> <p>According to the Housing Background Paper; Lilley does not have enough services to justify development.</p> <p>Lilley is in a rural location outside of Luton</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Improve facilities and services</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and</p>	

<p>Site does not contain a wildlife site</p> <p>Site is not located within a source protection zone</p> <p>Site does not contain listed buildings</p>	<p>Site does not provide affordable housing</p> <p>Not many facilities and services located nearby</p> <p>Area contains the landscape designation of AONB</p> <p>The sites location is likely to promote commuting</p> <p>Site is within an area of archaeological interest</p> <p>No information on resource constraints</p> <p>SUDs uncertain</p>	<p>development and incorporates the local character including size, materials, design etc</p> <p>Ensure that the development is sensitive to the surrounding landscape, and is in keeping with the existing settlements</p>
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Nuthampstead

Type of Site and Number: 63 Residential				
Site Reference and Location: 07/0846 Former depot, Park Lane, Nuthampstead				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> The site is situated in a rural area It is not known what facilities are available as Nuthampstead is not listed within the housing background paper

				<ul style="list-style-type: none"> The nearest town with food shops is Barley which is 3 miles away Nuthampstead is 6 miles away from Royston
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> The development is located on a brownfield site The site is located upon agricultural land grade 2
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way are nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest village to Nuthampstead with a variety of services and facilities is Royston. It is not clear whether there is a bus service There is no train station within 800m Therefore it is assumed that the village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site does not fall within or near a designated wildlife site Trees are present around the perimeter of the site Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	✓	✓	✓	<ul style="list-style-type: none"> This village is located within the Nuthampstead landscape character area. Identified as a Landscape Conservation Area 2 The site is not in a designated area The landscape is common and the impact of development is low.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not contain an area of archaeological interest Site is not located within a conservation area Site is not located near listed buildings
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> The site is within a source protection zone Site does not border a water course There is no evidence of contamination upon the site

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/x	?/x	?/x	<ul style="list-style-type: none"> The site borders a flood risk zone – flood zone 3 Mitigation – consider flood prevention measures The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	x	x	<ul style="list-style-type: none"> Local services need improving There are no shops, food shops, or schools
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Nuthampstead's location make use of private transport likely Residents are likely to commute into the nearest large urban areas for work, and for other purposes
Summary				
Strengths	Weaknesses		Potential mitigation	
This is a brownfield site	Evidence of land contamination		Retain as many trees on the site as possible	
The site does not border a watercourse	Agricultural land grade 2		Improve public transport	

<p>Affordable housing</p> <p>Site is not within a conservation area</p> <p>Site provides access to green space</p> <p>Site does not contain a wildlife site</p> <p>Site does not contain listed buildings</p> <p>Site is not within an area of archaeological interest</p> <p>SUDs are suitable upon solid geology</p>	<p>Site borders a flood risk zone</p> <p>Nuthampstead is in a rural location, the nearest large town is Royston</p> <p>Not many facilities and services located nearby</p> <p>The sites location is likely to promote commuting, especially for employment</p> <p>No information on resource constraints</p> <p>SUDs are unsuitable upon drift geology materials</p> <p>Site is located within a source protection zone</p>	<p>Improve facilities and services</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p>
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Pirton

<p>Type of Site and Number: 64 Residential Site Reference and Location: 07/0463/1 Land East of Priors Hill, Pirton</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				

1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> The site is situated in a rural area There are not many facilities or services nearby There are no food shops, shops as well as no doctors surgery The site has the potential to support the rural economy; number of proposed dwellings on the site is high - 146 In the long term demand for services and facilities will increase within the area and bring in new business
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way are near this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest large town to Pirton is Hitchin which is 3 miles away There is a regular bus service There is no train station within 800m The site location is likely to lead to increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site does not fall within or near a designated wildlife site Trees are present around the perimeter of the site Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> This village is located within the Pirton Lowlands landscape character area. The site borders the Chilterns AONB Mitigation – ensure the development and its densities are in keeping with the surrounding areas

3(c) Conserve and where appropriate, enhance the historic environment	Xx	Xx	Xx	<ul style="list-style-type: none"> The site contains an area of archaeological interest Site borders a conservation area Site is opposite an Ancient monument Site is located near listed buildings Mitigation – archaeological survey Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> The site does not border a flood risk zone The site is not viable for SUDs The site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x/✓	x/✓	✓	<ul style="list-style-type: none"> This area is not identified as deprived Local services need improving There are no shops, food shops as well as no doctors surgery in Pirton
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> The development is relatively large and the construction phase would be disruptive for surrounding local residential areas No evidence of noise constraints identified. Provision and access to affordable housing improves health inequalities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled	?	?	?	<ul style="list-style-type: none"> No information on constraints

where possible				
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> The location of the site will increase the use of private transport Residents are likely to commute into the nearest large town for work, and other trips
Summary				
Strengths	Weaknesses			Potential mitigation
<p>The site does not border a watercourse</p> <p>No evidence of land contamination</p> <p>Site does not border a flood risk zone</p> <p>Affordable housing</p> <p>Site provides access to green space</p> <p>Site does not contain a wildlife site</p> <p>Site is not located within a source protection zone</p> <p>The site has the potential to support the rural economy; number of proposed dwellings on the site is high</p> <p>Site is large enough to consider CHP</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>Pirton is in a rural location, the nearest large town is Royston</p> <p>Not many facilities and services located nearby</p> <p>The sites location is likely to promote commuting</p> <p>No information on resource constraints</p> <p>SUDs are not viable</p> <p>Site borders an AONB</p> <p>Site is within an area of archaeological interest</p> <p>Site is opposite an Ancient Monument</p> <p>Site is located near to</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Improve facilities and services</p> <p>Encourage and improve alternative transport</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure the development and its densities are in keeping with the surrounding areas</p> <p>Site is large enough to consider CHP</p>

	listed buildings	
	Site borders a conservation area	

Preston

Type of Site and Number: 65 Residential				
Site Reference and Location: 07/0961/1 Land West of Back Lane, Preston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> Site is located within areas of archaeological interest Site is partially located within a conservation area Site contains no listed buildings Mitigation – undertake archaeological survey Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is identified as unsuitable Drift/Suitable solid for SUDS

Improve the District's ability to adapt to climate change				<p>according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p> <ul style="list-style-type: none"> Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is located a great distance from employment There are no food shops within Preston Residents likely to use private transport to commute into the nearest large town for work and food
Summary				
Strengths	Weaknesses		Potential mitigation	
Not designated as ecologically sensitive location.	This is a greenfield site		Retain as many trees on the site as possible	
	Agricultural land grade 3		Improve public transport	
Site is not located within a source protection zone	This site is a rural, isolated site and is poor in terms of		Encourage and improve alternative transport	

<p>Site contains no listed buildings</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site provides access to green space</p>	<p>access local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>Site is within an area of archaeological interest</p> <p>Site is partially within a conservation area</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p> <p>Development could impact the landscape</p>	<p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p> <p>Improve facilities</p> <p>Undertake an archaeological survey</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>
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<p>Type of Site and Number: 66 No Change</p> <p>Site Reference and Location:07/0915/1 Preston School Back Lane, Preston</p> <p>NB. Site has been scored with an (?) which depends upon whether or not site is to be developed</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> The development is located on a brownfield site The site is located upon agricultural land grade 3 (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> Green space is within 400m Public rights of way nearby (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓ (?)	?/✓ (?)	?/✓ (?)	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees where possible (depends on whether or not site is developed in the future)

3(b) Protect and enhance landscapes	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is located within a conservation area Site is not located within an area of archaeological interest Site contains no listed buildings Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site <p>(depends on whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk) Site is not contaminated <p>(depends on whether or not site is developed in the future)</p>
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing <p>(depends on whether or not site is developed in the future)</p>
5(c) Improve conditions and services that engender good health and reduce health	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant

inequalities				<ul style="list-style-type: none"> No evidence of noise constraints identified. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Site is isolated There are no food shops within Preston Residents likely to use private transport to commute into the nearest large town for work and food (depends on whether or not site is developed in the future)
Summary				
Strengths		Weaknesses		Potential mitigation
<p>This is a brownfield site</p> <p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>Site provides access to green space</p> <p>Site contains no listed buildings</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p>		<p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>Site is within a conservation area</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London</p>		<p>If site were to be developed in the future Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p> <p>Improve facilities</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>

Affordable housing	Clay, Lambeth group, Bagshot Beds, Chalk)	
Site is not within an area of archaeological interest	Development could impact the landscape	

Type of Site and Number: 67 Residential				
Site Reference and Location:07/0961/1 Land North of Chequers Lane, Preston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities The Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way run through this site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not located within areas of archaeological interest Site is not located within a conservation area Site contains no listed buildings
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)

				<ul style="list-style-type: none"> Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity will potentially provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is a long distance from employment areas There are no food shops within Preston Residents likely to use private transport to commute into the nearest large town for work and food
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>Site contains no listed buildings</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p>	

No evidence of land contamination	Rural village location likely to contribute to commuting	Improve facilities
The site does not border a watercourse	The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)	Ensure densities are sensitive to landscape
Affordable housing		
Site is not within an area of archaeological interest		
Site provides access to green space	Development could impact the landscape	
Site is not within a conservation area		

Type of Site and Number: 68 No Change				
Site Reference and Location:07/0961/1 Land North of Crunnells Green, Preston				
NB. Site has been scored with an (?) which depends upon whether or not site is to be developed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area

				(depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3 (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Green space is within 400m Public rights of way nearby (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees where possible (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern (depends on whether or not site is developed in the future)

3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site borders historic parks and gardens • Site is borders an area of archaeological interest • Site is located within a conservation area • Site contains listed buildings • Mitigation – Archaeological surveys • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • The site is not situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk) • Site is not contaminated (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • The site has potential to support local services within the village (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site and dwelling quantity will potentially provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • 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. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural	?	?	?	<ul style="list-style-type: none"> • No information regarding potential supply constraints in this area

resources efficiently; reuse, use recycled where possible	(?)	(?)	(?)	(depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is isolated • There are no food shops within Preston • Residents likely to use private transport to commute into the nearest large town for work and food (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site is not contaminated</p> <p>Site provides access to green space</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>Site contains listed buildings</p> <p>Site borders an area of archaeological interest</p> <p>Site is within a conservation area</p> <p>Site borders historic park and garden</p>		<p>If site were to be developed in the future, retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p> <p>Improve facilities</p> <p>Archaeological surveys</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>	

	<p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p> <p>Development could impact the landscape</p>	
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Type of Site and Number: 69 Residential				
Site Reference and Location: 08/3261/1 Land South of Crunnells Green, Preston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x	x	x	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way run through this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is isolated. The nearest large towns for employment are Hitchin and Stevenage There is a regular bus service The site is within 400m of a bus stop People living here are likely to rely on personal cars. Site is not within 800m of a train station Long term – Will encourage use of private transport for commuting to village areas. Mitigation – Pedestrian cycle and walkway route mapping Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site is not designated as being of ecological importance Trees are present around the perimeter of the site The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This site lies within the Offley – St Paul’s Walden landscape conservation area The landscape is common however built development has a moderate impact on the landscape Ensure development is in-keeping with existing settlement pattern

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is not located within areas of archaeological interest • Site borders a conservation area • Site is situated near a listed building • Site is opposite to historic parks and gardens • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • The site is not situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk) • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Site and dwelling quantity will potentially provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information regarding potential supply constraints in this area
TOWN CENTRES				

7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Site is isolated • There are no food shops within Preston • Residents likely to use private transport to commute into the nearest large town for work and food
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site is not within an area of archaeological interest</p> <p>Site provides access to green space</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p> <p>Site is situated near listed buildings</p> <p>Site borders a conservation area</p> <p>Site is opposite historic parks and gardens</p> <p>Rural village location likely to contribute to commuting</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group,</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p> <p>Improve facilities</p> <p>Ensure densities are sensitive to landscape</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

	Bagshot Beds, Chalk)	
	Development could impact the landscape	

Type of Site and Number: 70 No Change				
Site Reference and Location:07/0915/1, Land at Hitchin Road, Preston				
NB. Site has been scored with an (?) which depends upon whether or not site is to be developed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a rural, isolated site and would be poor in terms of accessing local services and facilities Preston does not have a food shop or a post office. Increased local population may support existing services in the neighbouring villages, but is unlikely to encourage new business in the area (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3 Site is recreational land Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> Green space is within 400m Public rights of way nearby (depends on whether or not site is developed in the future)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • The site is isolated. The nearest large towns for employment are Hitchin and Stevenage • There is a regular bus service • The site is within 400m of a bus stop • People living here are likely to rely on personal cars. • Site is not within 800m of a train station • Long term – Will encourage use of private transport for commuting to village areas. • Mitigation – Pedestrian cycle and walkway route mapping • Mitigation – Increase public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees are present around the perimeter of the site • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees where possible (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • This site lies within the Offley – St Paul’s Walden landscape conservation area • The landscape is common however built development has a moderate impact on the landscape • Ensure development is in-keeping with existing settlement pattern • Site is recreational land • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site Borders a Historic park and gardens • Site is not in an area of archaeological interest • Site is located within a conservation area • Site contains listed buildings • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)

3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> The site is not situated within a source protection zone Site does not border a water course There is no evidence of contamination upon the site (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area. The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk) Site is not contaminated (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> The site has potential to support local services within the village (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site and dwelling quantity will potentially provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> 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. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	? (?)	? (?)	? (?)	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is in an isolated area There are no food shops within Preston Residents likely to use private transport to commute into the nearest large town for work and food (depends on whether or not site is developed in the future)

Summary		
Strengths	Weaknesses	Potential mitigation
<p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>No evidence of land contamination</p> <p>Site is not within an area of archaeological interest</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site is not contaminated</p> <p>Site provides access to green space</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p> <p>Rural village location likely to contribute to commuting</p> <p>Site contains listed buildings</p> <p>Site contains an area of archaeological interest</p> <p>Site is within a conservation area</p> <p>Site is recreational land</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p>	<p>If site were to be developed in the future, retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS?</p> <p>If site is developed in the future, ensure an alternative site is allocated for amenity.</p> <p>Improve facilities</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>

	Development could impact the landscape	
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Type of Site and Number: 71 Expansion of school				
Site Reference and Location: 07/0915/1 Princess Helena College, Hitchin Road, Preston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site already contains the existing school (independent girls day and boarding 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"> The development is located on a brownfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way run near this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x/√	<ul style="list-style-type: none"> There is a regular bus service The site is within 400m of a bus stop Site is not within 800m of a train station As an independent day boarding school, it generates road traffic Mitigation – Increase public transport services/ consider school travel plan
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees are present around the perimeter of the site • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> • This site lies within the Offley – St Paul’s Walden landscape conservation area • The landscape is common however built development has a moderate impact on the landscape • Ensure development is in-keeping with existing settlement pattern
3(c) Conserve and where appropriate, enhance the historic environment	Xx (?)	Xx (?)	Xx (?)	<ul style="list-style-type: none"> • Site is within a historic park and gardens • Site is in an area of archaeological interest • Site is located within a conservation area • Site contains listed buildings • Mitigation – Archaeological surveys • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> • The site is not situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk) • Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	0	0	0	<ul style="list-style-type: none"> • Expansion of existing school, no affordable housing provided

5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for pupils Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Location of school generates road traffic, including private cars.
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>The site already contains the existing school</p> <p>Promotes sustainable economic growth of the village</p> <p>Site is within 400 m of a bus stop</p> <p>Not designated as ecologically sensitive location.</p> <p>Site is not located within a source protection zone</p> <p>No evidence of land contamination</p>	<p>This is a greenfield site</p> <p>Agricultural land grade 3</p> <p>This site is a rural, isolated site and is poor in terms of access local services and facilities</p> <p>Independent day boarding school likely to lead to increased road traffic</p> <p>Site contains listed buildings</p> <p>Site is within a conservation area</p> <p>Site is within an area of</p>		<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport, including school travel plan</p> <p>SUDS?</p> <p>Archaeological surveys</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve facilities</p> <p>Ensure densities are sensitive to landscape</p>	

<p>The site does not border a watercourse</p> <p>Site provides access to green space</p>	<p>archaeological interest</p> <p>Site is within historic parks and gardens</p> <p>Rural village location generating private transport use</p> <p>The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)</p> <p>Development could impact the landscape</p>	
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Reed

<p>Type of Site and Number: 72 Residential Site Reference and Location: 08/3377/1 Land North of Blacksmiths Lane, Reed</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>x/√</p>	<p>x/√</p>	<p>√</p>	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office

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

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. However landscape is relatively common within the area Site is woodland which provides this buffer zone and creates links between habitat areas.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the village conservation area.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> This site does not border a watercourse This site is not contaminated, there is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not within a flood zoneplain Suitability for SUDS unclear
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled	0	0	0	<ul style="list-style-type: none"> No constraints identified

where possible				
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Access to public rights of way, • residents are likely to rely on private transport
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>New housing would support local services and rural economy in the long term once facilities and services have improved within Reed.</p> <p>There is the potential for the provision of affordable housing.</p> <p>Within walking distance of schools and green space via public rights of way</p> <p>Site does not fall within a conservation area, and is not situated near listed buildings, or ancient monuments.</p> <p>Site provides access to green space</p> <p>Site is not within a flood zone</p> <p>Site is not contaminated</p>	<p>This site is a greenfield site and includes an established woodland</p> <p>Includes Grade 2 agricultural land</p> <p>There are no local facilities, shops within Reed.</p> <p>This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p>		<p>To develop facilities and services within village.</p> <p>Improve Public transport</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter</p> <p>Investigate potential for SUDs</p>	

Type of Site and Number: 73 Residential

Site Reference and Location: 07/0853/4 Farmyard, Brickyard Lane: Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> This site is a brownfield site. Bordered by agricultural and residential land. This site is of low ecological value, however there still may be some species of interest
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby. Site is linked by a public rights of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	√	<ul style="list-style-type: none"> • There is a school within walking distance • There is a local bus service within 400m, • There is not train station within 800m • There are no shops or a post office within the village centre. • New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. • People are likely to rely upon private transport use. • Mitigation: Improve local facilities • Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	? /√	? /√	? /√	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Development of this site would not protect or enhance biodiversity • Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. • However landscape is relatively common within the area
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site does not include and is not located near to ancient monuments or listed building • Mitigation – Ensure the development does not impact on conservation sites • Mitigation – Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • This site does not border a watercourse • This site is potentially contaminated • Mitigation: undertake land contamination survey and remediation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	√	√	√	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Investigate potential for SUDs

ability to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This village is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Access to public rights of way, Residents are likely to rely on private transport to access facilities.
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>New housing would support local services and rural economy in the long term once facilities and services have improved within Reed.</p> <p>brownfield site</p> <p>Site is not within a wildlife designation</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>This site does not promote sustainable urban living.</p> <p>This site falls within the village conservation area.</p>		<p>To develop facilities and services within village.</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter</p> <p>Ensure the development does not impact on conservation sites</p> <p>Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials</p>	

<p>There is the potential for the provision of affordable housing. Within walking distance of schools and green space via public rights of way</p> <p>Not within a flood zone</p> <p>Provides affordable housing</p>	<p>This site is potentially contaminated</p> <p>Suitability for SUDS unclear</p>	<p>Undertake land contamination survey and remediation</p> <p>Investigate potential for SUDs</p>
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<p>Type of Site and Number: 74 Proposed village boundary amendment Site Reference and Location: 07/0458/4 Cricket Club and adjoining land</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>x/√ (?)</p>	<p>x/√ (?)</p>	<p>√ (?)</p>	<ul style="list-style-type: none"> • The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office • Residents would have to commute to work and to go shopping. • New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. • There is a school in Reed which would be within walking distance. • Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
<p>LAND USE AND DEVELOPMENT PATTERNS</p>				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	Xx (?)	<ul style="list-style-type: none"> • This site is a greenfield site. • Site is a cricket ground. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. <p>(depends on whether or not site is developed in the future)</p>
2(b) Provide access to green spaces	x/√ (?)	x/√ (?)	x/√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. Site is linked by a public rights of way • Site is a cricket ground. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. <p>(depends on whether or not site is developed in the future)</p>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> • Cricket field is within easy walking distance from anywhere within the village. • There is a school within walking distance • There is a local bus service within 400m • There is not train station within 800m • There are no shops or a post office within the village centre. • New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. • People are likely to rely upon private transport use. • Mitigation: Improve local facilities • Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site. • Some trees and hedgerows border the site • Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter <p>(depends on whether or not site is developed in the future)</p>

3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Therfield Reed. • Site is a cricket ground and has high amenity value. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site contains an ancient monument • Site contains a listed building • Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course <p>(depends on whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Investigate potential for SUDs <p>(depends on whether or not site is developed in the future)</p>
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 <p>(depends on whether or not site is developed in the future)</p>
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing <p>(depends on whether or not site is developed in the future)</p>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. <p>(depends on whether or not site is developed in the future)</p>

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> No constraints identified (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Access to public rights of way, Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>This site is not contaminated</p> <p>Site is not within flood zone</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site provides access to green space</p>	<p>Site is a greenfield site of high amenity value. If included within village boundary, the site may be developed upon in the future. It is important to protect amenity areas.</p> <p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Site is next adjoining an ancient monument</p> <p>Site falls within the village</p>			<p>If site is developed in the future, then:</p> <ul style="list-style-type: none"> Ensure an alternative site is allocated for amenity Improve local facilities Improve public transport Ensure that the development retains and enhances the tree line and hedgerows around the perimeter Ensure the development does not impact on conservation sites, listed buildings, and ancient monument Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials. Investigate potential for SUDs

	conservation area.	
	Site contains listed buildings	
	Suitability for SUDS unclear	

Type of Site and Number: 75 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4 North Farm and land West of Crow lane; Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is linked by a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m There is not train station within 800m There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. People are likely to rely upon private transport use. Mitigation: Improve local facilities Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls partially within the village conservation area Listed building fall within this site Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials (depends on whether or not site is developed in the future)

3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is potentially contaminated relating to farmyard waste (from contamination survey) • Site does not border a water course • Mitigation- conduct a contamination assessment (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Investigate potential for SUDs (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • No constraints identified (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Access to public rights of way, • Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	

Site is a brownfield site	There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.	<p>If site is developed in the future:</p> <ul style="list-style-type: none"> • Improve local facilities • Improve public transport • Ensure that the development retains and enhances the tree line and hedgerows around the perimeter • Ensure the development does not impact on conservation sites and listed buildings • Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials. • Undertake land contamination survey • Investigate potential for SUDs
Site is within easy walking distance from anywhere within the village	Site is not within 800m of train station	
There is a bus stop within 400m	This site does not promote sustainable urban living.	
There is a school within walking distance	Site falls within the village conservation area.	
Site is not within flood zone	Site contains listed buildings	
Site increases access to affordable housing	Site is potentially contaminated	
There are no wildlife designations on this site	Suitability for SUDS unclear	
Site provides access to green space		

Type of Site and Number: 76 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4 Cosy Kot, High Street 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	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> • The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no

economic growth				<ul style="list-style-type: none"> food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m There is not train station within 800m There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. People are likely to rely upon private transport use. Mitigation: Improve local facilities Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)

3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. • However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls partially within the village conservation area • Listed building fall within this site • Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Investigate potential for SUDs (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural	0	0	0	<ul style="list-style-type: none"> • No constraints identified

resources efficiently; reuse, use recycled where possible	(?)	(?)	(?)	(depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Access to public rights of way, • Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site is a brownfield site</p> <p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>Site is not within flood zone</p> <p>Site is not contaminated</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site provides access to green space</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Site falls within the village conservation area.</p> <p>Site contains listed buildings</p> <p>Suitability for SUDS unclear</p>		<p>If site is developed in the future:</p> <ul style="list-style-type: none"> • Improve local facilities • Improve public transport • Ensure that the development retains and enhances the tree line and hedgerows around the perimeter • Ensure the development does not impact on conservation sites and listed buildings • Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials • Investigate potential for SUDs 	

Type of Site and Number: 77 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4 Kesten High Street, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> • There is a school within walking distance • There is a local bus service within 400m • There is not train station within 800m • There are no shops or a post office within the village centre. • New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. • People are likely to rely upon private transport use. • Mitigation: Improve local facilities • Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ x (?)	?/ x (?)	?/ x (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • However there is a wildlife site situated opposite • Mitigation: ensure sensitive construction measures • Ensure development retains and enhances the tree line and hedgerows around the perimeter <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. • However landscape is relatively common within the area <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site does not contain Listed building fall • Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site is within a flood risk zone • Site is not contaminated <p>(depends on whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse	x	x	x	<ul style="list-style-type: none"> • Site is within a Flood zone

gas emissions and Improve the District's ability to adapt to climate change	(?)	(?)	(?)	<ul style="list-style-type: none"> Suitability for SUDS unclear Mitigation – consider flood prevention measures Mitigation – Investigate potential for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> No constraints identified (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> Access to public rights of way, Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site is a brownfield site</p> <p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site falls opposite to a</p>		<p>If site is developed in the future;</p> <ul style="list-style-type: none"> Improve local facilities Improve public transport Ensure sensitive construction, ensure development 	

400m	Wildlife designated area	retains and enhances the tree line and hedgerows around the perimeter <ul style="list-style-type: none"> • Implement flood prevention measures • Ensure the development does not impact on conservation sites • Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials • Investigate potential for SUDs
There is a school within walking distance	Site is not within 800m of train station	
Site increases access to affordable housing	This site does not promote sustainable urban living.	
There are no wildlife designations on this site	Site falls within a flood zone	
Site provides access to green space	Site falls within the village conservation area.	
Site is not contaminated	Suitability for SUDS unclear	

Type of Site and Number: 78 suggested be removed from village boundary				
Site Reference and Location: 07/0458/4 Road at High Street 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	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • n/a (Marked as if site were removed from Village boundary)
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 brownfield site. If removed from site boundary is likely to increase potential greenfield land for development in the future. (Marked as a negative as future sites could come forward within greenfield land)
2(b) Provide access to green spaces	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is bordering a public right of way. (Marked as if site were removed from Village boundary)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m If site were to be developed in the future, new houses would support employment and rural livelihoods. However services and facilities would also need developing (Marked as if site were kept within Village boundary)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. (Marked as if site were removed from Village boundary)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Therfield Reed. However is a brownfield site (Marked as if site were removed from Village boundary)
3(c) Conserve and where appropriate, enhance the historic environment	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site falls within the village conservation area If removed from village boundary would not affect the historic environment (Marked as if site were removed from Village boundary)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is located near a water source If removed from village boundary would not affect the pollution levels as much as site the impact of construction is likely to have (Marked as if site were removed from Village boundary)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is within flood zone 3 Mitigation – remove site from village boundary so it is not developed in the future (Marked as if site were removed from Village boundary)

climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> n/a (Marked as if site were removed from Village boundary)
5(b) Increase access to decent and affordable housing	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> n/a (Marked as if site were removed from Village boundary)
5(c) Improve conditions and services that engender good health and reduce health inequalities	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> n/a (Marked as if site were removed from Village boundary)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> n/a (Marked as if site were removed from Village boundary)
TOWN CENTRES				
7 Promote sustainable urban living	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> n/a (Marked as if site were kept within Village boundary)
Summary				
Strengths for being removed	Weaknesses for being removed from flood boundary		Potential mitigation	
<p>If removed from village boundary would not affect the historic environment in particular conservation areas</p> <p>If removed from village boundary would not affect the pollution levels as much as site the impact of construction is likely to</p>	<p>Site is a brownfield site with no wildlife or landscape designations. If removed from site boundary is likely to increase potential greenfield land and wildlife and landscape designated land for development in the future.</p>		<p>Remove site from village boundary so it is not developed in the future</p>	

have		
Site lies within flood zone 3. A high risk of flooding. Therefore the site should not be developed		

Type of Site and Number: 79 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4 Wisbridge Farm, High Street, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m There is not train station within 800m There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. People are likely to rely upon private transport use. Mitigation: Improve local facilities Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls partially within the village conservation area A listed building falls within this site Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials (depends on whether or not site is developed in the future)

3(d) Reduce pollution from any source	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site is potentially contaminated • Site does not border a water course • Mitigation - undertake a land contamination survey • Consider Land remediation (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site is within flood zone 3 • Mitigation – Consider the type of site to be put forward, a development non-sensitive to flooding • Mitigation – develop flood protection measures
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • No constraints identified (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Access to public rights of way, • Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	

Site is a brownfield site	There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.	<p>If site is developed in the future:</p> <ul style="list-style-type: none"> • Improve local facilities • Improve public transport • Ensure development retains and enhances the tree line and hedgerows around the perimeter • Implement flood prevention measures • Ensure the development does not impact on conservation sites or listed buildings • Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials • Investigate potential for SUDs • Undertake a contamination survey and consider land remediation
Site is within easy walking distance from anywhere within the village	Site is not within 800m of train station	
There is a bus stop within 400m	This site does not promote sustainable urban living.	
There is a school within walking distance	Site falls within a flood zone	
Site increases access to affordable housing	Site falls within the village conservation area.	
There are no wildlife designations on this site	Suitability for SUDs unclear	
Site provides access to green space	Site is potentially contaminated	

Type of Site and Number:80 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4Mill Corner farm, Jackson's 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	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> • The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no

economic growth				<ul style="list-style-type: none"> food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m There is not train station within 800m There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. People are likely to rely upon private transport use. Mitigation: Improve local facilities Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)

3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. • However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • There are no listed buildings within this site • Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural	0	0	0	<ul style="list-style-type: none"> • No constraints identified

resources efficiently; reuse, use recycled where possible	(?)	(?)	(?)	(depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Access to public rights of way, • Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site is a brownfield site</p> <p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site provides access to green space</p> <p>Site contains no listed buildings</p> <p>Site provides access to green space</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p> <p>Site falls within the village conservation area</p>		<p>If site is developed in the future:</p> <ul style="list-style-type: none"> • Improve local facilities • Improve public transport • Ensure development retains and enhances the tree line and hedgerows around the perimeter • Investigate potential for SUDs • Ensure the development does not impact on conservation sites • Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials 	

Site is not contaminated		
Site does not fall within a flood zone		

Type of Site and Number: 81 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4 Reed house, Jackson's Lane, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> • There is a school within walking distance • There is a local bus service within 400m • There is not train station within 800m • There are no shops or a post office within the village centre. • New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. • People are likely to rely upon private transport use. • Mitigation: Improve local facilities • Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. • However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Site borders village conservation area • Mitigation: Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials (depends on whether or not site is developed in the future)

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

Strengths	Weaknesses	Potential mitigation
<p>Site is a brownfield site</p> <p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site contains no listed buildings</p> <p>Site provides access to green space</p> <p>Site does not fall within a flood zone</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p> <p>Site borders the village conservation area</p> <p>Site is unlikely to be contaminated however there is an unknown fill material on site</p>	<p>If site is developed in the future:</p> <ul style="list-style-type: none"> • Improve local facilities • Improve public transport • Ensure development retains and enhances the tree line and hedgerows around the perimeter • Investigate potential for SUDs • Land contamination study and potential remediation • Ensure the development does not impact on conservation sites • Ensure sensitive design and that the development adheres to the local character i.e. size, design, building materials

<p>Type of Site and Number:82 Proposed village boundary amendment Site Reference and Location: 07/0458/4 The Laurels, London Road, Reed</p>		
	<p>What is the predicted effect on each SA objective?</p>	<p>Justification for assessment and any mitigation measures</p>

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m There is not train station within 800m There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. People are likely to rely upon private transport use. Mitigation: Improve local facilities Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site is not within a village conservation area Site does not contain listed buildings (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not contaminated Site does not border a water course (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not within a flood zone Suitability for SUDS unclear Mitigation – Investigate potential for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)

inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> No constraints identified (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Access to public rights of way, Residents are likely to rely on private transport to access facilities. (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site is a brownfield site</p> <p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site does not contain a village conservation area</p> <p>Site contains no listed buildings</p>	<p>There are no local facilities, shops within Reed. This will increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p>		<p>If site is developed in the future,</p> <ul style="list-style-type: none"> Improve local facilities Improve public transport Ensure development retains and enhances the tree line and hedgerows around the perimeter Investigate potential for SUDs 	

Site provides access to green space		
Site is not contaminated		
Site does not fall within a flood zone		

Type of Site and Number:83 Proposed village boundary amendment				
Site Reference and Location: 07/0458/4 Land South of The Joint, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> The village centre does not have adequate facilities to cater for or to employ new residents. There are no shops including no food shops or post office Residents would have to commute to work and to go shopping. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. There is a school in Reed which would be within walking distance. Mitigation – create more facilities and employment opportunities (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. If included in site boundary would provide potential land for development in the future. (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service within 400m There is not train station within 800m There are no shops or a post office within the village centre. New housing would support local services and rural economy in the long term once facilities and services have improved within Reed. People are likely to rely upon private transport use. Mitigation: Improve local facilities Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mitigation: Ensure that the development retains and enhances the tree line and hedgerows around the perimeter (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Therfield Reed Plateau which identifies that buffer zones should be created between intensive arable production and areas of semi habitat and the creation of habitat areas. However landscape is relatively common within the area (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site is not within a village conservation area Site does not contain listed buildings (depends on whether or not site is developed in the future)

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

<p>Site is within easy walking distance from anywhere within the village</p> <p>There is a bus stop within 400m</p> <p>There is a school within walking distance</p> <p>Site increases access to affordable housing</p> <p>There are no wildlife designations on this site</p> <p>Site does not contain a village conservation area</p> <p>Site contains no listed buildings</p> <p>Site provides access to green space</p> <p>Site is not contaminated</p> <p>Site does not fall within a flood zone</p>	<p>increase the use of private transport, increasing greenhouse gas emissions.</p> <p>Site is not within 800m of train station</p> <p>This site does not promote sustainable urban living.</p> <p>Suitability for SUDS unclear</p>	<ul style="list-style-type: none"> • Improve local facilities • Improve public transport • Ensure development retains and enhances the tree line and hedgerows around the perimeter • Investigate potential for SUDs
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Royston

<p>Type of Site and Number: 84 Residential</p> <p>Site Reference and Location: 07/0539 Ivy Farm, Baldock Road, Royston</p>		
	What is the	Justification for assessment and any mitigation measures

	predicted effect on each SA objective?			
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Agricultural land grade 3 Royston lacks green space Mitigation: plans to encourage planting and biodiversity should be incorporated once development it built.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby, linked by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/√	x/√	x/√	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is not within 800m of the train station, The Town Centre and Retail Study notes that there are limited convenience retailers within the centre and no facilities ideal for main and bulk food shopping. The out-of-centre store is the main food shopping destination within Royston. This is to the north of the town and not easily accessible by walking cycling or public transport. It is likely that residents will rely on private transport for food shopping, which is in the North of the Town Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site, however there is a wildlife site/ SSSI site opposite, which requires sensitive consideration. • The site falls within a groundwater vulnerability zone and a source protection zone; • Development of this site would not protect biodiversity. • Mitigation: Undertake an ecological assessment. Ensure construction methods which are sensitive to the SSSI.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Odsey To Royston • Landscape is comparatively uncommon within the district
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not include and is not located near to ancient monuments or listed building • The site falls outside of the town's conservation area. • Site is not going to enhance the historic environment
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site is potentially contaminated due to farmyard petrol tanks • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m • limited capacity of the Sewage Treatment Works • Mitigation – Land contamination assessment; land 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"> • Site is not within a floodplain • The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • This town is not identified as a deprived area

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?/x	?/x	?/x	<ul style="list-style-type: none"> Site borders the railway. The Transport and Utilities Constraints Background Paper does not note the need for line side protection and the noise & vibration issues. However mitigation of noise and vibration should be considered by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> There are a number of identified constraints in Royston which are detailed in the Transport and Utilities Constraints Background Paper (sewage, and energy). Sewage works within area; restricted development until 2015 Potential pressures on infrastructure Need for redevelopment of Infrastructure before development can take place Energy supplies need reinforcement Mitigation – Sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> Site is located within 400 m of a bus service However is further than 800m of the station Food services are within the north of the town and are likely to be accessed by private transport Improve access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
The proposed development has potential to support local services	This site is a greenfield site, classified as grade 3 agricultural land		Site design and landscaping to mitigate noise, vibration from railway.	
Not in a conservation area	Uncommon landscape		Ensure bus, pedestrian & cycle linkage with station and employment areas	
Not in an area of archaeological interest	Over 400m from bus stop and 800m from station		Develop Sustainable energy solutions	
			Undertake an ecological assessment. Ensure construction	

<p>Eligible for SUDS</p> <p>Provides access to affordable housing</p> <p>Situated within 400m of green space</p> <p>SUDS suitability</p> <p>Site is within 400m of bus stop and 800m of the train station,</p>	<p>Site borders the railway (significant noise issue)</p> <p>Potential infrastructure constraints especially sewage capacity and energy</p> <p>Located near to SSSI as well as a site of wildlife interest</p> <p>Does not support sustainable urban living; out of town location, increased commuting potential</p> <p>Food shopping is located in the North of the town which will encourage private transport usage</p> <p>Is located over Groundwater Source Protection Zone 2. Site is potentially contaminated from farmyard and petrol tanks</p>	<p>methods which are sensitive to the SSSI.</p> <p>Improve public transport links</p> <p>Undertake remedial work and clean up of site.</p> <p>Improve public transport</p>
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<p>Type of Site and Number: 85 Residential Site Reference and Location: 07/0899, Land North of Newmarket Road, Royston</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				

1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. agricultural land grade 3 Royston lacks green space Encourage planting and biodiversity should be incorporated once development it built.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> There is green space located nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x/✓	x/✓	x/✓	<ul style="list-style-type: none"> Site is within 400m of bus stop Site is not within 800m of the train station, The Town Centre and Retail Study notes that there are limited convenience retailers within the centre and no facilities ideal for main and bulk food shopping. The out-of-centre store is the main food shopping destination within Royston. This is to the north of the town and not easily accessible by walking cycling or public transport. It is likely that residents will rely on private transport for food shopping, which is in the North of the Town Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. However site is bordered by established hedgerows and tree lines. There is a woodland area in the bottom right hand corner of this site Development of this site would not protect biodiversity.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Scarp Slopes south of Royston
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Site does not include and is not located near to ancient monuments or listed building The site falls outside of the town's conservation area.

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated within a source protection zone. • This site does not border a watercourse however is located within a groundwater vulnerability area. • There is no landfill site within 250m • limited capacity of the Sewage Treatment Works
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Site is not within a floodplain • Site is eligible for SUDs • Site is large enough for CHP technology
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • 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	x	x	x	<ul style="list-style-type: none"> • There are a number of identified constraints in Royston which are detailed in the Transport and Utilities Constraints Background Paper (sewage, and energy). • Sewage works within area; restricted development until 2015 • Potential pressures on infrastructure • Need for redevelopment of Infrastructure before development can take place • Energy supplies need reinforcement • Mitigation – Sustainable energy solutions
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 400m of a bus stop however is further than 800m of the

			<ul style="list-style-type: none"> town centre and the train station • Food services are within the north of the town and are likely to be accessed by private transport • Site location will encourage commuting
Summary			
Strengths	Weaknesses	Potential mitigation	
<p>Not in a conservation area</p> <p>Not in an area of archaeological interest</p> <p>Eligible for SUDS</p> <p>Provides access to affordable housing</p> <p>Situated within 400m of green space</p> <p>Site is not contaminated</p> <p>400m from bus stop</p>	<p>This site is a greenfield site, classified as grade 3 agricultural land</p> <p>Landscape is uncommon</p> <p>800m from station</p> <p>Site borders the A505 (significant noise issue)</p> <p>Infrastructure constraints especially sewage capacity and energy until 2015.</p> <p>Does not support sustainable urban living; out of town location, increased commuting potential and increasing greenhouse gas emissions. Site is not within 400m of bus stop or 800m of the train station, which will encourage private transport usage</p> <p>Food shopping is located in the North of the town which will encourage private transport usage</p>	<p>Site design and landscaping to mitigate noise, vibration from A505.</p> <p>Ensure bus, pedestrian & cycle linkage with station and employment areas</p> <p>Ensure that hedgerows and trees are retained and enhanced.</p> <p>Develop Sustainable energy solutions</p> <p>Improve public transport links</p> <p>Develop sewage capacity and energy capacity of area before development is built</p> <p>Improve public transport</p> <p>Site is large enough to consider CHP technology</p>	

	Is located over Groundwater Source Protection Zone 2.	
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Sandon

Type of Site and Number: 86 Residential				
Site Reference and Location: 08/3680/1 Land at Gannock Farm Gannock Green, Sandon				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site is likely to support the existing services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> This site is greenfield land The land is designated as agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Public rights of way run through this site Access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself However there are not that many services Residents are likely to commute Mitigation – Sustainable alternative transport initiative
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity Trees and hedgerows present on the site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).
3(c) Conserve and where appropriate, enhance the historic environment	?/X	?/X	?/X	<ul style="list-style-type: none"> The site is not located within a conservation area This site is not located within an area of archaeological interest There are numerous listed buildings located near to the site itself. Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> Land is not contaminated Land is not situated near a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> The site appears to be at no risk of flooding according to the environment agency The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> The site could contribute to supporting existing rural services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> Large numbers of dwellings on the site therefore affordable housing will be available
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local business

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> Located within a geographically remote area with regards to local urban areas and town Could encourage commuting to the surrounding town
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Potential to support existing rural services</p> <p>Regular bus service, school and post office in village</p> <p>Easy access to Green Spaces</p> <p>Access to affordable housing</p> <p>Site is not at risk of flooding</p> <p>Site is not located within a conservation area</p> <p>Site is not located near an area of archaeological interest</p>	<p>Village location is likely to result in commuting to work, and for shopping and other services</p> <p>Includes designated agricultural land of grade 2 quality</p> <p>Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).</p> <p>Limited information on constraints</p> <p>Site is located near listed buildings</p>		<p>Sustainable alternative transport initiative</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Ensure development is in keeping with surrounding area</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>	

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

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> This site is partially located within an area of archaeological interest The site is not located within a conservation area There are no listed buildings near this site Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Land is not contaminated Land is not situated near a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site appears to be at no risk of flooding according to the environment agency The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> The site consists of 1 dwelling The site could contribute to supporting existing rural services within the village
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> Site size is large however only 1 dwelling affordable housing will be unlikely
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local business
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				

7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> • Located within a geographically remote area with regards to local urban areas and town • Could encourage commuting to the surrounding town
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Potential to support existing rural services</p> <p>Regular bus service, school and post office in village</p> <p>Easy access to Green Spaces</p> <p>Site is not at risk of flooding</p> <p>Site is not contaminated</p> <p>Site is not located within a conservation area</p> <p>Site is not located near to listed buildings</p>	<p>Greenfield land</p> <p>Village location is likely to result in commuting to work, and for shopping and other services</p> <p>Site falls partially within an area of archaeological interest</p> <p>Includes designated agricultural land of grade 2 quality</p> <p>Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).</p> <p>Limited information on constraints</p> <p>No access to affordable housing</p>			<p>Sustainable alternative transport initiative</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure development is in keeping with surrounding area</p> <p>SUDs ?</p>

Type of Site and Number: 88 Residential		
Site Reference and Location: 08/3665/1 Rockells Jersey farm, green End, Sandon		
	What is the	Justification for assessment and any mitigation measures

	predicted effect on each SA objective?			
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> This site consists of 1 dwelling The site is likely to provide a very small contribution in supporting the existing services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> This site is greenfield land The land is designated as agricultural grade 2.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Public rights of way border this site Access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Housing study indicates a regular bus service within the village itself However there are not that many services Residents are likely to commute Mitigation – Sustainable alternative transport initiative
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity However site is large and is opposite a designated woodland Trees and hedgerows present on the site Sensitive construction measures are required to take into account the wildlife area Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	?/X	?/X	?/X	<ul style="list-style-type: none"> Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> This site is partially located within an area of archaeological interest The site is not located within a conservation area There are no listed buildings near this site Mitigation – undertake an archaeological survey Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> Land is potentially contaminated due to farmyard on site Land is not situated near a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> The site appears to be at risk of flooding, site borders flood risk zone 3 The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> Site consists of 1 dwelling. The site could contribute to supporting existing rural services within the village
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> Site size is large however only 1 dwelling affordable housing will be unlikely
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local business
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints

TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	<ul style="list-style-type: none"> • Located within a geographically remote area with regards to local urban areas and town • Could encourage commuting to the surrounding town
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Potential to support existing rural services</p> <p>Regular bus service, school and post office in village</p> <p>Easy access to Green Spaces</p> <p>Site is not located within a conservation area</p> <p>Site is not located near to listed buildings</p>	<p>Greenfield land</p> <p>Village location is likely to result in commuting to work, and for shopping and other services</p> <p>Site falls near to a wildlife designated site</p> <p>Site falls partially within an area of archaeological interest</p> <p>Includes designated agricultural land of grade 2 quality</p> <p>Site is at risk of flooding</p> <p>Lies within Weston – Green End Plateaux LCA (recommendation: improve and conserve).</p> <p>Limited information on constraints</p> <p>No access to affordable</p>		<p>Sustainable alternative transport initiative</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Consider sensitive construction due to wildlife site</p> <p>archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure development is in keeping with surrounding area</p> <p>Flood prevention measures</p> <p>Undertake contamination survey and consider land remediation</p>	

	housing Site is potentially contaminated	
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St Ippolyts

Type of Site and Number: 89 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land South of Ashbrook lane St Ippolyts				
NB. Sites have been scored with an (?) which depends upon whether or not site is to be developed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of the village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is linked by a public rights of way • Site is a Village green. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. <p>(depends on whether or not site is developed in the future)</p>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is a school within walking distance • There is a local bus service however is further than 400m from site • Shops are local however people are likely to commute to work. • As this is a village location people are likely to commute out to work, increasing the use of personal transportation • Mitigation – Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows are retained and enhanced. <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. • Well established historic landscape character, comparatively unusual for its distinctive quality • Impact of built development is moderate • There is a recreational ground on this site • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. <p>(depends on whether or not site is developed in the future)</p>

3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site falls within an area archaeological interest. • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is potentially contaminated due to farmyard on site • Site does not border a water course • Mitigation: If site were to be developed in the future undertake a Land contamination assessment <p>Depends whether or not site is developed in the future.</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • SUDs is suitable • Incorporate SUDs <p>(depends on whether or not site is developed in the future)</p>
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 <p>(depends on whether or not site is developed in the future)</p>
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing <p>(depends on whether or not site is developed in the future)</p>
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. <p>(depends on whether or not site is developed in the future)</p>
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)

				<ul style="list-style-type: none"> • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>Not at risk of flooding</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Access to affordable housing</p> <p>green space located nearby</p>	<p>Partially in an area of archaeological interest</p> <p>Adjacent to conservation area and close to listed buildings</p> <p>agricultural land grade 3</p> <p>Site is a village green.</p> <p>Identified constraints on utilities</p> <p>Located outside of main towns</p> <p>Encourage potential commuting</p> <p>Site is potentially contaminated</p>			<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>If site is developed in the future, ensure an alternative site is allocated for amenity</p> <p>Ensure that if developed in the future the tree line and hedgerows are retained and enhanced.</p> <p>Improve initial utilities prior to development</p> <p>Undertake Land contamination survey</p> <p>Consider SUDs</p>

Type of Site and Number: 90 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Brookend farm, Brook End St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is linked by a public rights of way • Site is a Village green. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. (depends on whether or not site is developed in the future)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is a school within walking distance • There is a local bus service however is further than 400m from site • Shops are local however people are likely to commute to work. • As this is a village location people are likely to commute out to work, increasing the use of personal transportation • Mitigation – Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Trees and hedgerows are present throughout the site. • Mitigation- ensure that if developed in the future the tree line and hedgerows retained and enhanced. <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. Landscape character has unusual distinctive quality <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site falls within an area archaeological interest. • There is a listed building within this site. • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is a potentially contaminated farmyard • If site were to be developed in the future undertake a land contamination assessment and consider remediation <p>(depends on whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site borders a flood zone • suitable for SUDS according to SUDS Viability Plan • Mitigation: Consider flood prevention measures <p>depends on whether or not site is developed in the future</p>

climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site is brownfield land Site could contribute to the improvement of the local economy and support of the existing services There are no wildlife	agricultural land grade 3 Landscape consists of distinctively unusual quality In an area of archaeological interest		If this site were to be developed in the future: Improve public transport Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including	

designations on this site	Within a conservation area	size, materials, design etc
The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan	Listed building within site	Improve initial utilities prior to development
Access to affordable housing	Identified constraints on utilities	Undertake flood prevention measures
green space located nearby	Located outside of main towns within the area	Undertake Land contamination survey
	Encourage potential commuting	Archaeological surveys
	At risk of flooding, borders flood zone 3	Ensure that if developed in the future the tree line and hedgerows are retained and enhanced.
	Site is potentially contaminated	

Type of Site and Number: 91 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land North of Brookend Farm St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. agricultural land grade 3 (Depend on whether or not site is developed in the future)
2(b) Provide access to green spaces	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depend on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service however is further than 400m from site Shops are local however people are likely to commute to work. As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓ (?)	?/✓ (?)	?/✓ (?)	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. Trees and hedgerows are present throughout the site. Mitigation- ensure that if developed in the future the tree line and hedgerows retained and enhanced. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Wymondley. Irregular sized fields, arable and grazing mix, with mature tree cover. Landscape character has unusual distinctive quality (depends on whether or not site is developed in the future)

3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is next to village conservation area • Site is next to an area archaeological interest. • There is a listed building within the site. • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is within flood zone 3 • Site is suitable for SUDS • Mitigation: Consider flood prevention measures • Incorporate SUDs within development (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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

				<ul style="list-style-type: none"> Mitigation – Alternative energy resources (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site could contribute to the improvement of the local economy and support of the existing services</p> <p>There are no wildlife designations on this site</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Access to affordable housing</p> <p>Site is not contaminated</p> <p>green space located nearby</p>	<p>Site is greenfield land</p> <p>In an area of archaeological interest</p> <p>Within a conservation area</p> <p>Listed building within site</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Located outside of main towns within the area</p> <p>Encourage potential commuting</p> <p>At risk of flooding</p> <p>Landscape consists of</p>			<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Consider SUDs</p> <p>Flooding prevention measures</p> <p>Ensure that if developed in the future the tree line and hedgerows are retained and enhanced</p>

	distinctively unusual quality	
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Type of Site and Number: 92 Suggested to be removed from proposed village boundary to create two separate boundaries for St Ippolyts and Gosmore.				
Site Reference and Location: 05/0022 Roads at London Road and Brook end St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Road will be incorporated into 2 separate boundaries, one for St Ippolyts and one for Gosmore. This is likely to expand both areas and contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is a Road a brownfield site
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Green space is located nearby

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is a local bus service however is further than 400m from site • Shops are local however people are likely to commute to shops and to work. • As this is a village location people are likely to commute out to work, increasing the use of personal transportation • Mitigation – Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Mitigation- ensure that if developed in the future the tree line and hedgerows retained and enhanced. <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. Landscape character has unusual distinctive quality <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site does not fall within a village conservation area • Site is not near an area archaeological interest. • There are no listed buildings within the site. <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course <p>(depends on whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is within a flood zone 3 • Site is suitable for SUDS • Mitigation: Consider flood prevention measures • Incorporate SUDs within development <p>(depends on whether or not site is developed in the future)</p>
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 <p>(depends on whether or not site is developed in the future)</p>

5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>The site would be suitable to implement SUDS scheme</p>	<p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Located outside of main towns within the area</p> <p>Encourage potential commuting</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Consider SUDs</p> <p>Flooding prevention measures</p> <p>Ensure that if developed in the future the tree line and</p>	

<p>according to the SUDS Viability Plan</p> <p>Access to affordable housing</p> <p>green space located nearby</p> <p>Site is not contaminated</p> <p>No listed building within site</p> <p>Not in an area of archaeological interest</p> <p>Not within a conservation area</p>	<p>At risk of flooding</p> <p>Landscape consists of distinctively unusual quality</p>	<p>hedgerows are retained and enhanced</p> <p>Consider SUDs</p>
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<p>Type of Site and Number: 93 Proposed village boundary amendment</p> <p>Site Reference and Location: 05/0022 The Foundry Brook end St Ippolyts</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>√ (?)</p>	<p>√ (?)</p>	<p>√ (?)</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services

				(depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is linked by a public rights of way Site is a Village green. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> There is a local bus service however is further than 400m from site Shops are local however people are likely to commute to work. As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future the tree line and hedgerows are retained and enhanced. (depends on whether or not site is developed in the future)

3(b) Protect and enhance landscapes	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. • Well established historic landscape character, comparatively unusual for its distinctive quality • Impact of built development is moderate <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> • Site adjoins the village conservation area • Site adjoins an area of archaeological interest. • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site is potentially contaminated due to a foundry on site • Site does not border a water course directly however is within flood zone 3 • Mitigation: If site were to be developed in the future undertake a Land contamination assessment <p>(depends whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> • Site borders flood zone 3 • Mitigation consider flood prevention measures • Site is suitable for SUDs <p>(depends on whether or not site is developed in the future)</p>
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 <p>(depends on whether or not site is developed in the future)</p>
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing <p>(depends on whether or not site is developed in the future)</p>
5(c) Improve conditions and services that engender good health	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. <p>(depends on whether or not site is developed in the future)</p>

and reduce health inequalities				
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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Access to affordable housing</p>	<p>Adjoining an area of archaeological interest</p> <p>Adjoining a conservation area</p> <p>Listed building within site</p> <p>agricultural land</p> <p>Identified constraints on utilities</p> <p>Located outside of main towns within the area</p> <p>Encourage potential</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure that if developed in the future the tree line and hedgerows are retained and enhanced</p> <p>Improve initial utilities prior to development</p> <p>Undertake flood mitigation measures</p>	

green space located nearby	commuting	Undertake a land contamination assessment
	Site is within flood zone 3	Implement SUDs
	Site is potentially contaminated	

Type of Site and Number: 94 Residential				
Site Reference and Location: 05/0101 Eastern section of Hitchin South West St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • The land is designated as grade 3 agricultural land

2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> • There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. It is adjoined by a wildlife site. Development of this site would reduce the amount of green space available for public access • Site is adjoining a public rights of way • Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Site on the edge of town, may encourage commuting • 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"> • This site is a greenfield site. • A designated wildlife site borders this site, containing a woodland • Trees and hedgerows are present throughout the site. • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter. • Mitigation – Ecological and habitat survey • Mitigation – Tree survey
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. Well established historic landscape character, comparatively unusual for its distinctive quality • Size of site would impact on the landscapes (although quantity of developments is not known) • Impact of building development is moderate

3(c) Conserve and where appropriate, enhance the historic environment	?/X	?/X	?/X	<ul style="list-style-type: none"> • Site is adjoining a village conservation area • Site is adjoining an area archaeological interest. • There is a listed building in the site adjacent. • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is potentially contaminated, due to infilled land and farmyard contamination • Site is within flood zone 3 • undertake a Land contamination assessment
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within flood zone 3 • Site is suitable for SUDs • Site large enough to consider CHP • Undertake flood mitigation measures.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This village is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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

				<ul style="list-style-type: none"> Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/√	?/√	?/√	<ul style="list-style-type: none"> Site borders the edge of Hitchin Encouraging people to use local shops and town centre However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Not on a source protection zone</p> <p>Site provides affordable housing</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>	<p>Greenfield site</p> <p>If site were developed, it would reduce the access to green space to local residents.</p> <p>Adjoining an area of archaeological interest</p> <p>Site adjoins a wildlife site</p> <p>Adjoining a conservation area</p> <p>Site is potentially contaminated</p> <p>Listed building within site</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site is within flood zone 3</p> <p>Landscape is distinctive and impact of building development is moderate</p>		<p>Improve public transport</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Ecological survey</p> <p>Tree survey</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Undertake flood mitigation measures.</p> <p>Improve public access to green space via creation of public footpaths</p> <p>undertake a Land contamination assessment/ remediation</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p>	

Type of Site and Number: 95 Seeking to have whole of property excluded from green belt: this area also included within representation 08/3353 (Foster)				
Site Reference and Location: 07/1039/1 Glyfada, Gosmore Road, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√ (?)	?/√ (?)	?/√ (?)	<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, may encourage commuting • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives (depends on whether or not site is developed in the future)

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mature Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site does not fall within or near the village conservation area There is no area of archaeological interest within or near the site. There is no listed building within this site. (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Unsure if site is contaminated (no details provided) If site were to be developed in the future undertake a Land contamination assessment Site does not border a water course Depends on type of site and would have to be assessed on a site by site basis.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not within a flood zone Site is suitable for SUDS depends on whether or not site is developed in the future
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.

engender good health and reduce health inequalities				(depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • Site borders the edge of Hitchin Encouraging people to use local shops and town centre • However may encourage commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>This site is not within a conservation area, near an area of archaeological interest, or near listed</p>	<p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Contamination details are not provided – therefore site could be contaminated</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p> <p>Undertake land contamination assessment</p>	

<p>buildings</p> <p>There is access to green space</p> <p>Site provides affordable housing</p> <p>Site is located within 400m of a bus stop</p> <p>Regular bus routes connect site to town centre</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>		
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Type of Site and Number: 96 Proposed village boundary amendment: also promoted by 07/0386/1				
Site Reference and Location: 05/0022 Gosmore End House, Hitchin Road, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services

				(depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> Site out of town Will encourage commuting Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future the tree line and hedgerows are retained and enhanced. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls within the village conservation area There is no area of archaeological interest within or near the site. There is no listed building within this site. Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)

3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • site is not contaminated • Site does not border a water course (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	

<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>This site is not near an area of archaeological interest, or near listed buildings</p> <p>There is access to green space</p> <p>Site provides affordable housing</p> <p>Site is located within 400m of a bus stop</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>	<p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Location will encourage commuting</p> <p>Site is within the village conservation area</p>	<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p>
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Type of Site and Number: 97 Proposed village boundary amendment: also promoted by 07/0386/1				
Site Reference and Location: 05/0022 Grounds of Gosmore End House, Hitchin Road, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> Site out of town Will encourage commuting Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/ √ (?)	?/ √ (?)	?/ √ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mature Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls within the village conservation area There is no area of archaeological interest within or near the site. There is no listed building within this site. Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not contaminated Site does not border a water course (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not within a flood zone Site is suitable for SUDS depends on whether or not site is developed in the future
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)

and reduce health inequalities				
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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site could contribute to the improvement of the local economy and support of the existing services</p> <p>There are no wildlife designations on this site</p> <p>This site is not near an area of archaeological interest, or near listed buildings</p> <p>There is access to green space</p> <p>Site provides affordable housing</p>	<p>Site is greenfield land</p> <p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Location will encourage commuting</p> <p>Site is within a Conservation Area</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p>	

<p>Site is located within 400m of a bus stop</p> <p>Site is not within a source protection zone</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Site is not contaminated</p> <p>Site is not within a flood zone</p>		
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<p>Type of Site and Number: 98 Residential Site Reference and Location: 07/0755, land north of Pound Farm, London Road St Ippolyts</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> • There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. It is adjoined by a wildlife site. If developed this site would reduce the amount of green space available for public access • There is no public rights of way adjoining the site or near the site • Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Site on the edge of town – residents likely to commute • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> • This site is a greenfield site. • A designated wildlife site borders this site, containing a woodland • Trees and hedgerows are present throughout the site. • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter. • Mitigation – Ecological and habitat survey • Mitigation – Tree survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site has no landscape designation

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site does not adjoin a village conservation area • Site does not adjoin an area archaeological interest. • There are no listed buildings within this site.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is within flood 3 • If site were to be developed in the future undertake flood mitigation measures. • Site is not 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"> • Site is within flood zone 3 • Site is suitable for SUDs • Undertake flood mitigation (consider type of site to be put forward) • The proposed number of dwellings is 68; suggests there is potential to implement CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • Water supply deemed insufficient to support development; need for pressure boosters • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				

7 Promote sustainable urban living	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site on edge of Hitchin Encouraging people to use local shops and town centre • However may increase commuting
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Site provides affordable housing</p> <p>Not within a source protection zone</p> <p>Site is not contaminated</p> <p>Potential to implement CHP</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Site is not located within a village conservation area</p>	<p>Greenfield site</p> <p>If site were developed, it would reduce the access to green space to local residents.</p> <p>Site adjoins a wildlife site</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site location could increase commuting</p> <p>Site is within flood zone 3</p>			<p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Ecological survey</p> <p>Tree survey</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p> <p>Undertake flood mitigation measures.</p> <p>Improve public access to green space via creation of public footpaths</p> <p>Encourage and promote sustainable transport initiatives.</p> <p>Consider CHP technology</p> <p>Incorporate SUDs</p>

Type of Site and Number: 99 Residential				
Site Reference and Location: 07/0922/1, Land north of The Crescent, London Road St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/√	?/√	?/√	<ul style="list-style-type: none"> • There is green space located nearby. • There is no public rights of way adjoining the site or near the site • Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Site on the edge of town which will increase the use of private transport • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. Established trees and hedgerows are present throughout the site. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not adjoin a village conservation area Site does not adjoin an area archaeological interest. There are no listed buildings within this site.
3(d) Reduce pollution from any source	√	√	√	<ul style="list-style-type: none"> Site is not situated near a water course Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> Site does not border a watercourse Site is not in a flood risk area suitable for SUDS according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric)

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

Site does not contain areas of archaeological interest		
Site does not contain listed buildings		

Type of Site and Number: 100 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land at and adjoining Avenue Farm, Maydencroft Lane, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> • Site out of town • Will encourage commuting • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ √ (?)	?/ √ (?)	?/ √ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Mature Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site contains listed building • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Land is potentially contaminated due to farmyard present on site • If site were to be developed in the future undertake a Land contamination assessment • Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS

Improve the District's ability to adapt to climate change				(depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> depends on whether or not site is developed in the future Outside of large town (Hitchin) Commuting encouraged
Summary				
Strengths	Weaknesses		Potential mitigation	
Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local	Grade 3 agricultural land Identified constraints on utilities		If this site were to be developed in the future: Improve public transport Undertake land contamination assessment	

economy and support of the existing services	Site is potentially contaminated	Improve initial utilities prior to development
Site is brownfield land	The site would be unsuitable to implement SUDS scheme according to the SUDS Viability Plan	Ensure that if site is developed in the future that it is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
There are no wildlife designations on this site		
This site is not near an area of archaeological interest	Location will encourage commuting	Retain and enhance trees where possible
Site provides affordable housing	Site within the Village conservation area	Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
There is access to green space	Site contains listed buildings	
Site is located within 400m of a bus stop		
Site is not within a flood zone		

Type of Site and Number: 101 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land South of Maydencroft Lane, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> Site out of town Will encourage commuting Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. Mature Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site has no landscape designation (depends on whether or not site is developed in the future)

3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site contains listed building • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Land is not contaminated • Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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

				(depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/X (?)	?/X √ (?)	?/X (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>There are no wildlife designations on this site</p> <p>This site is not near an area of archaeological interest</p> <p>Site provides affordable housing</p> <p>There is access to green space</p> <p>Site is not contaminated</p> <p>Site is not within a flood zone</p>	<p>Site is a greenfield site</p> <p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Location will encourage commuting</p> <p>Site within the Village conservation area</p> <p>Site contains listed buildings</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Ensure that if site is developed in the future that it is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p>	

Site is located within 400m of a bus stop		
The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan		

Type of Site and Number: 102 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land South of Avenue Farm Maydencroft Lane, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> • Site out of town • Will encourage commuting • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site. • Mature Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site contains no listed buildings • Site is not in an area of archaeological interest • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Land is not contaminated • Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)

climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	x (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p>	<p>Site is a greenfield site</p> <p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p>	

<p>There are no wildlife designations on this site</p> <p>This site is not near an area of archaeological interest</p> <p>There are no listed buildings within this site</p> <p>Site provides affordable housing</p> <p>There is access to green space</p> <p>Site is located within 400m of a bus stop</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>	<p>Location will encourage commuting</p> <p>Site within the Village conservation area</p>	<p>Ensure that if site is developed in the future that it is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p>
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<p>Type of Site and Number: 103 Residential</p> <p>Site Reference and Location: Land at Mill Lane, Gosmore, St Ippolyts</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short</p>	<p>Med</p>	<p>Long</p>	

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> • There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. It is adjoined by a wildlife site. If developed this site would reduce the amount of green space available for public access • There is no public rights of way adjoining the site • Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Site on the edge of town • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> • This site is a greenfield site. • This site has no wildlife designations • Established trees and hedgerows are present throughout the site. • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> Site adjoins a village conservation area Site does not contain or adjoin an area archaeological interest. There are no listed buildings within this site. Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> Site is not situated within or near a flood zone Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site does not border a watercourse Site is not in a flood risk area May be suitable for SUDS according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources

TOWN CENTRES				
7 Promote sustainable urban living	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site on edge of Hitchin Encouraging people to use local shops and town centre • However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Site provides affordable housing</p> <p>Not within a source protection zone</p> <p>No wildlife sites are located within or near this site</p> <p>Site does not contain or adjoin an area archaeological interest.</p> <p>There are no listed buildings within this site.</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS</p>	<p>Greenfield site</p> <p>Reduces the access to green space to local residents.</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site location could increase commuting</p> <p>Adjoins a village conservation area</p>		<p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Improve public access to green space via creation of public right of ways</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Encourage and promote sustainable transport initiatives.</p> <p>Incorporate SUDs into development</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p>	

Viability Plan		
The site is not within a flood zone		
The site is not contaminated		

Type of Site and Number: 104 Proposed Village Boundary amendment				
Site Reference and Location: 05/0022 Land at Junction of Mill Lane and Mill Road, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<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 (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Mature Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site does not fall within or near the village conservation area • There is no area of archaeological interest within or near the site. • There is no listed building within this site. (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • site is not contaminated • Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site located on the outskirts of village close to the town of Hitchin.	Grade 3 agricultural land Identified constraints on		If this site were to be developed in the future: Improve public transport	

<p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>This site is not within a conservation area, near an area of archaeological interest, or near listed buildings</p> <p>Site provides affordable housing</p> <p>There is access to green space</p> <p>Site is located within 400m of a bus stop</p> <p>Regular bus routes connect site to town centre</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>	<p>utilities</p> <p>Location would encourage commuting</p>	<p>Improve initial utilities prior to development</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p>
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Site is not contaminated		
Site is not within a flood risk zone		

Type of Site and Number: 105 Proposed Village Boundary amendment				
Site Reference and Location: 05/0022 Land at Junction of Mill Lane and Mill Road, Gosmore, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> There is green space located nearby. There is no public rights of way adjoining the site or near the site Mitigation – ensure access to green space is improved via public rights of way through the site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Site on the edge of town which will increase the use of private transport • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • No designated wildlife sites fall within this site. • Mature Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site has no landscape designation <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site does not fall within or near the village conservation area • There is no area of archaeological interest within or near the site. • There is no listed building within this site. <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • site is not contaminated • Site does not border a water course <p>(Depends on type of site and would have to be assessed on a site by site basis)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS <p>(depends on whether or not site is developed in the future)</p>
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 <p>(depends on whether or not site is developed in the future)</p>

5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site potentially provides access to affordable and decent housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife</p>	<p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Location would encourage commuting</p> <p>Lack of Public rights of way</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p>	

<p>designations on this site</p> <p>This site is not within a conservation area, near an area of archaeological interest, or near listed buildings</p> <p>There is access to green space</p> <p>Site is located within 400m of a bus stop</p> <p>Regular bus routes connect site to town centre</p> <p>Site provides affordable housing</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>		<p>Consider SUDs</p> <p>Ensure access to green space is improved via public rights of way through the site</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p>
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<p>Type of Site and Number: 106 Proposed village boundary amendment</p>		
<p>Site Reference and Location: 05/0022 Land at junction of Waterdell Lane and Preston Road, Gosmore, St Ippolyts</p>		
	<p>What is the predicted effect on</p>	<p>Justification for assessment and any mitigation measures</p>

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Site is located within 400m of a bus stop Site on the edge of town which will increase the use of private transport Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. Mature Trees and hedgerows are present around the edge of the site. Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)

3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site contains no listed buildings • Site contains no areas of archaeological interest • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Land not contaminated • Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site too small (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled	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

where possible				<ul style="list-style-type: none"> • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>There are no wildlife designations on this site</p> <p>This site is not near an area of archaeological interest</p> <p>Site contains no listed buildings</p> <p>There is access to green space</p> <p>Site is located within 400m of a bus stop</p>	<p>Site is a greenfield site</p> <p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Location will encourage commuting</p> <p>Site within the Village conservation area</p>			<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Ensure that if site is developed in the future that it is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p>

<p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Site is not contaminated</p> <p>Site is not within a flood zone</p>		
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Type of Site and Number: 107 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land North of Sperberry Hill, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site located on the outskirts of village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)

2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> There is a school within walking distance There is a local bus service however is further than 400m from site Shops are local however people are likely to commute to work. As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Mature Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site has no landscape designation (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	x (?)	x (?)	x (?)	<ul style="list-style-type: none"> Site Adjoins the village conservation area Site adjoins area of archaeological interest Site contains no listed buildings Mitigation – archaeological survey Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Land is not contaminated Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is large enough to provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site located on the outskirts of village close to the town of Hitchin.	Grade 3 agricultural land Identified constraints on		If this site were to be developed in the future: Improve public transport	

<p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is brownfield land</p> <p>There are no wildlife designations on this site</p> <p>This site contains no listed buildings</p> <p>There is access to green space</p> <p>Site is located within 400m of a bus stop</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Provides affordable housing</p>	<p>utilities</p> <p>Location will encourage commuting</p> <p>Site within the Village conservation area</p> <p>Site adjoins an area of archaeological interest</p>	<p>Improve initial utilities prior to development</p> <p>Ensure that if site is developed in the future that it is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Retain and enhance trees where possible</p> <p>archaeological survey</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p>
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<p>Type of Site and Number: 108 Residential Site Reference and Location: 07/0461 Land East of Junction of Hitchin Lane and Stevenage Road (A602) St Ippolyts</p>		
	<p>What is the predicted effect on</p>	<p>Justification for assessment and any mitigation measures</p>

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/√	?/√	?/√	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near a public rights of way • Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Site on the edge of town – residents likely to commute • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • There is no wildlife designation within this site • Trees and hedgerows are present throughout the site. • Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not within a village conservation area Site is not within an area archaeological interest. There are no listed buildings in the site.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not contaminated Site is not within a flood 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"> Site is not within a floodzone Site is suitable for SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Initial construction phase could possibly cause noise and nuisance effects to local residents Site does border the A602 which may cause a few noise issues Mitigation: Consider landscape design
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	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site on edge of Hitchin Encouraging people to use local shops

urban living				and town centre • However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is not within a flood zone</p> <p>Site is not contaminated</p> <p>Located within 400m of a bus service</p> <p>Site is not within a village conservation area</p> <p>Site is not in a area of archaeological interest</p> <p>Site contains no listed buildings</p> <p>Not on a source protection zone</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>	<p>Greenfield site</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site borders the A602 which may cause a few noise issues</p>		<p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Improve public access to green space via creation of public footpaths</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Implement SUDs within development</p> <p>Ensure that the development retains and enhances the tree line and hedgerows around the perimeter</p> <p>Consider landscape design for noise issues for the A602</p>	

Provides affordable housing		
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Type of Site and Number: 109 Residential				
Site Reference and Location: 07/0461 Land West of Junction of Hitchin Lane and Stevenage Road (A602) St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> • This site is a greenfield site. • The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> • There is green space located nearby. • Site is near a public rights of way • Mitigation – ensure access to green space is improved via public rights of way through the site

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is located within 400m of a bus stop • Regular bus routes connect site to town centre • Site on the edge of town – residents likely to commute • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/x	?/x	?/x	<ul style="list-style-type: none"> • This site is a greenfield site. • This site has no wildlife designation • However is border by a wildlife designated site • Trees and hedgerows are present throughout the site. • Mitigation: consider sensitive construction methods. Provide a border between the development and the site. Ensure that the development retains and enhances the tree line and hedgerows around the perimeter. • Mitigation – Ecological and habitat survey • Mitigation – Tree survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • Site is not within a village conservation area • Site is not within an area archaeological interest. • There are no listed buildings within the site.
3(d) Reduce pollution from any source	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is not contaminated, however there are small areas of infill within the site • Site is within a flood zone Mitigation: Undertake land contamination assessment
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Site is within flood zone 3 • Mitigation – undertake flood remediation measures • Site is suitable for SUDs
A JUST SOCIETY				
5(a) Share benefits of	√	√	√	<ul style="list-style-type: none"> • This town is not identified as a deprived area

prosperity fairly				
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Initial construction phase could possibly cause noise and nuisance effects to local residents Site does border the A602 which may cause a few noise issues Mitigation: Consider landscape design
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site on edge of Hitchin Encouraging people to use local shops and town centre However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Site is not within a village conservation area</p>	<p>Greenfield site</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site is within flood zone 3</p> <p>Site is unlikely to be contaminated, however there are small areas of infill which may require assessing</p>		<p>Improve public transport</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Consider sensitive construction methods for wildlife site.</p> <p>Provide a border between the development and the wildlife site. Ensure that the development retains and enhances the</p>	

<p>Site is not within an area of archaeological interest</p> <p>Site contains no listed buildings</p> <p>Not on a source protection zone</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Provide affordable housing</p>	<p>Site borders wildlife site</p> <p>Site does border the A602 which may cause a few noise issues</p>	<p>tree line and hedgerows around the perimeter.</p> <p>Consider landscape design for noise issues of the A602</p> <p>Ecological survey</p> <p>Tree survey</p> <p>Undertake flood mitigation measures.</p> <p>Improve public access to green space via creation of public footpaths</p> <p>Undertake a Land contamination assessment/ remediation</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Implement SUDs within Development</p>
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<p>Type of Site and Number: 110 Residential</p> <p>Site Reference and Location: 07/0461, Oakfield farm, Stevenage Road (A602) St Ippolyts</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and economic growth</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land
2(b) Provide access to green spaces	?/x	?/x	?/x	<ul style="list-style-type: none"> There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. It is adjoined by a wildlife site. Development of this site would reduce the amount of green space available for public access Site is adjoining a public rights of way Mitigation – ensure access to green space is improved via public rights of way through the site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/√	?/√	?/√	<ul style="list-style-type: none"> Site is located within 400m of a bus stop Regular bus routes connect site to town centre Site on the edge of town – residents likely to commute Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. There is no wildlife designation Trees and hedgerows are present throughout the site. Mitigation: ensure that the development retains and enhances the tree line and hedgerows around the perimeter.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site is not within a village conservation area Site is not within an area archaeological interest. There are no listed buildings within the site.

3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is potentially contaminated • Site is within a flood zone • Undertake flood mitigation measures. • undertake a Land contamination assessment
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within floodzone 2 • Site is suitable for SUDs • Site large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The size of site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x/✓	x/✓	<ul style="list-style-type: none"> • The site is not likely to cause any problems with regards to health • Initial construction phase could possibly cause noise and nuisance effects to local residents • Part of site borders A602 • Consider Landscape design to mitigate noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • Water supply deemed insufficient to support development; need for pressure boosters • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> • Site on edge of Hitchin Encouraging people to use local shops and town centre • However may increase commuting
Summary				
Strengths	Weaknesses		Potential mitigation	
Site located on the outskirts	Greenfield site		Improve public transport	

<p>of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Located within 400m of a bus service</p> <p>Not on a source protection zone</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p> <p>Site does not fall within a conservation area</p> <p>Site does not fall within an area of archaeological interest</p> <p>Site does not contain listed buildings</p> <p>Site provides affordable houses</p>	<p>If site were developed, it would reduce the access to green space to local residents.</p> <p>Site is potentially contaminated</p> <p>agricultural land grade 3</p> <p>Identified constraints on utilities</p> <p>Site is within flood zone 3</p> <p>Part of Site does border the A602 which may cause a few noise issues</p>	<p>Improve initial utilities prior to development</p> <p>Undertake flood mitigation measures.</p> <p>Improve public access to green space via creation of public footpaths</p> <p>undertake a land contamination assessment/ remediation</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider landscape design for noise issues of the A602</p> <p>Ensure that if developed in the future the tree line and hedgerows retained and enhanced.</p>
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Type of Site and Number: 111 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Recreation Ground, 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"> Site located on the outskirts of the village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is near to a public rights of way Site is a recreation ground. If included within village boundary, site may be developed upon in the future. It is important to protect amenity areas. Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. (depends on whether or not site is developed in the future)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is a local bus service however is further than 400m from site • Shops are local however people are likely to commute to work. • As this is a village location people are likely to commute out to work, increasing the use of personal transportation • Mitigation – Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a Green Field site. • No designated wildlife sites fall within this site. • Trees and hedgerows are present throughout the site. • Mitigation: Mitigation- ensure that if developed in the future the tree line and hedgerows retained and enhanced. <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. • Well established historic landscape character, comparatively unusual for its distinctive quality • Impact of built development is moderate • There is a recreational ground on this site • Mitigation: If site is developed in the future, ensure an alternative site is allocated for amenity. <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	?/X (?)	?/X (?)	?/X (?)	<ul style="list-style-type: none"> • Site is adjacent to the village conservation area • Site falls partially within an area archaeological interest. • Site contains no listed buildings • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course <p>(Depends whether or not site is developed in the future).</p>
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • SUDs is suitable (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is large enough to provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site is brownfield land There are no wildlife designations on this site	Partially in an area of archaeological interest and adjacent to conservation area		If this site were to be developed in the future: Improve public transport	

Not at risk of flooding	agricultural land grade 3	If site is developed in the future, ensure an alternative site is allocated for amenity
The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan	Impact of development would be moderate on landscape	Improve initial utilities prior to development
Not within a Source Protection zone	Identified constraints on utilities	Consider SUDs
Affordable housing	Located outside of main towns within the area	Archaeological surveys
Not contaminated	Encourage potential commuting	Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
Site does not contain listed buildings		Ensure that if developed in the future the tree line and hedgerows retained and enhanced.

Type of Site and Number: 112 Proposed village boundary amendment				
Site Reference and Location: 05/0022 St Ippolyts church, 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"> • Site located on the outskirts of the village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is linked by a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> There is a local bus service however is further than 400m from site Shops are local however people are likely to commute to work. As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Trees and hedgerows are present throughout the site. Mitigation: Mitigation- ensure that if developed in the future the tree line and hedgerows retained and enhanced. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Wymondley. Irregular sized fields, arable and grazing mix, with mature tree cover. Well established historic landscape character, comparatively unusual for its distinctive quality Impact of built development is moderate (depends on whether or not site is developed in the future)

3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site is within an area archaeological interest. • Site contains listed buildings • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site is potentially contaminated • Site does not border a water course • Mitigation: If site were to be developed in the future undertake a Land contamination assessment Depends whether or not site is developed in the future.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • SUDs is suitable (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is large enough to provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled	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

where possible				<ul style="list-style-type: none"> • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site is brownfield land There are no wildlife designations on this site Not at risk of flooding The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan Not within a Source Protection zone Affordable housing Provides access to green space	Within an area of archaeological interest and within a conservation area Site contains listed buildings agricultural land grade 3 Impact of development would be moderate on landscape Identified constraints on utilities Located outside of main towns within the area Encourage potential commuting Site is potentially contaminated		If this site were to be developed in the future: 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 Undertake Land contamination survey Consider SUDs Ensure that if developed in the future the tree line and hedgerows retained and enhanced.	

Type of Site and Number: 113 Proposed village boundary amendment				
Site Reference and Location: 07/0387 Cemetery, Vicarage Lane St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of the village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is a brownfield site. • The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • There is green space located nearby. • Site is linked by a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is a local bus service however is further than 400m from site • Shops are local however people are likely to commute to work. • As this is a village location people are likely to commute out to work, increasing the use of personal transportation • Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site. Trees and hedgerows are present throughout the site. Mitigation: Mitigation- ensure that if developed in the future the tree line and hedgerows retained and enhanced. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Wymondley. Irregular sized fields, arable and grazing mix, with mature tree cover. Well established historic landscape character, comparatively unusual for its distinctive quality Impact of built development is moderate (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> Site does not fall within a village conservation area Site does not fall near a site of archaeological interest Site contains no listed buildings (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is potentially contaminated Site does not border a water course Mitigation: If site were to be developed in the future undertake a Land contamination assessment Depends whether or not site is developed in the future.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is not within a flood zone SUDs is suitable (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is large enough to provide affordable housing (depends on whether or not site is developed in the future)

5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
Site is brownfield land There are no wildlife designations on this site Not at risk of flooding The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan Site is not within an area of archaeological interest or within a conservation area Site does not contain listed	agricultural land grade 3 Impact of development would be moderate on landscape Identified constraints on utilities Located outside of main towns within the area Encourage potential commuting Site is potentially contaminated		If this site were to be developed in the future: Improve public transport Improve initial utilities prior to development Undertake Land contamination survey Consider SUDs Ensure that if developed in the future the tree line and hedgerows retained and enhanced.	

buildings		
Not within a Source Protection zone		

Type of Site and Number: 114 Proposed village boundary amendment				
Site Reference and Location: 05/0022 Land West of Vicarage Lane, 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"> Site located on the outskirts of the village close to the town of Hitchin. Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is linked by a public rights of way (depends on whether or not site is developed in the future)

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • There is a local bus service however is further than 400m from site • Shops are local however people are likely to commute to work. • As this is a village location people are likely to commute out to work, increasing the use of personal transportation • Mitigation – Improve public transport <p>(depends on whether or not site is developed in the future)</p>
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> • This site is a Green Field site. • No designated wildlife sites fall within this site. • Trees and hedgerows are present throughout the site. • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced. <p>(depends on whether or not site is developed in the future)</p>
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within a Landscape Character Area of Wymondley. • Irregular sized fields, arable and grazing mix, with mature tree cover. • Well established historic landscape character, comparatively unusual for its distinctive quality • Impact of built development is moderate <p>(depends on whether or not site is developed in the future)</p>
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> • Site falls within the village conservation area • Site borders an area archaeological interest. • Site does not contain listed buildings • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc <p>(depends on whether or not site is developed in the future)</p>
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not contaminated • Site does not border a water course <p>(Depends whether or not site is developed in the future)</p>
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • SUDs is suitable <p>(depends on whether or not site is developed in the future)</p>

ability to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> Site is large enough to provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> Outside of large town (Hitchin) Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
There are no wildlife designations on this site	Site is greenfield land		If this site were to be developed in the future:	
Not at risk of flooding	Adjoining an area of archaeological interest and		Improve public transport	
The site would be suitable to implement SUDS scheme	Within a conservation area		Archaeological surveys	
			Ensure development is sensitive to local buildings and	

according to the SUDS Viability Plan	agricultural land grade 3	development and incorporates the local character including size, materials, design etc
Not within a Source Protection Zone	Identified constraints on utilities	Improve initial utilities prior to development
Affordable housing	Located outside of main towns within the area	Consider SUDs
Access to green space	Encourage potential commuting	Ensure that if developed in the future the tree line and hedgerows retained and enhanced.
Contains no listed buildings	Impact of development would be moderate on landscape	
Site is not contaminated		

Type of Site and Number: 115 Proposed Village Boundary amendment				
Site Reference and Location: 05/0022 Land South of Waterdell Lane, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site located on the outskirts of village close to the town of Hitchin. • Could contribute to the improvement of the local economy and support of the existing services (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> This site is a greenfield site. The land is designated as grade 3 agricultural land (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	✓ (?)	✓ (?)	✓ (?)	<ul style="list-style-type: none"> There is green space located nearby. Site is linked by a public rights of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> There is a local bus service however is further than 400m from site Shops are local however people are likely to commute to work. As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓ (?)	?/✓ (?)	?/✓ (?)	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site. Mature Trees and hedgerows are present throughout the site. Mitigation: ensure that if developed in the future retain and enhance the tree line and hedgerows around the perimeter. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site falls within a Landscape Character Area of Wymondley. Irregular sized fields, arable and grazing mix, with mature tree cover. Well established historic landscape character, comparatively unusual for its distinctive quality (depends on whether or not site is developed in the future)

3(c) Conserve and where appropriate, enhance the historic environment	0 (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • Site does not fall within or near the village conservation area • There is no area of archaeological interest within or near the site. • There is no listed building within this site. (depends on whether or not site is developed in the future)
3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • site is not contaminated • Site does not border a water course (Depends on type of site and would have to be assessed on a site by site basis)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not within a flood zone • Site is suitable for SUDS (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This village is not identified as a deprived area (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is large enough to provide affordable housing (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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 (depends on whether or not site is developed in the future)

TOWN CENTRES				
7 Promote sustainable urban living	?/x (?)	?/x (?)	?/x (?)	<ul style="list-style-type: none"> • Outside of large town (Hitchin) • Commuting encouraged (depends on whether or not site is developed in the future)
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Site located on the outskirts of village close to the town of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p> <p>Site is not within a Source Protection Zone</p> <p>Site is not at risk of flooding</p> <p>Site is not contaminated</p> <p>There are no wildlife designations on this site</p> <p>This site is not within a conservation area, near an area of archaeological interest, or near listed buildings</p> <p>There is access to green</p>	<p>Grade 3 agricultural land</p> <p>Identified constraints on utilities</p> <p>Site is greenfield land</p> <p>agricultural land grade 3</p> <p>Impact of development would be moderate on landscape</p> <p>Identified constraints on utilities</p> <p>Located outside of main towns within the area</p> <p>Encourage potential commuting</p>		<p>If this site were to be developed in the future:</p> <p>Improve public transport</p> <p>Improve initial utilities prior to development</p> <p>Retain and enhance trees where possible</p> <p>Enhance pedestrian routes; encourage and promote sustainable transport initiatives.</p> <p>Consider SUDs</p>	

<p>space</p> <p>Site is located within 400m of a bus stop</p> <p>Regular bus routes connect site to town centre</p> <p>The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan</p>		
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St Pauls Walden

Type of Site and Number: 116 Residential				
Site Reference and Location: The Estate Yard, Hoo Park, St Paul's Walden				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> The site is situated in a rural area There are not many facilities or services nearby The nearest village with any sort of facilities is Whitwell, which is 400m away Whitwell has food shops, a school and doctor's surgery. In the long term the site has the potential to support the rural economy
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Green space is within 400m Public rights of way are near this site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The nearest village with any sort of services is Whitwell, which has food shops There is a regular bus service There is no train station within 800m The site location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives Mitigation – Improve public transport services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/✓	?/✓	?/✓	<ul style="list-style-type: none"> Site does not fall within or near a designated wildlife site Trees are present around the perimeter of the site Mitigation – retain existing trees where possible
3(b) Protect and enhance landscapes	?/x	?/x	?/x	<ul style="list-style-type: none"> This village is located within the Whitwell Valley landscape area. This is a Landscape Conservation Area, and within the Hoo park designation However the landscape is common The impact of development is moderate Ensure the densities of the development are in keeping with the local area
3(c) Conserve and where appropriate, enhance the historic environment	x	x	x	<ul style="list-style-type: none"> The site is surrounded by historic parks and garden Site is located near listed buildings The site does not contain an area of archaeological interest Site does not border a conservation area Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is within a source protection zone Site does not border a water course There is evidence of potential contamination upon the site (unspecified). Mitigation – consider site contamination survey and remediation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> The site borders flood risk zone 2 The site is viable for SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	x	?/√	?/√	<ul style="list-style-type: none"> This area is not identified as deprived Local services need improving In the long term development will increase the demand for more services
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> The sites location increases the use of private transport Residents are likely to commute into the nearest large towns Hitchin and Stevenage for work, and other trips
Summary				

Strengths	Weaknesses	Potential mitigation
<p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site provides access to green space</p> <p>Site does not contain a wildlife site</p> <p>The site has the potential to support the rural economy;</p> <p>SUDs are viable</p> <p>Site is not within an area of archaeological interest</p> <p>Site does not border a conservation area</p>	<p>This is a greenfield site</p> <p>agricultural land grade 3</p> <p>St Paul's Walden is in a rural location. The nearest village is Whitwell 400 m away</p> <p>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p> <p>No information on resource constraints</p> <p>Site borders a flood risk zone</p> <p>Evidence of land contamination</p> <p>Site is opposite an Ancient Monument</p> <p>Site is located near to Listed Buildings</p> <p>Site is surrounded by Historic Parks and gardens</p>	<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Improve facilities and services</p> <p>Encourage and improve alternative transport</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure the densities of the development are in keeping with the local area</p> <p>Undertake land contamination survey</p> <p>Consider flood prevention</p>

Therfield

Type of Site and Number: 117 Residential				
Site Reference and Location: 08/3356/1 Land South of Haywood Lane Therfield				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way nearby
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees and hedgerows are present around the perimeter of the site • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • This site lies within the Therfield Reed Plateau – a landscape conservation area • The landscape is common and impact of development on the landscape is low
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is located within an area of archaeological interest • Site is not located within a conservation area • Site is located near listed buildings • Mitigation – undertake an archaeological survey • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • The site is situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions and services that	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas

engender good health and reduce health inequalities				<ul style="list-style-type: none"> • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Therfield's location makes use of private cars likely • Residents are likely to commute into the nearest large town for work, and for other trips
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Not designated as ecologically sensitive location.</p> <p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site is not within a conservation area</p> <p>Site provides access to green space</p> <p>SUDs are suitable upon solid geology</p>	<p>This is a greenfield site</p> <p>agricultural land grade 3</p> <p>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p> <p>Site is within an area of archaeological interest</p> <p>Site is near to listed buildings</p> <p>No information on resource constraints</p> <p>SUDs are unsuitable upon</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

	drift geology materials	
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Type of Site and Number: 118 Residential				
Site Reference and Location: 05/0093/7 Land South of Kelshall Road Therfield				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> The development is located on a brownfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way border 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"> Housing Background Paper indicates a good regular bus service within the village The site is located within 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees and hedgerows are present around the perimeter of the site • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • This site lies within the Therfield Reed Plateau – a landscape conservation area • The landscape is common and impact of development on the landscape is low
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is located within an area of archaeological interest • Site borders a conservation area • Site is not located near listed buildings • Mitigation – undertake an archaeological survey • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • The site is situated within a source protection zone • Site does not border a water course • There is evidence of contamination upon the site, due to its use as a depot • Mitigation – undertake land contamination survey and land remediation if required
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing

5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Therfield's location make use of private cars likely Residents are likely to commute into the nearest large town for work, and for other trips
Summary				
Strengths	Weaknesses			Potential mitigation
<p>This is a brownfield site</p> <p>Not designated as ecologically sensitive location.</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p> <p>Site provides access to green space</p> <p>SUDs are suitable upon solid geology</p> <p>Site does not contain listed</p>	<p>agricultural land grade 3</p> <p>Evidence of land contamination from depot</p> <p>Site borders a conservation area</p> <p>Site is within an area of archaeological interest</p> <p>Site is located within a source protection zone</p> <p>The site's location is likely to promote commuting</p> <p>No information on resource</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Undertake land contamination survey and remediation</p>

buildings	constraints SUDs are unsuitable upon drift geology materials	
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Type of Site and Number: 119 Residential				
Site Reference and Location: 08/3357/1 Land West of 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 site has potential to support the rural economy; number of proposed dwellings on the site is high
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Green space is within 400m Public rights of way border 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"> Housing Background Paper indicates a good regular bus service within the village The site is located within 400m of a bus stop However, village location is likely to lead to the increased use of private cars Mitigation – Encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance • Trees and hedgerows are present around the perimeter of the site • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	√	√	√	<ul style="list-style-type: none"> • This site lies within the Therfield Reed Plateau – a landscape conservation area • The landscape is common and impact of development on the landscape is low
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> • Site is located within an area of archaeological interest • Site borders a conservation area • Site is located near listed buildings • Mitigation – undertake an archaeological survey • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> • The site is situated within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • Flood risk is not identified as a problem within this area. • The site is identified as unsuitable Drift/Suitable solid for SUDS according to the SUDS viability plan from NHDC. (Drift = Alluvium/river terrace deposits, Solid= London Clay, Lambeth group, Bagshot Beds, Chalk) • Site is large enough to consider CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing
5(c) Improve conditions	x	0	0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding

and services that engender good health and reduce health inequalities				<p>local residential areas</p> <ul style="list-style-type: none"> • Development is relatively small; long term impacts unlikely to be significant • No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> • Therfield's location make use of private cars likely • Residents are likely to commute into the nearest large town for work, and entertainment
Summary				
Strengths	Weaknesses			Potential mitigation
<p>Not designated as ecologically sensitive location.</p> <p>The site does not border a watercourse</p> <p>Affordable housing land is not contaminated</p> <p>Site provides access to green space</p> <p>SUDs are suitable upon solid geology</p>	<p>This is a greenfield site</p> <p>agricultural land grade 3</p> <p>Site is borders a conservation area</p> <p>Site is within an area of archaeological interest</p> <p>Site is located near listed buildings</p> <p>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

	No information on resource constraints	
	SUDs are unsuitable upon drift geology materials	

(Little) Wymondley

Type of Site and Number: 120 Residential				
Site Reference and Location: Land West of Gypsy Lane, Wymondley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> Local villages do not have adequate facilities; however this site is on the edge of Hitchin. The proposed development has potential to support services in Hitchin and in the long run demand for services within the local area Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • There are regular bus services • Site is on the edge of Hitchin and on the outskirts of Great Wymondley • Great Wymondley does not have adequate facilities such as food shops or a school • There is a school within Little Wymondley linked via a public rights of way, however it is not within 400m • This location encourages private transport use. • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site does not contain a conservation area. • Site is not within an area of archaeological interest • Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • Site is not situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Part of the site borders flood zone 2 • Suitability for SUDS is uncertain • Mitigation: undertake flood prevention measures • Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ x	?/ x	?/ x	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area.

				<ul style="list-style-type: none"> • There is no school or doctor's surgery • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing • Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is borders the railway track • Noise and vibration is an issue, landscaping design should be incorporated as mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • Water supply deemed insufficient to support development; need for pressure boosters • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is located on the outskirts of Hitchin however is further than 800m from the town centre • Site would increase commuting via private transport due to the lack of local facilities and services • Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not in an area of archaeological interest</p> <p>Not in a conservation area</p> <p>Does not contain listed buildings</p> <p>Site is not contaminated</p>	<p>This site is a greenfield site, classified as grade 3 agricultural land. Does not minimise development on greenfield land</p> <p>Wymondley does not have adequate facilities</p>		<p>Improve public transport links</p> <p>Improve the level of facilities</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p>	

<p>Provides access to affordable housing</p> <p>Site is not in a source protection zone</p> <p>Site would support the local economy</p> <p>No Wildlife designations</p> <p>Site is within 400m of a bus stop</p> <p>Access to green space</p>	<p>Distinctively unusual Landscape, impact of development is moderate</p> <p>Identified constraints on utilities</p> <p>Viability for SUDS is uncertain</p> <p>Site borders railway</p> <p>Site borders part of a flood zone 2</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting</p>	<p>Improve initial utilities prior to development</p> <p>Undertake an ecological assessment. Incorporate as much vegetation as possible</p> <p>Ensure development includes landscaping design to mitigate the noise and vibration from railway</p> <p>Undertake flood prevention measures</p> <p>Consider the use of SUDs</p>
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<p>Type of Site and Number: 121 Residential</p> <p>Site Reference and Location: Land North of Stevenage Road, Little Wymondley, Wymondley</p>				
	<p>What is the predicted effect on each SA objective?</p>			<p>Justification for assessment and any mitigation measures</p>
<p>SA Objectives</p>	<p>Short term</p>	<p>Med term</p>	<p>Long term</p>	
<p>ECONOMIC ACTIVITY</p>				
<p>1 Achieve sustainable levels of prosperity and</p>	<p>x/√</p>	<p>x/√</p>	<p>√</p>	<ul style="list-style-type: none"> Wymondley does not have adequate facilities, however this site is on the edge of Hitchin.

economic growth				<ul style="list-style-type: none"> The proposed development has potential to support services in Hitchin and in the long run demand for services within Wymondley will increase facilities within this area Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is within Little Wymondley where there is a school but no food shops This location encourages private transport use. Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Landscape character falls within Arlesley – Great Wymondley LCA (improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> Site borders an area of archaeological interest The site does not contain a conservation area. Site does not include and is not located near to ancient monuments or listed building Mitigation – Archaeological surveys Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc

3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • Site is not situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> • Site borders flood zone 2 • Suitability for SUDS is uncertain • Mitigation: undertake flood prevention measures • Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area. • There is a school within walking distance but no shops • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing • Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area • identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • Water supply deemed insufficient to support development; need for pressure boosters • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				

7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is located on the outskirts of Hitchin however is further than 800m from the town centre • Site would increase commuting via private transport due to the lack of local facilities and services • Access to public rights of way
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Summary			
Strengths	Weaknesses		Potential mitigation
Not in a conservation area	This site is a greenfield site, classified as grade 3 agricultural land Does not minimise development on greenfield land		Improve public transport links
Does not contain listed buildings			Improve the level of facilities
Site is not contaminated			Ensure that the tree line and hedgerows are retained and enhanced.
Provides access to affordable housing	Wymondley does not have adequate facilities		Archaeological surveys
Site is not in a source protection zone	Site borders an area of archaeological interest		Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
Site would support the local economy	Distinctively unusual Landscape, impact of development is moderate		Improve initial utilities prior to development
No Wildlife designations			Undertake an ecological assessment. Incorporate as much vegetation as possible
Site is within 400m of a bus stop	Identified constraints on utilities		Undertake flood prevention measures
Access to green space	Viability for SUDS is uncertain		Consider the use of SUDs
	Site borders part of a flood zone 2		
	Planned houses will not be 800m from the town centre		

	Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting	
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Type of Site and Number: 122 Residential				
Site Reference and Location: Land South of Stevenage Road, Little Wymondley, Wymondley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> Wymondley does not have adequate facilities, however this site is on the edge of Hitchin. The proposed development has potential to support services in Hitchin and in the long run demand for services within Wymondley will increase facilities within this area Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development is built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is within 400m of bus stop • There are regular bus services • Site is within Little Wymondley where there is a school but no food shops • This location encourages private transport use. • Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • This site is a greenfield site. • No designated wildlife sites fall within this site • Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site borders an area of archaeological interest • Site borders listed buildings • The site does not contain a conservation area. • Mitigation – Archaeological surveys • Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • Site is situated on the border of a source protection zone. • This site is potentially contaminated with landfill on the South of the site • This site does not border a watercourse • There is a landfill adjacent to the West of the site • Mitigation: undertake a land contamination survey and consider remediation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?/X	?/X	?/X	<ul style="list-style-type: none"> • Site borders flood zone 2 • Suitability for SUDS is uncertain • Mitigation: undertake flood prevention measures • Consider SUDs • Site is large enough to consider CHP?
A JUST SOCIETY				
5(a) Share benefits of	?/√	?/√	?/√	<ul style="list-style-type: none"> • This town is not identified as a deprived area

prosperity fairly				<ul style="list-style-type: none"> • However there are not a lot of services and facilities within this area. • There is a school within walking distance but no shops • However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • This site provides access to affordable and decent housing • Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> • Site is borders the A602 • Noise is an issue, landscaping design should be incorporated as mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • Water supply deemed insufficient to support development; need for pressure boosters • Energy supplies need reinforcement (gas, electric) • Mitigation – Improve initial utilities prior to development • Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> • Site is located on the outskirts of Hitchin however is further than 800m from the town centre • Site would increase commuting via private transport due to the lack of local facilities and services • Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in a conservation area Provides access to affordable housing	This site is a greenfield site, classified as grade 3 agricultural land Does not minimise development on		Improve public transport links Improve the level of facilities	

<p>Site would support the local economy</p> <p>No wildlife designations</p> <p>Access to green space</p> <p>Site is within 400m of a bus stop</p>	<p>greenfield land</p> <p>Wymondley does not have adequate facilities</p> <p>Site borders listed buildings</p> <p>Site borders an area of archaeological interest</p> <p>Site is on the border of a source protection zone</p> <p>Distinctively unusual Landscape, impact of development is moderate</p> <p>Identified constraints on utilities</p> <p>Viability for SUDS is uncertain</p> <p>Site borders part of a flood zone 2</p> <p>Land is potentially contaminated</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting</p>	<p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Undertake flood prevention measures</p> <p>Consider the use of SUDS</p> <p>Undertake land contamination and remediation</p> <p>Noise is an issue due to the A602, landscaping design should be incorporated as mitigation</p>
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	Site is borders A602, creating noise issues	
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Type of Site and Number: 123 Residential				
Site Reference and Location: Land West of Todds Green, Wymondley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> Wymondley does not have adequate facilities. Demand for services within Wymondley will increase facilities within this area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is on the edge of Little Wymondley where there is a school but no food shops This location encourages private transport use. Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This site is a greenfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced.
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> Landscape character falls within Wymondley and Titmore Green LCA (recommendation improve and conserve)
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site does not border an area of archaeological interest The site does not contain a conservation area. Site does not include and is not located near to ancient monuments or listed building
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not situated within a source protection zone. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site does not border a flood zone Suitability for SUDS is uncertain Mitigation: undertake flood prevention measures Consider SUDs
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This town is not identified as a deprived area However there are not a lot of services and facilities within this area. There is a school within walking distance but no shops However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	x	x	x	<ul style="list-style-type: none"> This site is too small to provide access to affordable and decent housing This site provides access to affordable and decent housing Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area identifies increasing affordable development as a reason for allowing a site within this area

5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is located on the outskirts of Hitchin however is further than 800m from the town centre Site would increase commuting via private transport due to the lack of local facilities and services Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not in a conservation area</p> <p>Does not contain listed buildings</p> <p>Site is not contaminated</p> <p>Site is not in a source protection zone</p> <p>Site does not border an area of archaeological interest</p>	<p>This site is a greenfield site, classified as grade 3 agricultural land Does not minimise development on greenfield land</p> <p>Distinctively unusual Landscape, impact of development is moderate</p> <p>Wymondley does not have</p>		<p>Improve public transport links</p> <p>Improve the level of facilities</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Improve initial utilities prior to development</p> <p>Consider the use of SUDs</p>	

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

Type of Site and Number: 124 No Change Site Reference and Location: 07/1105/1 Suggested village boundary, Todds Green, Wymondley NB. Site has been scored with an (?) which depends upon whether or not site is to be developed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√ (?)	x/√ (?)	√ (?)	<ul style="list-style-type: none"> Wymondley does not have adequate facilities. Demand for services within Wymondley will increase facilities within this area (depends on whether or not site is developed in the future)
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way (depends on whether or not site is developed in the future)
2(b) Provide access to green spaces	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way (depends on whether or not site is developed in the future)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is within 400m of bus stop There are regular bus services Site is on the edge of Hitchin and on the edge of Little Wymondley where there is a school but no food shops This location encourages private transport use. Mitigation – Improve public transport (depends on whether or not site is developed in the future)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?/√ (?)	?/√ (?)	?/√ (?)	<ul style="list-style-type: none"> This site is a brownfield site. No designated wildlife sites fall within this site Mitigation: ensure that if developed in the future the tree line and hedgerows retained and enhanced. (depends on whether or not site is developed in the future)
3(b) Protect and enhance landscapes	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Landscape character falls within Wymondley and Titmore Green LCA Landscape described as distinctively unusual Impact of built development would have a moderate affect (depends on whether or not site is developed in the future)
3(c) Conserve and where appropriate, enhance the historic environment	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site contains a listed building Site dose not border an area of archaeological interest The site does not contain a conservation area. Mitigation – Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc (depends on whether or not site is developed in the future)

3(d) Reduce pollution from any source	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • Site is not situated within a source protection zone. • This site is not contaminated • This site does not border a watercourse • There is no landfill site within 250m (depends on whether or not site is developed in the future)
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • The site does not border a flood zone • Suitability for SUDS is uncertain • Mitigation: undertake flood prevention measures • Consider SUDs (depends on whether or not site is developed in the future)
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/ √	?/ √	?/ √	<ul style="list-style-type: none"> • This town is not identified as a deprived area • However there are not a lot of services and facilities within this area. • There is a school within walking distance but no shops • However development is likely to bring demand for an increase in services (depends on whether or not site is developed in the future)
5(b) Increase access to decent and affordable housing	√ (?)	√ (?)	√ (?)	<ul style="list-style-type: none"> • This site is large enough to provide access to affordable housing • Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area identifies increasing affordable development as a reason for allowing a site within this area (depends on whether or not site is developed in the future)
5(c) Improve conditions and services that engender good health and reduce health inequalities	X (?)	0 (?)	0 (?)	<ul style="list-style-type: none"> • The site is unlikely to provide any harmful impact upon health • May create noise impact during construction. (depends on whether or not site is developed in the future)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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

				<ul style="list-style-type: none"> Mitigation – Alternative energy resources (depends on whether or not site is developed in the future)
TOWN CENTRES				
7 Promote sustainable urban living	X (?)	X (?)	X (?)	<ul style="list-style-type: none"> Site is located on the outskirts of Hitchin however is further than 800m from the town centre Site would increase commuting via private transport due to the lack of local facilities and services Access to public rights of way (depends on whether or not site is developed in the future)
Summary				
Strengths		Weaknesses		Potential mitigation
<p>This site is a brownfield site</p> <p>Not in a conservation area</p> <p>Site is not in a source protection zone</p> <p>Site does not border an area of archaeological interest</p> <p>Site is not contaminated</p> <p>Site does not border a flood zone</p> <p>Site would support the local economy</p> <p>Access to affordable housing</p> <p>No Wildlife designations</p> <p>Site is within 400m of a bus</p>		<p>This site classified as grade 3 agricultural land</p> <p>Wymondley does not have adequate facilities</p> <p>Distinctively unusual Landscape, impact of development is moderate</p> <p>Contain listed buildings</p> <p>Identified constraints on utilities</p> <p>Viability for SUDS is uncertain</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is on the outskirts of Hitchin and Wymondley, this</p>		<p>Improve public transport links</p> <p>Improve the level of facilities</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Improve initial utilities prior to development</p> <p>Consider the use of SUDs</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

stop	will encourage commuting	
Access to green space		

Type of Site and Number: 125 Residential				
Site Reference and Location: Land South of Wymondley Road, Wymondley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	√	<ul style="list-style-type: none"> Wymondley does not have adequate facilities, however this site is on the edge of Hitchin. The proposed development has potential to support services in Hitchin and in the long run demand for services within Wymondley will increase facilities within this area Provides good access to services and support retail services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development it built. Site is bordered by public rights of way
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> There is green space located nearby Site is bordered by a public right of way

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

5(a) Share benefits of prosperity fairly	?/ ✓	?/ ✓	?/ ✓	<ul style="list-style-type: none"> This town is not identified as a deprived area However there are not a lot of services and facilities within this area. There is a school within walking distance but no shops However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> This site provides access to affordable and decent housing Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Part of the site borders the railway track Noise and vibration is an issue, landscaping design should be incorporated as mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x	x	x	<ul style="list-style-type: none"> Hitchin has identified constraints regarding utilities Water supply deemed insufficient to support development; need for pressure boosters Energy supplies need reinforcement (gas, electric) Mitigation – Improve initial utilities prior to development Mitigation – Alternative energy resources
TOWN CENTRES				
7 Promote sustainable urban living	?/x	?/x	?/x	<ul style="list-style-type: none"> Site is located on the outskirts of Hitchin however is further than 800m from the town centre Site would increase commuting via private transport due to the lack of local facilities and services Access to public rights of way
Summary				
Strengths	Weaknesses		Potential mitigation	
Not in an area of archaeological interest	This site is a greenfield site, classified as grade 3 agricultural land Does not		Improve public transport links	
Not in a conservation area			Improve the level of facilities	

Does not contain listed buildings	minimise development on greenfield land	Ensure that the tree line and hedgerows are retained and enhanced.
Site is not contaminated	Wymondley does not have adequate facilities	Improve initial utilities prior to development
Provides access to affordable housing	Distinctively unusual Landscape, impact of development is moderate	Ensure development includes landscaping design to mitigate the noise and vibration from railway
Site is not in a source protection zone		Undertake flood prevention measures
Site would support the local economy	The site is bordered by a wildlife site.	Consider the use of SUDs
Site is within 400m of a bus stop	Identified constraints on utilities	Ensure construction measures are sensitive to wildlife site
Access to green space	Viability for SUDS is uncertain	Undertake an ecological survey
	Site borders railway	
	Site falls within flood zone 2	
	Planned houses will not be 800m from the town centre	
	Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting	