

Sustainability Appraisal and SEA of the North Hertfordshire Local Plan Preferred Options

Appendix 7: Appraisal of preferred sites – significance criteria, summaries and matrices

November 2014

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Appraisal Framework

The framework below was used to appraise site options. It is a modified version of the appraisal framework shown in the main report.). This modified framework includes specific sub-questions related to site allocations and excludes issues which are addressed in the Local Plan and cannot be influenced by site allocations. It was also modified in response to consultation comments on the Land Allocations SA/SEA Scoping Report (September 2007).

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

¹ those relevant to the SEA Directive are shown underlined

² For the purposes of this appraisal, proximity (within 400m) to open countryside with a degree of accessibility was included as access to green space, due to provision of local amenity (e.g. walking, access to nature etc)

<u>use of motor vehicles</u>	<p>healthcare and other services by walking, cycle, bus, and train?</p> <ul style="list-style-type: none"> • avoid exacerbating local traffic congestion?
ENVIRONMENTAL PROTECTION	
<u>3(a) Protect and enhance biodiversity</u>	<ul style="list-style-type: none"> • protect habitats and species, especially those designated as being of importance, and in river corridors, and provide opportunities for creation of new habitats? • avoid habitat fragmentation and provide habitat linkages
<u>3(b) Protect and enhance landscapes</u>	<ul style="list-style-type: none"> • protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> • conserve and enhance the historic built character of the District's town's and villages? • protect sites of archaeological and historic importance, whether designated or not?
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> • protect the water quality of rivers? • protect groundwater resources? <p><i>Note that the air pollution impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here. Noise impacts are addressed by question 5(c) and also no repeated here.</i></p>
CLIMATE CHANGE	
<u>4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change</u>	<ul style="list-style-type: none"> • avoid development in areas at risk from flooding? • promote development in locations where SUDS can be used? • avoid development in areas with clay soil susceptible to subsidence? • avoid development on northern-facing slopes? • promote development that can support CHP schemes? <p><i>Note that the climate change impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here.</i></p>
A JUST SOCIETY	
<u>5(a) Share benefits of</u>	<ul style="list-style-type: none"> • contribute to regeneration of deprived areas?

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

Significance criteria

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

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
ECONOMIC ACTIVITY					
1 Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> encourage new business to start-up and thrive in the District? support and encourage the rural economy and diversification? improve the quality of local jobs available to people in the District? 	Employ., Retail, Mixed, Housing (rural)	Employment Land Study, Town Centre and Retail Study Baldock, Letchworth and Hitchin Town Centre Strategies	Provides appropriate, accessible land to support the development of the key business areas or appropriate economic activities in the rural areas.	Site poorly located with respect to services, facilities and accessibility of labour or customers
LAND USE AND DEVELOPMENT PATTERNS					
<u>2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?</u>	<ul style="list-style-type: none"> be located on brownfield land? be located on land of low environmental and amenity value? avoid using the best and most versatile 	All	Site information shows whether greenfield or brownfield and may comment on environmental and amenity value. GIS layer shows	Site on brownfield land which offers the opportunity for remediation. Does not impact on areas of high agricultural value (grades 1, 2 or 3a), areas of high amenity	Greenfield site which is sensitive in terms of ecology, agriculture or/and amenity

³ those relevant to the SEA Directive are shown underlined

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

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

⁴ North Hertfordshire Biodiversity Action Plan 2003 contains a map showing general areas of high biodiversity, but this is based on generalised information from 1998. In discussion with the Hertfordshire Biological Records Office, it was agreed that for this appraisal it would be more appropriate to refer to wildlife and SSSI designations.

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
	those of historic, recreational or amenity value, and within the Chilterns AONB?		Landscape studies produced for NHDC	sensitivity and high capacity.	capacity
<u>3(c) Conserve and where appropriate, enhance the historic environment</u>	<ul style="list-style-type: none"> conserve and enhance the historic built character of the Districts/towns and villages? protect sites of archaeological and historic importance, whether designated or not? 	All	GIS layer showing historic Parks and Gardens, Archaeological sites, ancient monuments, listed buildings and conservation areas	Site will not impact on conservation areas and features of cultural and archaeological interest and will contribute to protecting these features	Potential impact on conservation areas and features of cultural and archaeological interest
<u>3(d) Reduce pollution from any source</u>	<ul style="list-style-type: none"> protect the water quality of rivers ? protect groundwater resources? <p><i>Note that the air pollution impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here. Noise impacts are addressed by question 5(c) and also not repeated here.</i></p>	All	Site location map (showing whether bordering watercourse) GIS layer showing groundwater source protection zone information Information on contaminated land supplied by Environmental Health.		Site located in source protection zone 1 or 2, with land contamination issues, or bordering watercourse
CLIMATE CHANGE					
<u>4(a) Reduce greenhouse gas</u>	<ul style="list-style-type: none"> avoid development in areas at risk from 	All	GIS layer from SFRA showing SUDS	Sustainable energy solutions viable due to	Located in high flood risk area, or with

SA Objective ³	SA Sub Objective: <i>will the allocation...</i>	Site Type?	Information to support the assessment	Significance criteria	
				+ve	-ve
<u>emissions and improve the District's ability to adapt to climate change</u>	flooding? <ul style="list-style-type: none"> avoid development in areas with clay soil susceptible to subsidence? avoid development on northern-facing slopes? promote development that can support Combined Heat and Power schemes? promote development in locations where SUDS can be used ? <p><i>Note that the climate change impacts relating to the effect of site location on the need to travel are addressed by question 2(c) and therefore not repeated here.</i></p>		viability and flood risk, and surface flooding issues. No information available on subsidence issues.	the size of the development	surface water flooding issues and significant constraints on the use of SuDS
A JUST SOCIETY					
5(a) Share benefits of prosperity fairly and promote community cohesion	<ul style="list-style-type: none"> contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)? recognise and value cultural and ethnic diversity ? 	All	Information on location of deprived areas Information on local service provision in the villages	Potential to provide new/improved services/facilities for deprived areas Potential for site to support existing rural services	Site will compete with services in deprived or rural areas

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

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

Preferred sites: overview and document history

This document contains the site summaries and matrices for sites previously appraised and taken forward into preferred options. It contains sites appraised in the following documents:

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

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

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

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

In addition, sites CD4 and HT9, which had not been previously appraised, were appraised in September 2014. Since almost all the site assessments were produced over a period from 2008 to 2013, there was a need to review the assessments to ensure the information provided was up-to-date, consistent and accurate. This review was undertaken in September 2014. The information review took account of a number of new or revised sets of information, including:

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

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

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

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

Site summaries

Site summaries for all the preferred sites are shown below.

The summaries list the key significant sustainability effects of the preferred sites as follows:

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

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

Site/location/ type	Strengths	Weaknesses
Ashwell	Range of local facilities including a school and bus service. Category A village in settlement hierarchy	Bus services in this area are limited and the railway station is located out of the village. Likely to increase commuting and private car use.
AS1- formerly site 3 Land west of Claybush Road, Ashwell	<ul style="list-style-type: none"> • This site is likely to support local services • Will provide 33 dwellings, which is likely to include affordable housing. • The site is within walking distance of the village centre, school, recreation ground, green spaces and local amenities. 	<ul style="list-style-type: none"> • This is a greenfield site and is grade 2 or 3 agricultural land, with potentially high biodiversity significance due to the set-aside nature of the land. • Close to a designated area of archaeological interest and a conservation area

Site/location/ type	Strengths	Weaknesses
Baldock	Baldock has a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	<p>The following are general issues for Baldock:</p> <ul style="list-style-type: none"> • There are capacity issues in relation to both primary and secondary schools. • There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. • A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility.
BA1 – formerly site 200 - Land north of Baldock	<ul style="list-style-type: none"> • Will provide over 2800 dwellings, a significant proportion of which will be affordable housing • The southern part of the site is within 400m of a bus stop and 800m of train station, and a development of this size is likely to be able to support an improved bus service. • The scale of the development will mean open space is provided onsite. It will give opportunities to improve and expand existing rights of way and adjacent green links • Significant opportunities for sustainable energy measures, given the size of the development. • Additional residents would support local services and facilities, and the town centre. The development is also likely to be required to provide new facilities such as schools, nurseries, shops and a community centre. 	<ul style="list-style-type: none"> • Incorporates land previously identified for employment uses, although development of this scale could still incorporate some employment uses. • Large greenfield site grade 2/3 agricultural land • The site contains Baldock Road Verge Wildlife site and includes hedgerows and trees • Site will reduce access to countryside for north Baldock residents. • A development of this size is likely to have significant impact. The 2013 Landscape Sensitivity Report identifies the areas to the north of Bygrave Road as having moderate to high sensitivity and areas adjacent to the railway line as having moderate to low sensitivity. • Includes 4 designated areas of archaeological significance, and is adjacent to Ivel Springs Ancient Monument. • Some of site is adjacent to the railway line, with potential noise and vibration issues. • Railway line creates barrier with the rest of the town for pedestrian and cycle access. • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
		<ul style="list-style-type: none"> • Potential contamination from multiple industrial uses. • Initial construction phase would create noise and other disruption for surrounding local residential areas. • Development of this large green field site will inevitably involve increased light, air and noise pollution.
<p>BA2 –formerly B/r04 Land off Clothall Road Baldock</p>	<ul style="list-style-type: none"> • Close proximity to Baldock town centre and Superstore • Within 400m of regular bus route. • Will provide 260 dwellings, some of which will be affordable housing. 	<ul style="list-style-type: none"> • High agricultural value (grade 2) • Further than 800m from the station • Noise from nearby bypass. • The site is situated close to a designated wildlife area to the west, and development may have an impact. • Majority of the site is designated as being of archaeological importance • Loss of informal open space (though some will be retained in development). • Moderate landscape capacity and moderate landscape sensitivity, mitigation measures may not completely reduce the effects of the development. • The site is partly located in Groundwater Source Protection Zone 2 • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
BA3- formerly B/r12 South of Clothall Common Baldock	<ul style="list-style-type: none"> • Within 400m of a bus service (less than hourly) • Will provide 214 dwellings, some of which will be affordable housing. 	<ul style="list-style-type: none"> • Site feels isolated which could discourage walking. • More than 800m from the station. • Site is opposite out of town supermarket, so local residents are very likely to use this instead of town centre facilities. • High agricultural land value (Grade 2) • Because the location feels isolated, development would feel intrusive on the landscape. Landscape Capacity Study defined it as moderate landscape capacity and moderate sensitivity. Mitigation measures may not completely reduce the effects of the development. • Noise from nearby bypass • Archaeological Designation covers the site and it is close to an ancient monument • Potential surface water flooding
BA4 – formerly B/r03 Land east Clothall Common Baldock	<ul style="list-style-type: none"> • Situated within 400 m of several bus routes (with less than hourly services), but further than 800m of the station. However, the town centre is still readily accessible by cycling. • The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. • Will provide 85 dwellings, some of which will be affordable housing. 	<ul style="list-style-type: none"> • Situated further than 800m from the station. • Noise from nearby railway line. • Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents) • Site contains designated area of archaeological interest • Possible ecological interest.
BA5 – formerly site 16 Land off Yeomanry Drive, Baldock	<ul style="list-style-type: none"> • Within 400m of green space • Public rights of way borders the site • Slightly more than 400m of regular bus route and 800m of train station • Will provide 15 dwellings, which may include affordable housing 	<ul style="list-style-type: none"> • Adjacent to scheduled ancient monument • Site is greenfield land • Site has established trees and hedgerows. • Development of this site would reduce green space available for residents living nearby

Site/location/ type	Strengths	Weaknesses
BA6 – formerly B/e03 Icknield Way Baldock	<ul style="list-style-type: none"> • Brownfield site • Within 400m of a regular bus route • Very close to the station – less than 400m • Opportunity to reclaim contaminated land • Will provide 14 dwellings, which may include affordable housing 	<ul style="list-style-type: none"> • Next to the railway line – potential noise issues • In designated area of archaeological interest • Borders residential properties • Contaminated land – gas works and underground tanks • Adjoins conservation area
BA7 – formerly B/r14 r/o Clare Crescent Baldock	<ul style="list-style-type: none"> • Within 400m of green space • Within 400m of a regular bus route 	<ul style="list-style-type: none"> • The site is located in Groundwater Source Protection Zone 2 • Would result in loss of allotments • Too small to provide affordable housing
BA8 –formerly B/r18 Works Station Road Baldock	<ul style="list-style-type: none"> • Potential contaminated land may be suitable for remediation • Within 400m of a regular bus route and very close to the station – less than 400m • Promotes sustainable urban living – within 800m of town centre • There are footpaths and green spaces within 400m of the site 	<ul style="list-style-type: none"> • Located within designated area of archaeological interest • Noise from railway line • Too small to provide affordable housing • Adjoining conservation area and listed building • Potential surface water flooding issues onsite • Potential contamination from works and underground petrol storage
BA9 –formerly B/r07 adj. Raban Court Royston Road Baldock	<ul style="list-style-type: none"> • Potential for remediating land contamination • Within 400m of a regular bus route and very close to the station – less than 400m • There are footpaths and green spaces within 400m of the site 	<ul style="list-style-type: none"> • Located on designated area of archaeological interest • Site adjacent to conservation area and listed buildings • Pedestrian links to the site are poor • Development likely to be too small to provide affordable housing • Too small to provide affordable housing • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
BA10 –employment (formerly B/e01) Land off Royston Road, Baldock	<ul style="list-style-type: none"> • Help to support and regenerate the area and provide local employment • Train station within 800m of site. • Bus stop within 20m of site, but less than hourly frequency • The site is identified as having a high capacity for development and a low sensitivity for development. 	<ul style="list-style-type: none"> • Next to the railway line – potential noise issues • Site contains designated area of archaeological interest • Borders residential properties
BA11 and BA12 – safeguarded employment land (formerly B/e02) Land off Royston Road, Baldock	<ul style="list-style-type: none"> • Would help to support and regenerate the area and provide local employment • Within 250m of a bus stop but less than hourly frequency • Low landscape impact 	<ul style="list-style-type: none"> • Includes grade 2 agricultural land • Further than 800m from the station • Public right of way through site – development may reduce amenity • Next to the railway line – noise for future workers • In designated area of archaeological interest • Borders residential properties to south • Potential surface water flooding
Barkway	School, village hall and bus service (services less frequent than hourly). Category A village in settlement hierarchy	The following are general issues for Barkway: <ul style="list-style-type: none"> • No shops, post office or doctor’s surgery • Development is likely to increase use of cars for commuting • To meet proposed additional housing, it is likely there would be a need for extra primary school capacity by developing on the reserve school site. Additional nursery provision may also be required.
BK1–formerly BK/r04 Land off Cambridge Road Barkway	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Good access to green spaces within 400m • Would provide 13 dwellings, some of which are likely to be affordable housing 	<ul style="list-style-type: none"> • Nearby conservation area

Site/location/ type	Strengths	Weaknesses
BK2 –formerly BK/ro2 Land off Windmill close Barkway	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Will provide affordable housing • Close to public rights of way and green spaces • Would provide 18 dwellings, some of which are likely to be affordable housing 	<ul style="list-style-type: none"> • Greenfield site of Grade 2 agricultural land • Loss of current recreational area
Codicote	Village has range of facilities including school, village hall, and bus service. Category A village in settlement hierarchy.	<p>The following are general issues for Codicote:</p> <ul style="list-style-type: none"> • No doctor’s surgery. Although Whitwell Surgery has capacity to accommodate additional places, this will depend on the extent of growth in other locations that serve this surgery. • The village school would need to expand to accommodate additional dwellings. • Hitchin secondary schools will be at capacity and additional places will need to be found. • Development is likely to increase use of cars for commuting
CD1 –formerly site 29 Land South of Cowards Lane, Codicote	<ul style="list-style-type: none"> • Will provide 73 dwellings, including affordable housing. 	<ul style="list-style-type: none"> • Adjacent to wildlife site • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2.
CD2 – formerly site 205 - Codicote Garden Centre,	<ul style="list-style-type: none"> • Next to open space • Will provide 58 dwellings, including affordable housing. 	<ul style="list-style-type: none"> • Loss of a local business • Site contains mature trees • Most of site is located within groundwater source protection zone 2.

Site/location/ type	Strengths	Weaknesses
CD3 – formerly site 32 Land NE of The Close, Codicote	<ul style="list-style-type: none"> • Will provide 48 dwellings, including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site is located within groundwater source protection zone 2. • Potential surface water flooding issues onsite
CD4 – Gypsy and Traveller site Pulmore Water	<ul style="list-style-type: none"> • Would meet the projected housing needs⁶ of the Gypsy and Traveller population in the area by making existing temporary permission permanent and providing 6 additional pitches next to an existing site. • Existing site appears to be locally accepted, so this provision should avoid local tensions which sometimes arise due to the sometimes controversial nature of Gypsy and Traveller sites. 	<ul style="list-style-type: none"> • In groundwater Source Protection Zone 2
Cockernhoe and east of Luton	See below under sites	See below under sites
EL1 and EL2 (previously parts of EL- included as option 6 in Feb 2012 appraisal)	<ul style="list-style-type: none"> • Site would provide 1000 – 1400 additional dwellings in North Hertfordshire including significant affordable housing. Some of this is likely to serve residents currently living in deprived areas of Luton. • A site of this size is likely to be able to provide significant facilities within the development, including bus links and could be linked with new employment opportunities • Opportunity to provide additional greenspace and connect historic parks and gardens into public footpaths and into existing Green Link heading east toward Stevenage. • Potential for habitat creation as part of the development • Significant opportunities for sustainable energy solutions onsite. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3 • Site includes designated archaeological area • Area provides well used and valued recreation space for existing residents of Luton and Cockernhoe and other villages. • The site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. • The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. • A site of this size and scale in this location is likely to have a significant impact on the landscape character and on local villages. Site is close to AONB. • Site includes part of Mangrove Green and Cockernhoe archaeological area. Site also close to Putteridge Bury,

⁶ See *Gypsy, Traveller and Showperson Accommodation Assessment Update*, NHDC July 2014

Site/location/ type	Strengths	Weaknesses
		<p>a designated Historic Park and Garden.</p> <ul style="list-style-type: none"> • Site includes woodland, hedgerows, and grassland, and will surround Brickkiln Wood. It is also 100m from Stubbocks Wood wildlife site. • Site likely to include some contamination from previous landfill use and is partly located in Source Protection Zone 3. • Possible constraints on sewerage treatment infrastructure. • Potential surface water flooding issues onsite. • Constraints on use of SuDS • The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment • Initial construction phase would be likely to create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. • The site is very close to Luton noise contours.
<p>EL3 –formerly 212a – SW of Cockernhoe</p>	<ul style="list-style-type: none"> • Site would provide 700 additional dwellings in North Hertfordshire including significant affordable housing • Green space is within 400m of the site. • Opportunity for sustainable energy solutions onsite in conjunction with EL1 and EL2. • A site of this size is likely to be able to provide significant facilities within the development. • Opportunity to connect historic parks and gardens into public footpaths and into existing Green Link heading east toward Stevenage. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • Site includes designated archaeological area • The area provides recreation space for existing residents of Luton, Cockernhoe. • A site of this size and scale in this location is likely to have a significant impact on the landscape character and on local villages. Site is close to AONB. • Constraints on use of SuDS. • Potential surface water flooding issues onsite. • The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment • Local road network to the east is sub-standard, development in this area will make this worse, and reduce accessibility for existing residents. • Initial construction phase would be likely to create noise

Site/location/ type	Strengths	Weaknesses
		<p>and other disruption for surrounding local residential areas.</p> <ul style="list-style-type: none"> • Development of this large greenfield site will inevitably involve increased light, air and noise pollution.
<p>Great Ashby and North East Stevenage</p>	<p>See below under sites</p>	<p>See below under sites</p>
<p>GA1 – formerly NES3 Land at Roundwood (part of option 9 in Feb 2013 options appraisal)</p>	<ul style="list-style-type: none"> • Two primary schools, retail outlets, parks and a doctors surgery are within 1 km of the site. • Currently within 200m of bus stop at Great Ashby, but the frequency is less than hourly. • Existing footpaths and cycleways abut the site, and there is access to greenspace within 400m. • There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west. • Development would provide up to 360 dwellings (including 35% affordable housing) 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area. • There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. • Potential surface water flooding issues onsite • Access to the countryside would be further away for existing residents. • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development. • Initial construction phase would be disruptive for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution.

Site/location/ type	Strengths	Weaknesses
<p>GA2 –formerly site 226 Land off Mendip Way (part of option 9 in Feb 2013 options appraisal)</p>	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide some facilities within the development • The development would provide 500 dwellings in North Hertfordshire, including affordable housing • There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west. • Currently within 400m of bus stop, but the frequency is less than hourly. May be possible to fund improved bus services with a development of this size. • Potential for sustainable energy solutions given size of site. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land • Site borders 2 wildlife sites, and contains treebelts and hedgerows. • There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. • Part of the site is in a landscape identified as having low capacity for development. The site contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warren’s Green • Located in Source Protection Zone 3 • Adjacent to a listed building • Potential surface water flooding issues onsite • Constraints on the use of SuDS • Development will reduce accessibility of the open countryside to existing Great Ashby residents • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development. • Initial construction phase would be disruptive for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution.

Site/location/ type	Strengths	Weaknesses
Graveley	See under site	See under site
GR1 –formerly part of site 208 - Land at Milksey Lane	<ul style="list-style-type: none"> • Within 400m of greenspace • Will provide 8 dwellings 	<ul style="list-style-type: none"> • Part of site is in conservation area, and is adjacent to designated archaeological area • Site is proximate to the A1 – potential noise issues for residents • Potential surface water flooding issues onsite • Location means that people are likely to rely on personal cars and commute out
Hitchin	Hitchin is a large town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth.
HT1 – formerly site 39 Highover Farm, Stotfold Road, Hitchin	<ul style="list-style-type: none"> • Site would support the local services and possibly additional services within the development • Will provide 484 dwellings including significant affordable housing. • Part of site is within 400m of a regular bus service 	<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 and from the station. • 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. • Potential surface water flooding issues onsite
HT2 –formerly site 98 Land north of Pound Farm, London Road, St Ippolyts	<ul style="list-style-type: none"> • Site will provide 67 dwellings including affordable housing. • Located within 400m of a bus service, but with a frequency of less than hourly. 	<ul style="list-style-type: none"> • Greenfield site, classified grade 3 agricultural land. • Site adjoins a wildlife site. • Edge of town location, means it is likely to increase commuting and private car use. • Site is just outside flood zone 3.

Site/location/ type	Strengths	Weaknesses
<p>HT3 –formerly H/r30 Land south of Oughton Lane Hitchin</p>	<ul style="list-style-type: none"> • Site was identified within the Edge of Settlement Study⁷ as being an appropriate and sustainable peripheral site for housing. • Situated within 400 metre of a bus route with frequent services • This site is within walking distance of a primary school (350m) and secondary school (1200m). • Conveniently located within 800 metre of town centre and other shopping and community facilities. • Will provide 37 dwellings including some affordable housing. • The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity and a mixture of low and moderate sensitivity⁸. • A footpath runs along north of the site offering access to the country side for informal recreation 	<ul style="list-style-type: none"> • Loss of informal open space for neighbouring housing, exacerbated by the development of the nearby football field (Hr24) which provides formal recreation provision (though site density provides for inclusion of open space). • More than 800m radius from the train station. • Possible ecological interest

⁷ North Hertfordshire Edge of Settlement Study, Halcrow March 2003

⁸ North Hertfordshire District Council November 2006

Site/location/ type	Strengths	Weaknesses
<p>HT4 –formerly H/r14 Land at Lucas Lane Hitchin</p>	<ul style="list-style-type: none"> • Site was identified within the Edge of Settlement Study⁹ as being an appropriate and sustainable peripheral site for housing. • This site is within walking distance of a primary school (350m) and secondary school (1200m). • Situated within 400 metre of a bus route with frequent services • Conveniently located within 800 m of town centre and other shopping and community facilities. • The Landscape Sensitivity and Capacity Study rated the site as having a low sensitivity and moderate to high capacity¹⁰. • Will provide 26 dwellings, including some affordable housing. • A footpath runs along south of the site and another in close proximity to the north, offering access to the country side for informal recreation. 	<ul style="list-style-type: none"> • Would increase distance from existing housing to open space as well as resulting in a loss of an existing playing field (though some provision will be included within development). • Further than 800m from the train station.
<p>HT5 –formerly H/r25 Land at junction of Grays Lane and Lucas Lane Hitchin</p>	<ul style="list-style-type: none"> • Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing¹¹. • This site is within walking distance, to a primary school (350m) and secondary school (1200m). • Conveniently located within 800 meter of town centre and other shopping and community facilities. • The Landscape Sensitivity and Capacity Study¹² rated the site as high capacity and low sensitivity. • Will provide 14 dwellings, which may include affordable housing. 	<ul style="list-style-type: none"> • Loss of informal open space for neighbouring housing , exacerbated by the development of the nearby football (HT4) which provides formal recreation provision. • Further than 400m from a regular bus route and further than 800m from the train station • Adjacent to designated area of archaeological interest

⁹ North Hertfordshire Edge of Settlement Study, Halcrow March 2003

¹⁰ Landscape Sensitivity and Capacity Study for edge of settlement in North Hertfordshire, North Hertfordshire District Council November 2006

Site/location/ type	Strengths	Weaknesses
HT6 –formerly H/r14 Land at junction of Grays lane Crow Furlong, Hitchin	<ul style="list-style-type: none"> • Site received 2nd highest sustainability rating within the Edge of settlement study¹³ • This site has a primary school within 500m walking distance and is about 1500m away from a secondary school. • Conveniently located within 800 m of town centre and other shopping and community facilities. • Will provide 41 dwellings, including some affordable housing. • A footpath runs along north of the site offering access to the country side for informal recreation. 	<ul style="list-style-type: none"> • Moderate landscape sensitivity and moderate development capacity¹⁴. • Site is a designated area of archaeological interest. • Further than 400m from a regular bus route and further than 800m from the train station. • The proposed development would increase distance from existing housing to open space
HT7 –formerly H/r50 Neighbourhood centre and adjoining properties John Barker Place Hitchin	<ul style="list-style-type: none"> • Site located in deprived estate of Hitchin: development could contribute to regeneration • Within 400m of a regular bus service • Will provide 33 dwellings including affordable housing. 	<ul style="list-style-type: none"> • Limited access to Green Spaces (Not within 800m of the site) • Further than 800m from the station • Potential surface water flooding issues onsite
HT8 –formerly H/r52 Industrial area Cooks Way Hitchin	<ul style="list-style-type: none"> • Will provide 29 dwellings including affordable housing • There are bus stops with a regular service within 400m • Train station is within 800m of site. • Potential to remediate contaminated land 	<ul style="list-style-type: none"> • Noise from the adjacent railway tracks may be an issue. • Probable contamination from use as gas works • Loss of employment land • Potential surface water flooding issues onsite

¹¹North Hertfordshire Edge of Settlement Study, Halcrow March 2003

¹² Landscape Sensitivity and Capacity Study for edge of settlement in North Hertfordshire, North Hertfordshire District Council November 2006

¹³ North Hertfordshire Edge of Settlement Study, Halcrow March 2003

¹⁴ Landscape Sensitivity and Capacity Study for edge of settlement in North Hertfordshire, North Hertfordshire District Council November 2006

Site/location/ type	Strengths	Weaknesses
HT9 – formerly H/r40 Centre for Arts, Willian Road, Hitchin	<ul style="list-style-type: none"> • The development will provide 41 dwellings, including affordable housing. • Site is across the road from a large area of open space, with public right of way access • Site is within 400m of bus stop with frequent services • Site is within 800m of the railway station and of the town centre 	<ul style="list-style-type: none"> • Site is on the edge of flood zone 2 • Surface water flooding has been identified as an issue for the site
Ickleford	<p>Village has a range of facilities including a school and regular bus service.</p> <p>Category A village in settlement hierarchy</p>	No post office or doctor's surgery
IC1 – formerly site 41 Land off Duncots Close, Ickleford	<ul style="list-style-type: none"> • Will provide 9 dwellings, and could contribute to retaining local services in the village. • Within 400m of a regular bus service 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Adjacent to a conservation area. • Adjacent to a designated area of archaeological interest • Further than 800m from a railway station • Potential surface water flooding issues onsite
IC2 – formerly site 40 Burford Grange Bedford Road, Ickleford	<ul style="list-style-type: none"> • Provides 48 dwellings including affordable housing • The site could contribute to retaining local services in the village. • Access to green space and public rights of way. 	<ul style="list-style-type: none"> • Majority of site is greenfield, mostly classified as grade 3 agricultural land • In a village site, further than 800m from a station and more than 400m from a bus stop with regular services • Site contains mature trees and is adjacent to a location where protected species have been identified

Site/location/ type	Strengths	Weaknesses
<p>Kimpton</p>	<p>Has a range of facilities, including school and bus service. Category A village in settlement hierarchy</p>	<p>The following are issues for Kimpton:</p> <ul style="list-style-type: none"> • Hitchin secondary schools will be at capacity and additional places will need to be found. • Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. • Development is likely to increase use of cars for commuting
<p>KM1 –previously site 42 Land at Hall Lane, Kimpton</p>	<ul style="list-style-type: none"> • The site could contribute to retaining local services in the village. • Will provide 53 dwellings, including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site classified as grade 3 agricultural land. • Potential surface water flooding issues onsite • •
<p>KM2 –formerly K/ro2 Land off Lloyd Way Kimpton</p>	<ul style="list-style-type: none"> • Close to public footpath access to the countryside • Will provide 30 houses, including affordable housing 	<ul style="list-style-type: none"> • Grade 3 agricultural land
<p>KM3 – formerly K/r01 Land north of High Street, Kimpton</p>	<ul style="list-style-type: none"> • Close to public footpath access to the countryside • Will provide 13 dwellings, which may include affordable housing 	<ul style="list-style-type: none"> • Adjacent to conservation area • Grade 3 agricultural land • Possible ecological interest • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
<p>Kings Walden</p>	<p>Sites are around Breachwood Green, which has a range of facilities, including school and bus service (less frequent than hourly). Breachwood Green is a category A village in settlement hierarchy.</p>	<p>The following are issues for development in Kings Walden parish:</p> <ul style="list-style-type: none"> • Hitchin secondary schools will be at capacity and additional places will need to be found. • Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. • Development is likely to increase use of cars for commuting
<p>KW1 –formerly site 51 Allotments South West of The Heath, King’s Walden</p>	<ul style="list-style-type: none"> • Will provide 16 dwellings, possibly including affordable housing. • Within 400m of a bus stop (less frequent than hourly service) 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Potential noise issues: within noise contours from London Luton Airport.
<p>Knebworth</p>	<p>Has a range of facilities, including doctor, school, train station and regular bus service. Category A village in settlement hierarchy</p>	<p>The following are issues for Knebworth:</p> <ul style="list-style-type: none"> • The village school is at capacity with limited potential to expand; new development would require a new school • Further development would result in nursery capacity issues and possible impacts on the fire service. • There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments • The village halls are likely to be at capacity, and there may be capacity issues for the medical centre.
<p>KB1 –formerly site 52 Land at Deards End, Knebworth</p>	<ul style="list-style-type: none"> • Will provide 227 dwellings, including affordable housing. • Site would support the local economy. • Parts of site within 800m of the village centre and station. 	<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. • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
KB2 –formerly site 53 Land at Gypsy Lane, Knebworth	<ul style="list-style-type: none"> • Will provide 184 dwellings, including affordable housing. • Site would support the local economy. • Parts of site within 800m of the village centre and station. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Adjoins conservation area. • Site is located next to the A1(M) motorway. • Land is potentially contaminated from unknown fill areas on site • Potential surface water flooding issues onsite
Letchworth Garden City	Letchworth Garden City is a large town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.	There are capacity issues in relation to GP surgeries and the North Herts Leisure Centre is in need of major refurbishment/rebuild.
LG1 – formerly NL (Option 5 in Feb 2013 appraisal)	<ul style="list-style-type: none"> • Will provide 1000 dwellings, including opportunities for a high proportion of affordable housing. • Adjacent to existing greenspace, provides key opportunity for enhancement and improvement of links into the countryside, to connect new and existing green infrastructure with that in Bedfordshire. • Regular bus services within 400km of parts of the site. A site of this size may be able to fund improvement to the bus services. • Opportunity to improve biodiversity • Opportunity for sustainable energy solutions onsite • Development could help regenerate deprived areas. 	<ul style="list-style-type: none"> • Greenfield development, site is grade 2 agricultural land, including part of the greenway • Open countryside would be further away for existing residents • Site is over 1km from Letchworth station and the town centre. • Site is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services. • Site is exposed, and development could impact on existing expansive views • Part of site designated area of archaeological interest • Potential surface water flooding issues onsite • Initial construction phase would be create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution.

Site/location/ type	Strengths	Weaknesses
LG2 –formerly GWK George W King site, Blackhorse Road, Letchworth	<ul style="list-style-type: none"> • Situated within 200m of a regular bus service. • Will provide 146 dwellings, including affordable housing • Potential for sustainable energy use, due to the site’s location adjacent to an employment site 	<ul style="list-style-type: none"> • Loss of employment land. • Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. • The proximity to the motorway , railway line, and industrial area would indicate raised noise levels • In designated area of archaeological interest • Potential contamination on site. • Potential surface water flooding issues onsite •
LG3 – formerly L/r13 Land east of Talbot Way Letchworth	<ul style="list-style-type: none"> • Situated within 400m of a regular bus service. • There are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facilities. • Will provide 112 dwellings, including affordable housing • There is potential for sustainable energy solutions due to the site’s location adjacent to an employment site. 	<ul style="list-style-type: none"> • Loss of allotment and related negative effects on informal recreation and biodiversity. • Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. • The proximity to the motorway and the railway line indicate raised noise levels • In designated area of archaeological interest • Conservation area borders the site (north west). • Possible ecological interest •
LG4 –formerly L/r 18 Land north of former Norton School Letchworth	<ul style="list-style-type: none"> • Will provide 56 dwellings including affordable housing. • Situated within 400m of a regular bus service. 	<ul style="list-style-type: none"> • Loss of a former playing field. • Outside the 800m walking distance radius from the station and town centre. • Constraints on use of SUDS • Adjacent to conservation area • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
LG5 –formerly L/r16 Land at Birds Hill Letchworth	<ul style="list-style-type: none"> • Opportunity to remediate potentially contaminated land. • Will provides 50 dwellings including affordable housing • Site located within 400m of regular bus service and 800m of station and 800m of the town centre. • Within 400m of Howard Park 	<ul style="list-style-type: none"> • Industrial area • Noise disruption from train lines • Former power station located next to site • Probable land contamination from former use as metal and plating works • Adjacent to conservation area
LG6 –formerly L/r 24 Land off Radburn Way Letchworth	<ul style="list-style-type: none"> • Central location, within 400m of a regular bus service. • Will provide 27 dwellings, including affordable housing . • Open spaces and footpaths in walking distance 	<ul style="list-style-type: none"> • Situated within Ground water protection zone 2. • Further than 800m from the station and the town centre.
LG7 –formerly L/r26 Garage Station Road Letchworth	<ul style="list-style-type: none"> • Surrounded by suitable areas of green space (within 400m) • Station within 800m and regular bus service within 400m • Close to the town centre; within 800m • Will provide 24 dwellings, including affordable housing 	<ul style="list-style-type: none"> • Railway noise • Located within a conservation area • Potential contamination from underground petrol storage
LG8 formerly site 234 - Pixmore Centre, Letchworth	<ul style="list-style-type: none"> • Site close to green space • Site will provide will 18 dwellings, including affordable housing • Promotes sustainable urban living as located close to train station and town centre 	<ul style="list-style-type: none"> • Loss of designated employment land • Residential properties in close proximity to employment use • Potential contamination
LG9 –formerly L/o2 Lannock School Whiteway Letchworth	<ul style="list-style-type: none"> • Within 400m of a Green space recreation ground • The site is within 400m of a regular bus route • Will provide 11 dwellings, possibly including affordable housing 	<ul style="list-style-type: none"> • Site is in a Ground Water Source Protection Zone 2 • The site is over 800m from the station • Site is located over 800m from the town centre • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
LG10 (formerly L/o7) Land off Croft Lane Letchworth	<ul style="list-style-type: none"> • Would provide 37 dwellings including affordable housing. • Within 400 m of bus stop with a regular service • Close to public rights of way leading to green space 	<ul style="list-style-type: none"> • Further than 800m from the station and town centre • Adjacent to conservation area • Constraints on use of SuDS
LG11 (formerly L/s1) Commerce Way Shopping Centre Commerce Way Letchworth	<ul style="list-style-type: none"> • Would provide 45 dwellings, including affordable housing plus small amount of additional retail • Within 400m of green space • In town centre, close to the train station and regular bus services. 	<ul style="list-style-type: none"> • Site is in a conservation area
LG12 – employment - formerly L/e01 Former Power Station Works Road Letchworth	<ul style="list-style-type: none"> • The site is within 400m of a regular bus route and 800m of the train station. • Opportunity to reclaim contaminated land • Site is within 800m of town centre 	<ul style="list-style-type: none"> • Next to the railway line – potential noise issues • Site is contaminated through its former use as a power station • Potential surface water flooding issues onsite
North Stevenage	See site below	See site below
NS –formerly NS1 (option 8 in Feb 2013 appraisal)	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide significant facilities within the development • Development would provide 1000 -1700 dwellings in North Hertfordshire including significant affordable housing • Significant opportunities for sustainable energy, given the size of the development. • Green space would be provided for within the development and there are opportunities to enhance existing green space nearby as well as create links into the Stevenage Greenway Letchworth Greenway. • Currently within 200m of a regular bus route, although new bus stops would be required as part of the development. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area. • Development would extend to within 400m of Graveley village and be likely to have a significant impact on views from the village and its distinctiveness as a settlement. • A designated wildlife site is adjacent to one corner of the area. • Potential impacts on the setting of Graveley Conservation area and listed buildings. • Part of the sites is in Source Protection Zone 3 • There are significant constraints on sewerage infrastructure in Stevenage.

Site/location/ type	Strengths	Weaknesses
		<ul style="list-style-type: none"> • Potential surface water flooding issues onsite • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car. Stevenage station is over 3km from the site. • Initial construction phase would be create noise and other disruption for surrounding local residential areas. • Development on this large greenfield site will inevitably involve increased light, air and noise pollution.
<p>Offley</p>	<p>Village has a range of facilities, including school and regular bus service. It is a category A village in settlement hierarchy.</p>	<p>The following issues relate to development in Offley:</p> <ul style="list-style-type: none"> • The village school and nursery provision has capacity issues if growth is required. • Hitchin schools will be at capacity and additional places will need to be found. • Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. • Development is likely to result in the increased use of private cars for work and to access services
<p>OF1 – formerly O/r2 Allotment Gardens Luton Road Offley</p>	<ul style="list-style-type: none"> • New housing would support local services and rural economy • Good access to public rights of way and areas of green spaces • Provides 62 dwellings, including affordable housing • Within 400 metres of a regular bus service 	<ul style="list-style-type: none"> • Loss of allotments • Adjacent to conservation area and designated archaeological area • Possible ecological interest

Site/location/ type	Strengths	Weaknesses
Preston	Village has some facilities, including school and bus service (less frequent than hourly). It is a category A village in settlement hierarchy.	<p>The following issues relate to development in Preston:</p> <ul style="list-style-type: none"> • No shops, post office or doctor’s surgery. • There are known capacity issues in relation to secondary schools within Hitchin. • Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. • Development is likely to result in the increased use of private cars for work and to access services
PR1 –formerly site 215 - Land east of Butchers Lane	<ul style="list-style-type: none"> • Site will provide 23 dwellings, which are likely to include affordable housing 	<ul style="list-style-type: none"> • This is a greenfield site on agricultural Grade 3 land • Site adjacent to conservation area and designated archaeological area • The landscape capacity for developments is considered to be low. • Public rights of way run through the site, development will reduce existing residents’ access to open countryside to the west of the village
Pirton	Village has a range of facilities, including school and bus service (less frequent than hourly). It is a category A village in settlement hierarchy.	<p>The following issues relate to development in Priton:</p> <ul style="list-style-type: none"> • No shops or doctor’s surgery. • There are known capacity issues in relation to secondary schools within Hitchin. • Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. • Development is likely to result in the increased use of private cars for work and to access services
PT1 –formerly site 64 Land East of Priors Hill, Pirton	<ul style="list-style-type: none"> • Will provide 88 dwellings, including affordable housing. • Site likely to support local services. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Constraints on the use of Sustainable Urban Drainage Systems. • Site borders an Area of Outstanding Natural Beauty.

Site/location/ type	Strengths	Weaknesses
		<ul style="list-style-type: none"> • Site is within a designated area of archaeological interest. • Site is close to an Ancient Monument. • Site is located near to listed buildings. • Site borders a conservation area. • Potential surface water flooding issues onsite
PT2 – formerly site 214 - Holwell Turn, West Lane	<ul style="list-style-type: none"> • Will provide 47 dwellings, including affordable housing • Site likely to support rural services • Close to public rights of way leading to green space 	<ul style="list-style-type: none"> • Greenfield site on grade 2 and 3 agricultural land • Close to conservation area • Close to edge of AONB • Constraints on the use of Sustainable Urban Drainage Systems.
Reed	Village has some facilities, including school and bus service (less frequent than hourly). It is a category A village in settlement hierarchy.	<p>The following issues relate to development in Preston:</p> <ul style="list-style-type: none"> • No shops, post office or doctor’s surgery • Development is likely to result in the increased use of private cars for work and to access services
RD1 –formerly RD/r1 Land at Blacksmiths Lane Reed	<ul style="list-style-type: none"> • New housing may support local services • Would provide 21 dwellings, including affordable housing • Within walking distance of school and green space. 	<ul style="list-style-type: none"> • Greenfield site, grade 2 agricultural land • The site is located adjacent to an area of archaeological interest • The site is located near to a conservation area
RD2 –formerly site 73 Land North of Blacksmiths Lane, Reed	<ul style="list-style-type: none"> • New housing may support local services • Would provide 10 dwellings, including affordable housing • Within walking distance of school and green space. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 2 agricultural land.

Site/location/ type	Strengths	Weaknesses
<p>Royston</p>	<p>Royston is a town with a good range of facilities, including a mainline railway station, facilitating sustainable travel for work and other activities.</p>	<p>The following issues relate to development in Royston</p> <ul style="list-style-type: none"> • There may be issues with the capacity of sewerage infrastructure in Royston to accommodate the proposed levels of development. • There are capacity issues in relation to nursery provision. • There may be a shortfall in relation to community hall provision. • There are known capacity issues in relation to GP surgeries in Royston.
<p>RY1 – formerly site 218 - Land west of Ivy Farm,</p>	<ul style="list-style-type: none"> • Proposed development would support local services • Provides 311 dwellings, including affordable housing • There is a greenspace located nearby (within 400m), linked by a right of way and site could contribute to Green Infrastructure project for Royston • Landscape capacity for urban extensions is considered to be moderate to high in this area. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land • Site will be visible from Therfield Heath • Site borders the railway line • Located adjacent to a SSSI • Site is not located within 400m of a bus stop or 800m of the train station • Partly within groundwater source protection zone 2. • Potential surface water flooding issues onsite
<p>RY2 –formerly site 85 Land North of Newmarket Road, Royston</p>	<ul style="list-style-type: none"> • Will provide 300 dwellings including affordable housing. • Situated within 400m of green space. • Within 400m of regular bus service • Landscape capacity for urban extensions is considered to be moderate to high in this area. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site borders the A505 (significant noise issue). • Over 800m from railway station and town centre. • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
RY3 –formerly R/r03 Land north of Betjeman Road, Royston	<ul style="list-style-type: none"> • Will provide 124 dwellings, including affordable housing • Within 400m of regular bus service • Close to school, surgery, supermarket • Landscape capacity for urban extensions is considered to be moderate to high in this area. 	<ul style="list-style-type: none"> • Greenfield land • Over 800m from station • Majority of site adjacent to A505 (potential noise issue, though this can be mitigated) • Possible ecological interest • Potential surface water flooding issues onsite
RY4 –formerly R/r11 Land north of Lindsay Close, Royston	<ul style="list-style-type: none"> • Will provide 100 dwellings including affordable housing • Landscape capacity for urban extensions is considered to be moderate to high in this area. • Close to school, surgery, supermarket and employment areas 	<ul style="list-style-type: none"> • Greenfield land, grade 2 agricultural land • Majority of site adjacent to A505 (significant noise issue) • Possible ecological interests • Potential surface water flooding issues onsite
RY5 –formerly R/r06 Agricultural supplier Garden Walk Royston	<ul style="list-style-type: none"> • Opportunity to remediate probable land contamination • Good levels of public transportation; station within 800m and bus within 400m • Will provide 56 dwellings including affordable housing • Site within 800m of the town centre 	<ul style="list-style-type: none"> • Probable land contamination from underground fuel storage. Site is located on a groundwater source protection zone 2 • Limited access to green spaces – outside of 400m to access green space • Will result in loss of business use • Potential surface water flooding issues onsite
RY6 –formerly R/r07 Royston FC Garden Walk Royston	<ul style="list-style-type: none"> • Good levels of public transportation; regular bus route within 400m and train station within 800m • Will provide 44 dwellings including affordable housing • Site is within 800m of town centre 	<ul style="list-style-type: none"> • Loss of football ground (though the intention is to move it to another location) • Located within Groundwater Zone 2
RY7, formerly site 217 - Anglian Business Park, Orchard Rd	<ul style="list-style-type: none"> • Good levels of public transportation; station within 800m and bus within 400m • Close to open space • Site is within 800m of town centre • Will provide 42 dwellings, including affordable housing 	<ul style="list-style-type: none"> • Site will mean loss of designated employment land • Located in Source Protection Zone 2 • Amenity impact associated with residential in an employment area • Potential surface water flooding issues onsite

Site/location/ type	Strengths	Weaknesses
RY8 – formerly R/e02 Industrial estate Lumen Road Royston	<ul style="list-style-type: none"> • Central to the town- site is within 800m of town centre • Within 400m of a bus stop and within 800m of the train station • Opportunity to reclaim contaminated land • Will provide 15 dwellings, which may include affordable housing. 	<ul style="list-style-type: none"> • Listed building onsite • Known contaminated land (gas works) • Loss of employment land • Within groundwater source protection zone 1 • Potential surface water flooding issues onsite
RY9 – employment – formerly R/e01 Land north of York Way Royston	<ul style="list-style-type: none"> • Will provide local employment • Just within 800m of train station 	<ul style="list-style-type: none"> • Greenfield site – agricultural grade not specified • Public right of way through this site – developing it could lead to a reduction in amenity. • More than 400m from a regular bus service and over 800m from the town • The southern part of the site is within Groundwater Source Protection Zone 3. • Possible ecological interest • Potential surface water flooding issues onsite
St Ipployts	<p>Village has a range of facilities, including school. It is a category A village in settlement hierarchy.</p> <p>.</p>	<p>The following issues relate to development in the village:</p> <ul style="list-style-type: none"> • No doctor’s surgery. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin • Development is likely to result in the increased use of private cars for work and to access services • There are known capacity issues at the secondary schools within Hitchin. • Nursery capacity is limited. <p>.</p>
SI1 –formerly site 221 - Land south of Waterdell Lane	<ul style="list-style-type: none"> • Site will provide 72 dwellings, including affordable housing • New housing would support local services • Within 400m of greenspace 	<ul style="list-style-type: none"> • This is a greenfield site on agricultural Grade 3 • The landscape capacity for incremental small scale development is considered to be low to moderate • No regular bus route within 400m

Site/location/ type	Strengths	Weaknesses
SI2 –formerly SI/r3 Land south of Stevenage Road St Ippolyts	<ul style="list-style-type: none"> • New housing would support local services • Will provide 24 dwellings, including affordable housing 	<ul style="list-style-type: none"> • This is a greenfield site on agricultural Grade 3 • The site is adjacent to a designated area of archaeological interest • Adjacent to a wildlife site • Possible ecological interest • No regular bus route within 400m • Potential surface water flooding issues onsite
St Paul's Walden	See site below	
SP1 –formerly WH/r1 Land south of High Street, Whitwell St Paul's Walden	<ul style="list-style-type: none"> • Development is on the edge of Whitwell, which has a school, and doctors surgery. Whitwell is defined as a category A village in the settlement hierarchy. • New housing would support local services • Provides 44 dwellings, including affordable housing 	<ul style="list-style-type: none"> • No regular bus service • Residents are likely to commute to work by car • Known capacity issues in relation to secondary school provision in Hitchin and nursery school provision. • The site is adjacent to a conservation area • Possible ecological interest • Potential surface water flooding issues onsite
Therfield	Village has a range of facilities, including school and a bus service (frequency less than hourly). It is a category A village in settlement hierarchy.	<p>The following issues relate to development in the village:</p> <ul style="list-style-type: none"> • No shops, post office, doctor's surgery or regular bus service. • Development is likely to result in the increased use of private cars for work and to access services
TH1 –formerly site 119 Land West of Police Row, Therfield	<ul style="list-style-type: none"> • Will provide 26 dwellings, including affordable housing. 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site borders a conservation area. • Site is within a designated area of archaeological interest. • Site is located near listed buildings.

Site/location/ type	Strengths	Weaknesses
TH2 –formerly site 118 Land South of Kelshall Road, Therfield	<ul style="list-style-type: none"> • Will provide 12 dwellings, possibly including affordable housing. 	<ul style="list-style-type: none"> • Potentially contaminated from depot use. • Site borders a conservation area. • Site is within an area of archaeological interest.
Weston	Village has a range of facilities, including school and a bus service (frequency less than hourly). It is a category A village in settlement hierarchy.	The following issues relate to development in the village: <ul style="list-style-type: none"> • No doctor’s surgery or regular bus service. • Development is likely to result in the increased use of private cars for work and to access services
WE1 – formerly site 228 - Land North of the Snipe	<ul style="list-style-type: none"> • Site could local rural services • Site will provide 25 dwellings, including affordable housing • Site is proximate to green space 	<ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land • Landscape capacity for new development is moderate – low • Potential surface water flooding issues onsite
West Stevenage	See site below	
WS1 and WS2 - safeguarded for housing -previously made up WS (option 10 in Feb 2013 appraisal)	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide significant facilities within the development. • If developed in could provide 1,700 - 3100 dwellings in North Hertfordshire including significant affordable housing. • The site would include provision for employment, would also provide additional workforce for Gunnels Wood employment area. • There would be significant opportunities for sustainable energy, given the size of the development. • Greenspace is within 400m, and there would be significant opportunities for green infrastructure improvements. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car. • The 2011 Landscape Study describes the capacity for developments of greater than 5ha as moderate. • Site includes a designated area of archaeological interest. • Designated wildlife sites are included in the development area, and Knebworth Woods SSSI is located to the south. • Part of site is within groundwater Source Protection Zone 2 and part above SPZ 3. • Potential surface water flooding issues onsite and the southern edge of the site brushes flood zone 3. • Potential contamination from former landfill use

Site/location/ type	Strengths	Weaknesses
		<ul style="list-style-type: none"> • There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. • Site adjacent to A1(M), there may need to be noise attenuation in some areas and development to be an appropriate distance in relation to air quality and noise. For parts of the development away from the A1(M), there is likely to be increased light, air and noise pollution.
<p>Wymondley</p>	<p>Little Wymondley has a school and a regular bus service.</p>	<p>The following issues relate to Wymondley:</p> <ul style="list-style-type: none"> • No shops or post office • There are capacity issues with the village school (including nursery provision) and secondary schools in Stevenage and Hitchin. • Little Wymondley currently does not have a village hall and may need one to accommodate this growth. • No doctor's surgery and it is unclear where capacity would be if there is development in the village
<p>WY1- formerly site 232 (amended site 122) Land south of Little Wymondley</p>	<ul style="list-style-type: none"> • Would provide 300 dwellings, including access to affordable housing • Adjacent to green space • Site is within 400m of a bus stop 	<ul style="list-style-type: none"> • This site is a greenfield site, classified as grade 3 agricultural land • Site borders listed buildings • Part of site includes designated area of archaeological interest • Within a landscape area described as distinctively unusual; impact of development on landscape assessed as moderate • Possible constraints on the use of SUDS • Parts of site in flood zone 2 and flood zone 3 • Land is potentially contaminated from adjacent landfill • Site is borders A602, creating potential noise issues • Potential surface water flooding issues onsite

Site matrices

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

These matrices were produced over a period from 2008 to 2013. They should be read in conjunction with the site summaries, which are included earlier in this document. The site summaries were reviewed fully in September 2014 to identify any changes required to reflect new information or changes in information, and to correct mistakes. The full matrices for strategic sites (sites considered as options in February 2013 plus BA1, considered as an option in July 2013) were also reviewed at that time in order to support the process of choosing the preferred strategic options. The matrices for sites appraised in 2008 and 2009 were the subject of a limited review in July 2012 to identify any changes resulting from new information arising at that time (for example information about the Royston Sewage Treatment Works capacity issues), or to take account of consultation comments.

Ashwell

Type of Site and Number: AS1- formerly site 3 - Residential				
Site Reference and Location: 07/0852				
Land west of Claybush road Ashwell				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This site is located within walking distance to local services. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This 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 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>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>	

<p>This site does not fall within a historic conservation area and there are no historical monuments within or near the site.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</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>	
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Baldock

BA1 – formerly site 200 – North of Baldock

SA Objective: Will the site...	What is the predicted effect on each SA objective?			Justification for assessment including recommendations for mitigation / improvement
	Short term	Med term	Long term	
<i>Economic Activity</i>				
1. Achieve sustainable levels of prosperity and economic growth?	?	?	?	<ul style="list-style-type: none"> • Site could provide large scale development which would support existing services as well as provide new ones. • Area incorporates land previously identified for employment uses, although development of this scale could still incorporate some employment uses.
<i>Land use and development patterns</i>				

2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X X	X X	X X	<ul style="list-style-type: none"> • Greenfield site • Site is located on Grade 2 and 3 agricultural land
2b. Provide access to green spaces?	?	√	√	<ul style="list-style-type: none"> • Site is adjacent to existing open space to the west (Ivel Springs), although the most eastern extent of the site is approximately 2km from this • Development of this area will mean existing residents of North Baldock will be further away from accessible open countryside. • The scale of the development will mean open space is provided onsite • Mitigation – Protection and expansion of existing rights of Way, and other green infrastructure recommendations in the 2013 Landscape Sensitivity Study. Site provides opportunity to contribute towards Baldock Greenway Green infrastructure project and proximate strategic green links providing opportunity to enhance existing recreational amenity.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	?	√?	√?	<ul style="list-style-type: none"> • The southern part of the site is within 400m of a bus stop (though service is less frequent than hourly in the day) and 800m of train station, however the site extends north, to the point where the boundary is 1500m from the station. • The railway line forms a barrier for pedestrian and cycle access to schools the town centre and other facilities, however a development of this scale is likely to provide public transport facilities within the short to medium term, and could provide new infrastructure to bridge the barrier. • Mitigation – public transport links within the development, particularly linking to Baldock station
<i>Environmental protection</i>				
3a. Protect and enhance biodiversity?	X	X	?	<ul style="list-style-type: none"> • The site contains Baldock Road Verge Wildlife site and Ivel Springs is adjacent to the west. • The site is large and contains numerous tree belts and hedgerows and any development will reduce the habitats of

				<ul style="list-style-type: none"> existing species. Mitigation – A development of this size will require an ecological assessment and the development should include features such as green corridors, green roofs to ensure a net gain for biodiversity. Wildlife site should be protected and enhanced within the wider development.
3b. Protect and enhance landscapes?	X X	X X	X ?	<ul style="list-style-type: none"> The 2013 Landscape Sensitivity Report¹⁵ identifies the areas to the north of the site as having moderate to high sensitivity and areas adjacent to the railway line as having moderate to low sensitivity. The report includes a number of specific detailed recommendations¹⁶ to minimise the landscape impact. These include ensuring that any development to the north of Bygrave Road should be set back from the public right of way between the road and the Common, leaving a green buffer strip to either side of the hedgerows. Likewise it recommends that there should be a suitable open, buffer strip between any new housing and the arable farmland. It further recommends that Bygrave Road / Ashwell Road has a rural character which should as far as possible be retained. It is noted that the development area proposed is smaller than the site considered in the Landscape Capacity Study and addresses the Study's recommendations on developing below the ridge-line and in relation to existing settlements. Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern, taking account of the recommendations of the Capacity Study.
3c. Conserve and, where appropriate, enhance the historic environment?	X X	X X	X X	<ul style="list-style-type: none"> The site includes four designated areas of archaeological significance The site is not located near a conservation area Site is adjacent to Ivel Springs Ancient Monument Mitigation – undertake a detailed archaeological survey

¹⁵ Land north of Baldock: Landscape sensitivity study, LUC, July 2013

¹⁶ See http://www.north-herts.gov.uk/12_baldock_landscape_sensitivity_report.pdf

3d. Reduce pollution from any source?	X	?	?	<ul style="list-style-type: none"> • Site is not located in a Source Protection Zone • Some contaminated land likely within the site from multiple industrial uses • Mitigation – contaminated land survey and treatment of contamination as required
<i>Climate change</i>				
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Site not in a flood risk area • SuDS likely to be viable according to the SuDS viability Plan (though there may be constraints in a small part of the site) • Significant opportunities for sustainable energy measures, given the size of the development • Potential surface water flooding issues onsite • Investigate further the potential for surface water flooding, and if necessary prepare a Surface Water Management Plan
<i>A just society</i>				
5a. Share benefits of prosperity fairly?	✓	✓	✓	<ul style="list-style-type: none"> • Additional residents would support local services and facilities. The development is also likely to be required to provide new facilities such as schools, nurseries, shops and a community centre, which could also serve surrounding rural area. • The town is not identified as being deprived
5b. Increase access to decent and affordable housing?	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> • The estimated number of dwellings will provide a significant proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	X	X	<ul style="list-style-type: none"> • The site includes the railway line, which could create noise pollution • In the short term, the construction phase would create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. • Mitigation – noise and vibration should be considered by site design and landscaping and a Construction Management Plan

				should be produced in liaison with the local council and local residents. Review how to reduce impacts on existing residents through appropriate landscaping and green infrastructure.
<i>Resource use and waste</i>				
6. Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> • The July 2013 Infrastructure Paper¹⁷ notes that it will be necessary to consider the water and sewerage impacts of a development of this size, although there are currently no known constraints. • For a development of this scale limiting the impact on natural resources will be important, Measures could include SuDS, recycling, sustainable construction and building methods • Mitigation – ensure water efficiency in new development and use of SuDS • Mitigation - utilities assessment and further work with infrastructure providers
<i>Town centres</i>				
7. Promote sustainable urban living?	?	?	?	<ul style="list-style-type: none"> • The southern part of site is located in relative close proximity to the town centre and to bus stops and the train station, however the railway line forms a obvious barrier from the rest of the town. A development of this size may be able to fund transport connections which will make the centre of town more accessible.

Key positive effects	Key negative effects	Potential mitigation
• Will provide over 2800 dwellings, a	• Incorporates land previously identified for	• Protect and develop footpaths and

¹⁷ Infrastructure for Larger Additional Location Options –see http://www.north-herts.gov.uk/infrastructure_for_larger_additional_location_options-3.pdf

<p>significant proportion of which will be affordable housing</p> <ul style="list-style-type: none"> • The southern part of the site is within 400m of a bus stop and 800m of train station, and a development of this size is likely to be able to support an improved bus service. • The scale of the development will mean open space is provided onsite. It will give opportunities to improve and expand existing rights of way and adjacent green links • Significant opportunities for sustainable energy measures, given the size of the development. • Additional residents would support local services and facilities, and the town centre. The development is also likely to be required to provide new facilities such as schools, nurseries, shops and a community centre. 	<p>employment uses, although development of this scale could still incorporate some employment uses.</p> <ul style="list-style-type: none"> • Large greenfield site grade 2/3 agricultural land • The site contains Baldock Road Verge Wildlife site and includes hedgerows and trees • Site will reduce access to countryside for north Baldock residents. • A development of this size is likely to have significant impact. The 2013 Landscape Sensitivity Report identifies the areas to the north of Bygrave Road as having moderate to high sensitivity and areas adjacent to the railway line as having moderate to low sensitivity. • Includes 4 designated areas of archaeological significance, and is adjacent to Ivel Springs Ancient Monument. • Some of site is adjacent to the railway line, with potential noise and vibration issues. • Railway line creates barrier with the rest of the town for pedestrian and cycle access. • Potential surface water flooding issues onsite • Potential contamination from multiple industrial uses. • Initial construction phase would create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. 	<p>contribute to Baldock Greenway green infrastructure, taking account of recommendations of 2013 Landscape Sensitivity Study</p> <ul style="list-style-type: none"> • Improved public transport links, particularly to the station • Ecology assessment and green design • Landscape assessment taking account of recommendations of Capacity Study • Archaeological survey • Surface Water Management Plan • Noise and vibration considered in design • Construction Management Plan • Water efficiency and use of SuDS • Further work with infrastructure providers • Contaminated land survey • Review how to reduce impacts on existing residents through appropriate landscaping and green infrastructure.
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Type of Site and Number: Residential				
Site Reference and Location: BA2 – formerly B/r04 Land of Clothall Common, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		√	√	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	X	X	X	A bridle path runs to the west of the site, providing access for walkers and cyclist. The number of dwellings would require the provision of sport and recreation facilities for the new residents. Despite this the development of this field would results in a net loss of access to existing open space of value for informal recreation to the wider community.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated and within 400 metre of several bus routes (both with frequent and restricted services) and the route terminus. The site is in walking distance (<800) to Baldock town centre and the local super store, but is further than 800m from the station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X?	X?	X?	Although there is no biodiversity designation on the site, a development would reduce the habitats of existing species. The site is situated close to a designated wildlife area to the west.
3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	¾ of the site is designated as being of archaeological importance.

3(d) Reduce pollution from any source	√	√	√	Listed within Contaminated Land Study as unlikely to be contaminated. Site is located within Groundwater source protection zone 4.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	√	√	Site not in a flood risk area. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SuDS viable/possible.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Baldock has a requirement of 410 dwelling on greenfield land (housing land study) Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Although not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the bypass A505 would suggest some noise and air pollution. Site provides good access to health service within Baldock Town Centre. The scale of the development could enable the provision of local health care facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√?	√?	√?	The Transport & Utility Constraint Study has identified limited Sewage Treatment Works capacity. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and deal with waste water.
TOWN CENTRES				
7 Promote sustainable urban living	0	√	√√	Within 1km of Baldock centre, due to its proximity, the new residents would support the vitality and viability of the town centre. Positive effects would increase over time if measures to increase access for pedestrian and cyclist were provided.
Summary				
The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. The site has great potential to reduce car dependencies – maybe potential for a car-free living estate pilot.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Close proximity to Baldock town centre and Superstore 	<ul style="list-style-type: none"> Moderate landscape capacity and moderate landscape sensitivity,. 		<ul style="list-style-type: none"> Provision of wildlife corridors and habitats within the site layout and to provide a link with the designated wildlife site to the west. Noise measures should be considered. 	

<ul style="list-style-type: none"> ▪ Well served by public transport. ▪ Potential to justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and deal with waste water. ▪ Provision of affordable housing. ▪ Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities ▪ SuDS viable/possible The number of dwellings would require the provision of sport and recreation facilities for the new residents. ▪ Within 1km of Baldock centre, due to its proximity, the new residents would support the vitality and viability of the town centre. 	<ul style="list-style-type: none"> ▪ High Agricultural value (grade 2) ▪ Noise from nearby Bypass. ▪ Problems with Secondary School and primary school provision. ▪ The site is situated close to a designated wildlife area to the west, and development may have an impact. ▪ ¾ of the site is designated as being of archaeological importance. ▪ The development of this field would results in a net loss of access to existing open space of value for informal recreation to the wider community. 	<ul style="list-style-type: none"> ▪ Potential to include measures during construction, site layout and building operation to reduce water usage. ▪ Improving access to the countryside to the south east of the site across the bypass. ▪ Landscape mitigation measures would be required to address potential landscape/environmental issues: mitigation measure may not completely reduce the effects of the development
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Type of Site and Number: Residential (Greenfield)		
Site Reference and Location: BA3 – formerly B/r12 South of Clothall Common, Baldock		
	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		√	√	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Access to areas of informal recreation: Number of dwelling would require the provision of extensive sport and recreation facilities either on or off site, which would benefit the wider community.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	O	√?	Situated and within 400 metre of 1 bus route (with frequent services) The isolated feel of the site would not encourage walking to local facilities. Although Baldock is about 1 km from the site, the Town Centre and Retails Study suggests only 2% of visitor uses the centre for shopping and most drive to the local Super store. Any negative effects will be reduced over time when other car reduction initiative to encourage walking and cycling have been implemented.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X?	X?	X?	Although there is no biodiversity designation on the site, any development of this scale will negative impact on existing habitats on site.
3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity (due to the views across the site). Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development. The severity of the negative effects depends on mitigation measures to protect the setting and visual amenity of the landscape.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Archaeological Designation covers the site.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Not located near a water course. Site is located within Groundwater source protection zone 4.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	O	√?	√?	Site not in a flood risk area. The high number of dwelling could (due to economies of scale) render climate

Improve the District's ability to adapt to climate change				change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDS viable/possible
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a high ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Baldock has a requirement of 410 dwelling on greenfield land (housing land study) Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Although o not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the bypass A505 would suggest some noise and air pollution. The scale of the development could enable the provision of local health care facilities
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable urban living	O	X	X	Although identified as an edge-of-town within 1km of Baldock centre, the site feels isolated. Additional residents would only support the vitality and viability of Baldock Town centre, if strong measures to increase access for pedestrian and cyclist were provided.
Summary				
The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue. The scale of the proposed (267 dwelling on 133428m ²) would magnify any sustainability effect, but the economies of scale could render the provision of community facilities and environmental mitigation measure viable and realistic.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> The high number of dwellings could render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of 	<ul style="list-style-type: none"> Site feels isolated which could discourage walking. Lack of convenience shopping within the town centre would indicate a continuing car use to the local Superstore in the short-term. 		<ul style="list-style-type: none"> Planning obligations to reduce car reliance, e.g. free bus passes, bicycles for new buyers or car-pooling. Provision of wildlife corridors and habitats within the site layout. Maintain hedges to mitigate visual impact on the landscape out to the southeast. Mitigation measures may not completely reduce the effects of the development. Noise measures should be considered. 	

<ul style="list-style-type: none"> renewable energy, viable. ▪ Served by frequent bus services. ▪ Baldock is about 1 km from the site, ▪ Secondary economic benefits during construction. ▪ Provision of affordable housing. ▪ Not listed within Contaminated Land Study. Not located near a water course. Site is located within Groundwater source protection zone 4. ▪ Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community ▪ SUDS viable/possible ▪ Not listed within Contaminated Land Study. Not located near a water course. Site is located within Groundwater source protection zone 4 	<ul style="list-style-type: none"> ▪ High Agricultural value (Grade 2) ▪ Moderate landscape capacity and moderate sensitivity. Because the location feels isolated development would feel intrusive on the landscape ▪ Noise from nearby Bypass. ▪ Problems with Secondary School and primary school provision. ▪ Access to areas of informal recreation: Number of dwelling would require the provision of extensive sport and recreation facilities either on or off site, which would benefit the wider community ▪ Archaeological Designation covers the site 	
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: BA 4 –formerly B/r03 East of Clothall Common, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		√	√	Supply of additional dwellings could assist in attracting new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents).
2(b) Provide access to green spaces	?	?	?	Number of dwelling would require the provision of sport and recreation facilities either on or off site.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√	√	Situated within 400 m of several bus routes (with frequent services), but further than 800m from the station. However, the town centre is still readily accessible by cycling. Site is situated across the road from an employment site.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	Biological Records Centre indicates that this site has potential ecological interest. Could be mitigated by appropriate measure during implementation
3(b) Protect and enhance landscapes	√	√	√	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. Mitigation measures may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	?	?	?	Although there is no historical designation on the site, it borders to the east onto an area designated for archaeology.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study). Site does not border any watercourses.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	√	√	Site not in a flood risk area. The transport and utility study indicates a requirement of reinforcement for gas supply: this could justify the use if microgeneration of energy from renewable source. There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). Climate change mitigation and

				adaptation measures should be employed during construction, site layout and building operation to reduce energy demand. SuDS viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off.
5(b) Increase access to decent and affordable housing	√√	√√	√√	Planning policy requires provision of affordable housing in the development
5© Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Also not specifically identified as an issue within the Transport & Utility Constraint Study, the close proximity to the railway would suggest some noise pollution.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Dependent on sustainable construction and site operation measures.
TOWN CENTRES				
7 Promote sustainable urban living	0	√	√	Additional residents would support the vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study).
Summary				
The site allocation progresses social and economic objectives better than environmental. The use of greenfield site to meet local housing need has been identified as a sustainability issue.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Situated within 400 m of several bus routes (with frequent services), but further than 800m of the station. However, the town centre is still readily accessible by cycling. Potential to justify the use of microgeneration of energy from renewable source due to the need to reinforce gas supply. 		<ul style="list-style-type: none"> Lack of convenience shopping within the town centre would indicate a continuing car use to the local Superstore in the short-term. Situated further than 800m of the station. Noise from nearby railway line. Problems with Secondary 		<ul style="list-style-type: none"> Planning obligation from this site ought to be pooled to and reduce car reliance .e.g. free bus passes, bicycles for new buyers or car pooling. Provision of wildlife corridors and habitats within the site layout Noise measures should be considered. Potential to include climate change mitigation and adaptation measures during construction, site layout and building operation to reduce energy demand. Landscape mitigation measures required, although mitigation measures may not completely reduce the effects of the development

<ul style="list-style-type: none"> • The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. • Provision of affordable housing. <p>SuDS viable.</p> <p>Additional residents would support the vitality and viability of Baldock Town centre. Site is within 1 km of the Town Centre (Edge of Settlement Study). Number of dwelling would require the provision of sport and recreation facilities either on or off site.</p> <p>No flood risks.</p> <p>Additional residents would support local service and facilities. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. Generally, the area has a below average ranking within the 2004 index of deprivation, i.e. is relatively well off</p>	<p>School and primary school provision.</p> <ul style="list-style-type: none"> • Greenfield site, agricultural grade 2. The location of the site further suggests some value for formal recreation (dog walking for local residents). • Located adjacent to archaeological area of interest • Biological Records Centre indicates that this site has potential ecological interest. • 	
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Type of Site and Number: BA5 –formerly site16 Residential Site Reference and Location: 08/2172, Land North of Yeomanry Drive, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short	Med	Long	

	term	term	term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<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	x	x	x	<ul style="list-style-type: none"> Site includes scheduled ancient monument Appropriate investigation required to ensure protection.
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	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	
<p>Suitable for SUDS</p> <p>Within 400m of green space</p> <p>Public rights of way borders the site</p>	<p>Contains scheduled ancient monument</p> <p>Site is greenfield land</p>		<p>Appropriate investigation required to ensure protection of SAM</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>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 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>Utilities assessment (gas, electric and sewerage capacity)</p> <p>SUDS</p>
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Type of Site: <i>Housing (appraised for both housing and employment purposes)</i>				
Site Reference and Location: BA6 –formerly B/e03, Icknield 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"> Retain as employment (or change to 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"> Brownfield site with little or no amenity value This site is known to be contaminated due to gas works and underground tanks, and so provides an opportunity to reclaim contaminated land Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	o	o	o	<ul style="list-style-type: none"> This site has a public right of way running though it but should not impact upon access to green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Within 400m of a bus stop Within 800m of train station Improving employment opportunities in the area will help to combat commuting out of the area for work. Mitigation – improve and encourage the use of public transport.

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site includes some trees and shrubs. The site is not designated as being of ecological importance Mitigation – tree survey
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> The site is in an area of archaeological interest Mitigation - Archaeological survey
3(d) Reduce pollution from any source	✓✗	✓✗	✓✗	<ul style="list-style-type: none"> The site is not located in a Groundwater Source Protection Zone Site does not border a watercourse The site is known to be contaminated from gas works and underground tanks
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not in a flood risk area The site is not on a north facing slope This site can accommodate SUDS Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Areas of Baldock are identified as being deprived
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Would provide approx 14 dwellings in an area of need
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Bordered by residential properties Existing land use is predominantly employment Site is next to train tracks Next to railway line – noise for future employees Mitigation – noise survey and possible sound proofing
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> May be sewage and energy constraints Mitigation – site specific assessment of energy and sewage constraints
TOWN CENTRES				

7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> • Employment out of town centre (more than 800 m) • Existing site use similar • Employment study suggests employment developments would be better if based in the town centre
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> ▪ Brownfield site ▪ Within 400m of a bus stop ▪ Within 800m of train station ▪ Would provide more local employment in an area of need ▪ Opportunity to reclaim contaminated land ▪ The site is not located in a Groundwater Source Protection Zone ▪ The site is not in a flood risk area ▪ The site is not on a north facing slope ▪ This site can accommodate SUDS ▪ Would provide approx 14 dwellings in an area of need 	<ul style="list-style-type: none"> ▪ Next to the railway line – noise for future workers ▪ In an area of archaeological interest ▪ Borders residential properties ▪ May be sewage and energy constraints ▪ Contaminated land – gas works and underground tanks 			<ul style="list-style-type: none"> ▪ Tree survey ▪ Site specific assessment of energy and sewage constraints ▪ Look at incorporating CHP ▪ Noise survey ▪ Line side protection – noise and vibration ▪ Archaeological survey ▪ Contaminated land survey and remediation ▪ SUDS ▪ Improve and encourage the use of public transport.

Type of Site and Number: Residential (Brownfield) BA7 –formerly B/r14				
Site Reference and Location: r/o Clare Crescent 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	O	O	O	

sustainable levels of prosperity and economic growth				
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	<ul style="list-style-type: none"> The site is currently described as allotments. It is not clear who uses them, but their amenity value would be lost if site was developed.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has access to several public rights of way and green spaces (within 400 m).
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Located near to school; good access to services Regular bus service and bus stop within 400m, but further than 800m from station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> The site is not designated as an important ecological site The site is a garden, so development is likely to result in some loss of habitat. However, no access has been possible to the site.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> No information available on landscape impacts.
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Not in a conservation area or area of archaeological interest.

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is located partly in Groundwater Source Protection Zone 1 and partly in Zone 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding The site is situated in an area that is suitable for SUDS according to the SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	<ul style="list-style-type: none"> May contribute to regeneration of Baldock, but a fairly small development
5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Estimated to provide 15 dwellings. If it does, will be required to incorporate affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> Initial construction could provide noise disturbances The site would be adjacent to current residential areas
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> The Transport and Utilities Constraints Background Paper identifies potential problems with Sewage, Energy and Education. Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> N/a
Summary				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Not in conservation or archaeological areas • Suitable for SUDS • Within 400m of green space • Within 400m of bus stop • Will provide affordable housing 	<ul style="list-style-type: none"> • The site is located partly in Groundwater Source Protection Zone 1 and partly in Zone 2 • Would result in loss of allotments • Constraints identified; sewage, energy and education. • Further than 800m from the station 	<ul style="list-style-type: none"> • Tree surveys; potential Tree protection orders • Utilities assessment (gas, electric and sewerage capacity) • SUDS • Ecology survey

Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: BA 8 – formerly B/r18 Works, Station Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> • The proposed development is relatively small scale • A number of inhabitants commute outside of district to conduct comparison shopping and retail activities
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • Proposed Brownfield site • The former land use is that of a car workshop. • Land may be suitable for remediation • The land does not appear to have a high environmental value or amenity value. •

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • There are footpaths and green spaces within 400m of the site • Mitigation – Green space mapping and designation; Increase pedestrian access
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within close proximity to the railway station – within 800m • There are regular bus service routes that connect the site to town centre – bus stop within 400m • Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site is not designated as an important ecological site • There is currently no evidence of vegetation present on the site
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> • The site is located within an area of archaeological interest; • Mitigation – Conduct Archaeological survey of site
3(d) Reduce pollution from any source	√✗	√✗	√✗	<ul style="list-style-type: none"> • Not situated within a Groundwater Source Protection Zone • The land is potentially contaminated from underground fuel tanks from the existing workshop • Mitigation – Land contamination assessment; remediation if needed
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Not at risk of flooding • The site could support potential CHP scheme • Mitigation – Site assessment for implementation of CHP • SuDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✗	✗	✗	<ul style="list-style-type: none"> • The size of the development could potentially contribute to local services and facilities • Contributes to the loss of a local thriving business • Some parts of Baldock are identified as being deprived
5(b) Increase access to decent and affordable housing	✗	✗	✗	<ul style="list-style-type: none"> • Too small to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	✗	✗	<ul style="list-style-type: none"> • The scale of the development itself is unlikely to contribute greatly to potential noise effects • Railway noise generation; potential effects on residents of proposed site • Mitigation – Noise barriers to conceal generated noise from tracks
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> The area has adjoining sewerage facilities with Letchworth Potential incapacity to cope with increased dwelling development pressures Road Networks face initial constraints; limited additional development in order to ease pressures The size of the development is unlikely to pressurize the systems immediately but need to improve current utilities in order to prevent future problems Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Location provides good access to services – within 800m of centre Encourage people to live in town centre areas, good access to main area Contribution to current housing need within the area could benefit in lowering commuting levels.
Summary				
<p>Housing development on a brownfield site with good public transport links and access to the town centre. The site is also not far from green space.</p> <p>Possible constraints would be with regards to utilities, noise from the railway, archaeology and the loss of a local business.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site Potential contaminated land may be suitable for remediation Suitable access to public transportation within 400m of bus stop and 800m of station No impacts upon biodiversity Potential to support local economy and services Promotes sustainable urban living – within 	<ul style="list-style-type: none"> Located within area of archaeological interest Noise from railway line Loss of thriving local business Identified utilities constraints Too small to provide affordable housing 		<ul style="list-style-type: none"> Land contamination assessment; remediation if needed Green space mapping and designation; Increase pedestrian access Enhance pedestrian routes; encourage sustainable transport initiatives Conduct Archaeological survey of site Site assessment for implementation of CHP Noise barriers to conceal generated noise from tracks Utilities assessment (gas, electric and sewerage capacity) 	

<ul style="list-style-type: none"> 800m of town centre • SuDS viable • There are footpaths and green spaces within 400m of the site • Not in a Groundwater Source Protection Zone 		
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Type of Site and Number: Residential (Brownfield) BA 9 –formerly B/r07				
Site Reference and Location: adj. Raban Court, Royston Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> Brownfield site The land is unlikely to have high environmental or amenity value. Evidence of potential land contamination from its use as car lot. Potential for remediation of land Mitigation – Land contamination assessment; land remediation if needed
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> Limited public rights of way Limited Green spaces around location of site (Not within 400m) Mitigation – Green space mapping and designation; Increase pedestrian access
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> Site is located within 800m to the railway station Site is accessible to the town centre Regular bus routes connect site to town centre (within 400m) Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> The site is not located within an area of ecological or environmental sensitivity No evidence of vegetation present on the site

3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	<ul style="list-style-type: none"> The site is adjacent to a conservation sites The site is located within archaeological interest area. There are many listed buildings present surrounding the site itself. Mitigation – Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height Mitigation – Archaeological survey of site and surrounding area
3(d) Reduce pollution from any source	0 X	0 X	0 X	<ul style="list-style-type: none"> Site is not on a north facing slope Site is not located on a Groundwater Source Protection Zone Potential land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Site is not at risk of flooding The site is suitable for SUDS according to the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	<ul style="list-style-type: none"> The site is location of a current local business, removal of services could be a negative impact on area The site is not located within an area of deprivation
5(b) Increase access to decent and affordable housing	X	X	X	<ul style="list-style-type: none"> The size of the development is potentially too small to support affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	<ul style="list-style-type: none"> The site lies within the area of the rail network, potential noise disturbances for the residential area Initial construction could provide noise disturbances Mitigation – Noise mapping
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> The area has adjoining sewerage facilities with Letchworth Potential incapacity to cope with increased dwelling development pressures Road Networks face initial constraints; limited additional development in order to ease pressures Energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas, electric and sewerage capacity)

TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • Located in close proximity to town centre, could lower commuting levels to employment sectors. • Baldock has least visited centre according to Town and Retail study; extra housing in the area could benefit this • Location provides good access to services; provide contribution to Urban centre vitality • Encourage people to live in town centre areas, good access to main area
<p>Summary</p> <p>The site supports sustainability criteria for 2a,2c,3c,4a in that Brownfield development within good access to public transport would support inner city regeneration.</p> <p>Identified constraints upon the area likely to be problematic for the development, however such a small development may not be at risk of this.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Brownfield site • Potential for remediating land contamination remediation • Within 800m of the station and 400m of a regular bus route • Central site • SUDS viable 	<ul style="list-style-type: none"> • Located on site of archaeological interest • Site adjacent to conservation area and listed buildings • Pedestrian links to the site are poor • Removal of a local business • Development likely to be too small to provide affordable housing • Infrastructure constraints; sewerage, road networks, education 		<ul style="list-style-type: none"> • Land contamination assessment; land remediation if needed • Essential to ensure the construction is in keeping with local character, e.g. building materials, style, height • Archaeological survey of site and surrounding area • Green space mapping and designation; Increase pedestrian access • Noise mapping; railway effects • Utilities assessment (gas, electric and sewerage capacity) • Improve pedestrian links to the site with possible traffic light improvements 	

Type of Site: <i>Employment</i>		
Site Reference and Location: <i>BA10 – formerly B/e01, Royston Road, Baldock</i>		
	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"> • This proposed development could supply jobs in the local area. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. • Site is located in Baldock which is identified as one of the main centres in need of improving employment opportunities. • Site is on the outskirts of town. May be better being more central to the town.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> • Site is listed as brown field but from photographic evidence it appears to be largely greenfield.
2(b) Provide access to green spaces	0	0	0	<ul style="list-style-type: none"> • This site will not impact upon access to green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> • Train station within 800m of site. • Bus stop within 400m of site • Site is located on the outskirts of the town. • However, improving employment opportunities in the area will help to combat commuting out of the area for work. • Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> • The site is vegetated and includes hedgerows, trees and shrubs. • Building on this site is likely to lead to a decrease in the ecological value and features of this land. • The site is not designated as being of ecological importance • Mitigation – tree survey; ecology survey.
3(b) Protect and enhance landscapes	√√	√√	√√	<ul style="list-style-type: none"> • The site is identified as having a high capacity for development and a low sensitivity for development.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> • The site is adjacent to an area of archaeological interest. • Mitigation - Archaeological survey

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

<ul style="list-style-type: none"> • Help to support and regenerate the area • Train station within 800m of site. • Bus stop within 400m of site • The site is identified as having a high capacity for development and a low sensitivity for development. • The site is not in a Groundwater Source Protection Zone • This site is appropriate for SUDS according to the SUDS Viability Plan • Not on a north facing slope • Not contaminated 	<ul style="list-style-type: none"> • Next to the railway line – noise for future workers • On the edge of an area of archaeological interest • Borders residential properties • May be sewage and energy constraints • Potential ecological impact 	<ul style="list-style-type: none"> • Ecology survey • Tree survey • Site specific assessment of sewage and energy constraints • Encourage and improve alternative transport • Look at incorporating CHP • Noise survey • Sound proofing • Archaeological survey • SUDS
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Type of Site: <i>Safeguarded employment land</i>				
Site Reference and Location: BA11 and BA12 – formerly B/e02, Royston Road, Baldock				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> • This proposed development could supply jobs in the local area. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. • Site is located in Baldock which is identified as one of the main centres in need of improving employment opportunities. • Site is on the outskirts of town. May be better being more central to the

				town.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	XX	XX	XX	<ul style="list-style-type: none"> • Greenfield site • Grade 2-3 agricultural land
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> • This site has a public right of way running through the centre of it – this could impact upon local amenity
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	<ul style="list-style-type: none"> • Further than 800m of train station • Within 400m of a bus stop • Site is located on the outskirts of the town. • However, improving employment opportunities in the area will help to combat commuting out of the area for work. • Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> • The site is vegetated and includes hedgerows, trees and shrubs. • Agricultural land does not usually have a high ecological value; however, building on this site is likely to lead to a decrease in the ecological value and features of this land. • The site is not designated as being of ecological importance • Mitigation – tree survey; ecology survey.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> • The site has a moderate to high capacity for development and a moderate sensitivity.

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

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> ▪ Would provide more local employment in an area of identified need ▪ Within 400m of a bus stop ▪ Not contaminated ▪ This site is suitable for SUDS ▪ Not on a north facing slope ▪ Not at risk of flooding 	<ul style="list-style-type: none"> ▪ Grade 2 – 3 agricultural land ▪ Further than 800m of train station ▪ Public right of way through site – impacting local amenity ▪ May be sewage and energy constraints – limited capacity ▪ On the outskirts of town, but within 800m ▪ Next to the railway line – noise for future workers ▪ In an area of archaeological interest ▪ Borders residential properties to south 	<ul style="list-style-type: none"> ▪ Improve and encourage the use of public transport. ▪ Ecology survey ▪ Tree survey ▪ Site specific assessment of sewage and energy constraints ▪ Look at incorporating CHP ▪ Noise survey ▪ Sound proofing ▪ Archaeological survey ▪ SUDS

Barkway

Type of Site and Number: Residential (Greenfield) BK1 –formerly Bk/r04				
Site Reference and Location: Land off Cambridge Road, Barkway				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • The proposed development is likely to support the provision of local services within the village
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> The proposed development is on a Greenfield site The existing land use of the site is for horse grazing and housing
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has access to several Bridleways The rights of way give good access to surrounding areas of Green Space (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Housing study identifies a regular bus service within the village. The site is located within 400m of a bus stop. Village location suggests people are likely to rely on personal transportation
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The land boundaries are defined with dense hedges and trees The land itself is defined as grass land, suitable for grazing Site area not listed as an ecologically sensitive area Site unlikely to enhance biodiversity Mitigation – Ecological survey of local hedgerows and surrounding land
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> No Landscape Character Assessment included for this village
3(c) Conserve and where appropriate, enhance the historic environment	O	O	O	<ul style="list-style-type: none"> The site is located close to a designated conservation area Mitigation – Ensure development has no impact upon the setting of the designated area
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Site does not border a watercourse No information given regarding Groundwater Source Protection Zones in this village
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	<ul style="list-style-type: none"> Not at risk of flooding SUDS may not be feasible at this location according to the SUDS Viability Plan Mitigation –investigate possibility for SUDS Mitigation – CHP may be viable if development is of a large enough size
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site has potential to support local services within the village Cumulative effects – Proposed mixed use/retail/other development adjacent to site, potential to support improvement of local services and provisions

5(b) Increase access to decent and affordable housing	?	?	?	<ul style="list-style-type: none"> Not enough available evidence for assessment – number of dwellings?
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No constraints identified for this site
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
Residential development on a greenfield site in a rural village. Clashes with criteria 2a.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Support local services and rural economy Good access to green spaces (within 400m) Not at risk of flooding Within 400m of a bus stop 		<ul style="list-style-type: none"> Village location suggests people are likely to rely on personal transportation Potential loss of biodiversity Nearby conservation area SUDS may not be feasible 		<ul style="list-style-type: none"> Tree surveys; Incorporate as many trees to development as possible Promote and maintain hedgerows between sites Ecological survey of local hedgerows and surrounding land Ensure development has no impact upon the setting of the Conservation Area Investigate possibility of SUDS CHP

Type of Site and Number: Residential (Greenfield)	
Site Reference and Location: BK2 –formerly BK/r02 Land at Windmill Close, Barkway	
What is the predicted effect on each SA objective?	Justification for assessment and any mitigation measures

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development has potential to support local services within the village
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> The site is located on a Greenfield area The land is designated as grade 2 agricultural land Land has current amenity value as a recreational area
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> Evidence of several public rights of way close the site area The site location is well placed in terms of access to Green space areas for future residents However, the site itself is currently used as a recreational ground and residential open space; reducing the accessibility of a potential Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> The housing study identifies the village as having some services There is evidence of a regular bus service, however people living here are likely to rely on the use of personal cars Mitigation – improve local public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> The land boundaries are defined by dense hedges The land itself is defined as grass land of a good quality agricultural grade. Site area not listed as an ecologically sensitive area Site unlikely to enhance biodiversity. Development is likely to lead to a deterioration in the ecological value of this site. Mitigation – Ecological survey
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Lacking information from landscape study
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> The site is not located directly on conservation sites or of archaeological interest, but does border an area of archaeological interest. Relatively small development
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> Limited evidence to support this assessment
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's	√	√	√	<ul style="list-style-type: none"> Data from the Environment Agency indicates the area is not at risk from flooding

ability to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site development is likely to support local services within the village
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The site proposal meets the expected criteria in order to provide “decent” affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	O	O	<ul style="list-style-type: none"> The site is not likely to cause any problems with regards to health Initial construction phase could possibly cause noise and nuisance effects to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> Limited information regarding the site constraints
TOWN CENTRES				
7 Promote sustainable 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	
<ul style="list-style-type: none"> Not at risk of flooding Will provide affordable housing Close to public rights of way and green spaces Regular bus service within village 	<ul style="list-style-type: none"> No services except school in village. Likely to lead to increase in commuting for employment, shopping and other services Greenfield site of Grade 2 agricultural land Loss of current recreational area 		<ul style="list-style-type: none"> improve local public transport Ecological survey 	

Codicote

Type of Site and Number: CD1 – formerly site 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. No evidence of land contamination The site does not border a	This is a greenfield site agricultural land grade 3 Site is located within a source protection zone		Retain as many trees on the site as possible Improve public transport Encourage and improve alternative transport Pedestrian cycle and walkway route mapping	

<p>watercourse</p> <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>The sites location is likely to promote commuting</p>	<p>SUDS</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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CD2 –formerly site 205 – Codicote Garden Centre, Codicote

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X / ?	<ul style="list-style-type: none"> The site has the potential to support the rural economy, but represents the loss of economic development in the area
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with	0	<ul style="list-style-type: none"> Part of site is greenfield, part is previously developed.

high environmental and amenity value?		
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • Green space within 400m • Rights of way nearby providing access to open countryside
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	? / X	<ul style="list-style-type: none"> • Housing Background Paper indicates a good regular bus service within the village • The site is located within 400m of a bus stop • Codicote has a number of shops and services • Village location is likely to lead to the increased use of private cars • Mitigation – encourage sustainable transport initiatives
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of ecological interest, however, development of a partly greenfield site is unlikely to enhance biodiversity unless development includes green features within design • Vegetation present in the form of overgrown hedgerows and grass areas • Mitigation – ecological survey and seek to maintain existing hedgerows to ensure net biodiversity gain
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> • The site is located within the Codicote Plateau Landscape character area (LCA 205) and is considered to have moderate to high sensitivity • The landscape capacity for incremental small scale development is considered to be low to moderate • Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> • Site does not include any historic features
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Part of site is within Ground Water Source Protection Zone 3, although site is above a high groundwater vulnerability zone • Unlikely to be contaminated

<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> • Site not located in a flood zone • Site is suitable for SuDS according the SuDS viability plan
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • Site has potential to support local services within the village
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • The estimated number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	0 / X	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	√	<ul style="list-style-type: none"> • The transport and utilities constraints background paper study and IDP suggests that the village is free from constraints
<i>Town centres</i>		
7. Promote sustainable urban living?	? / X	<ul style="list-style-type: none"> • Codicote's location makes the residents use of private transport likely to commute into the nearest large town for work and entertainment
Key positive effects	Key negative effects	Potential mitigation
Proximate to open space No impact on historic features Not in a flood zone No evidence of contamination	Site represents a loss of economic development in the area Village location means that people are likely to rely on personal cars and commute out	Encourage sustainable transport initiatives Ecology survey Maintain trees and hedgerows

Codicote largely free from constraints	Impact on landscape	Landscape assessment
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Type of Site and Number: CD3 –formerly site 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 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. No evidence of land	This is a greenfield site Agricultural land grade 3		Retain as many trees on the site as possible Improve public transport	

<p>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 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>Site is located within a source protection zone</p> <p>The sites location is likely to promote commuting</p>	<p>Encourage and improve alternative transport</p> <p>Pedestrian cycle and walkway route mapping</p> <p>SUDS</p> <p>Improve facilities</p> <p>Ensure development is in-keeping with existing settlement pattern</p> <p>More detailed landscape assessment.</p>
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Cockernhoe and east of Luton

EL1 and EL2 (previously parts of EL- included as option 6 in Feb 2012 appraisal)

SA Objective: Will the policy...	What is the predicted effect on each SA objective?			Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
	Short term	Med term	Long term	
<i>Economic Activity</i>				

1. Achieve sustainable levels of prosperity and economic growth?	?	?	?	If Century Park is developed, there is potential for employment development in conjunction with housing, however, this development on its own does not incorporate any employment land.
<i>Land use and development patterns</i>				
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X X	X X	XX	Greenfield site, majority is grade 3 agricultural land. This area is considered to have generally high landscape quality based on its proximity to the AONB. The area is accessible for local residents and is well used.
2b. Provide access to green spaces?	?	?	?	<p>The large, out of settlement location of this site is likely to provide opportunities for providing additional greenspace, however it is developing on accessible greenspace in the first instance. The area is well used and valued by local residents, and development would mean that access to the countryside would be further away for existing residents. Existing greenspace is within 400m of the site, and rights of Way run through the site.</p> <p>Mitigation – apply green space standards to ensure positive benefit for greenspace. Ensure protection of existing footpath through the site. There is an opportunity to connect historic parks and gardens into public footpaths and into existing Level 2 Green Link heading east toward Stevenage.</p>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	X	X	A site of this size is likely to be able to provide significant facilities within the development, including bus links, and could be linked with new employment opportunities. However, the site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton.

				Mitigation - inclusion of sustainable transport measures.
<i>Environmental protection</i>				
3a. Protect and enhance biodiversity?	x	?	?	<p>The site is adjacent to Stubbocks Wood Wildlife site. The Environmental Statement submitted alongside the planning applications identifies that existing habitats are predominantly arable fields with hedgerows, along with patches of woodland and semi improved grassland areas across site. The development would include Brickkiln Wood (not designated). Habitat creation proposed as part of the plan, but there is likely to be an initial negative impact.</p> <p>Mitigation – retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development. Detailed ecological surveys and appropriate mitigation measures, including wildlife corridors, to ensure that the impact on ecology is minimised.</p>
3b. Protect and enhance landscapes?	X X	X X	X X	<p>A site of this size and scale in this location is likely to have a significant visual impact on landscape, as well as on local villages. The site is located on top of the plateau ridge and so will impact on surrounding views of the site, and will lead to the coalescence of Luton with nearby villages. The site is located within Landscape Character Area 202 Breachwood Green Ridge, which is considered in the 2011 landscape assessment¹⁸ to have a moderate sensitivity. However the study also suggests that the landscape capacity for urban extensions greater than 5ha is low to moderate. The site is also close to the AONB.</p> <p>Other landscape studies have also been undertaken of the proposed development area (including sites EL1, EL2 and EL3), in particular a LUC report in 2008¹⁹ and a review of the LUC report in 2009. The 2009 report notes that development of the scale proposed would have significant impacts on the landscape character and the visual and</p>

¹⁸ See http://www.north-herts.gov.uk/202_2011.pdf

¹⁹ The first report was Environmental Sensitivity Assessment Supplementary Report (LUC December 2008) and this was reviewed in 2009 by the Landscape Partnership – see http://www.north-herts.gov.uk/east_of_luton_final_report_all.pdf

				<p>recreational resource, as well as local villages. The proposed extent of the development has since been reduced, and in particular the proposed development area is now set below the ridge line visible from Lilley Bottom in order to avoid devaluing the quality of the Lilley Bottom Character Area. However, it is still likely that development of this scale will have a significant impact on the landscape.</p> <p>Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern, taking account as far as possible of the guidelines in the 2011 study.</p>
3c. Conserve and, where appropriate, enhance the historic environment?	X	X	X	<p>Site includes part of Mangrove Green and Cockernhoe archaeological area. Site also close to Putteridge Bury.</p> <p>Mitigation - Archaeological survey of the site and surrounding area.</p>
3d. Reduce pollution from any source?	X	X	X	<p>Site likely to be contaminated. Site above SPZ 3 but not adjacent to a watercourse.</p>
<i>Climate change</i>				
4 Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	√	√	√	<p>Potential surface water flooding issues onsite. There are constraints on the use of SuDS according to the SUDS viability plan, however other alternatives for SuDS should be sought. There are significant opportunities for sustainable energy for the combined development of EL1, EL2 and EL3, given the size of the development.</p> <p>Mitigation – actively encourage sustainable energy solutions onsite, and review options for SuDS. Produce Surface Water Management Plan.</p>
<i>A just society</i>				
5a. Share benefits of prosperity fairly?	?	√	√	<p>Site is poorly related to Luton and North Hertfordshire, although is likely to provide affordable housing for residents currently living in deprived areas of Luton.</p>

5b. Increase access to decent and affordable housing?	✓	✓✓	✓✓	Site would provide 1,000 - 1400 houses in North Hertfordshire a significant proportion of which would be affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	X	X	Initial construction phase would be disruptive for surrounding residents, The site is very close to Luton noise contours. Development of this large greenfield site will inevitably involve increased light, air and noise pollution. Mitigation: Construction Management Plan. Review noise impacts on potential residents, and incorporate mitigation within development.
<i>Resource use and waste</i>				
6. Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Site is likely to be served by Luton East Hyde STW. The Environment Agency has identified that the STW is constrained on all sides. Should upgrades be required, this is a constraint to development. Not currently clear if upgrades are required or not. It will be important to ensure that water efficiency measures are included within the development to reduce the impact on available water resources. Mitigation - Further discussion with EA and Water companies Mitigation – ensure water efficiency in new development
<i>Town centres</i>				
7. Promote sustainable	X	X	X	Site unlikely to contribute to town centre based on its out of town location, although

urban living?			there are local centres in closer proximity that it may serve.
Key positive effects		Key negative effects	Potential mitigation
<ul style="list-style-type: none"> • Site would provide 1000 – 1400 additional dwellings in North Hertfordshire including significant affordable housing. Some of this is likely to serve residents currently living in deprived areas of Luton. • A site of this size is likely to be able to provide significant facilities within the development, including bus links and could be linked with new employment opportunities • Opportunity to provide additional greenspace and connect historic parks and gardens into public footpaths and into existing Green Link heading east toward Stevenage. • Potential for habitat creation as part of the development • Significant opportunities for sustainable energy solutions onsite. 		<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3 • Site includes designated archaeological area • Area provides well used and valued recreation space for existing residents of Luton and Cockernhoe and other villages. • The site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. • The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. • A site of this size and scale in this location is likely to have a significant impact on the landscape character and on local villages. Site is close to AONB. • Site includes part of Mangrove Green and Cockernhoe archaeological area. Site also close to Putteridge Bury, a designated Historic Park and Garden. • Site includes woodland, hedgerows, and grassland, and will surround Brickkiln Wood. It is also 100m from Stubbocks Wood wildlife site. • Site likely to include some contamination from previous landfill use and is partly located in Source Protection Zone 3. • Possible constraints on sewerage treatment infrastructure. • Potential surface water flooding issues 	<ul style="list-style-type: none"> • Use of SuDS or alternatives throughout development; • apply green space standards to ensure positive benefit for greenspace provision; • archaeological survey of the site and surrounding area; • inclusion of sustainable transport measures • actively encourage sustainable energy solutions onsite, and review options for SuDS. • produce Surface Water Management Plan; • work with EA and Water companies re Sewage Treatment Works; • retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development • consideration of noise contours from Luton airport; and • Require water efficiency in development.

	<p>onsite.</p> <ul style="list-style-type: none"> • Constraints on use of SuDS • The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment • Initial construction phase would be likely to create noise and other disruption for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. • The site is very close to Luton noise contours. 	
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Site EL3 –formerly 212a Land Adjoining East of Luton

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	?	<ul style="list-style-type: none"> • If Century Park is developed, there is potential for employment development in conjunction with housing, however, this development on its own does not incorporate any employment land.
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity	X X	<ul style="list-style-type: none"> • Greenfield site • Site located on Grade 3 agricultural land • This area is considered to have generally high value based on its proximity

value?		to the AONB.
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> • The development is on the edge of the settlement and contains rights of way, meaning that access to the open countryside would be further away for existing residents of Luton / Mangrove Green / Cockernhoe • A development of this scale is likely to provide opportunities for additional greenspace, however the specific details are not yet known. • Some forms of Greenspace are within 400m. Rights of Way run through the site. • Mitigation – apply green space standards to ensure positive benefit for greenspace and recreational amenity. Ensure existing ROW are maintained. Development should ensure that existing residents continue to have access to open space and loss of existing greenspace does not negatively affect overall provision. There is an opportunity to connect historic parks and gardens into public footpaths and into existing Level 2 Green Link heading east toward Stevenage.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide significant facilities within the development, including bus links, and could be linked with new employment opportunities. However, the site is a long distance from the Luton town centre and the topography is undulating, which would be a discouragement to walking or cycling into the town. The site is over 3km from Luton station, so residents are likely to use private vehicles to commute and access services in Luton. • The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment • Local road network to the east is substandard, development in this area will make issue worse • Mitigation - inclusion of sustainable transport measures, minimise access to existing road network to the east. Inclusion of new road infrastructure
<i>Environmental protection</i>		

3a. Protect and enhance biodiversity?	X/?	<ul style="list-style-type: none"> • Vegetation present in the form of overgrown tree belts, hedgerows and grassed areas – development of the site is likely to have an initial negative impact. • Mitigation – ecological survey and seek to maintain existing trees and hedgerows in development and seek opportunities for ensuring a net gain for biodiversity
3b. Protect and enhance landscapes?	X X	<ul style="list-style-type: none"> • A site of this size and scale in this location is likely to have a significant visual impact on landscape. The site is located on top of the plateau ridge and so will impact on surrounding views of the site. and will lead to the coalescence of Luton with nearby villages. The site is located within Landscape Character Area 202 Breachwood Green Ridge, which is considered in the 2011 landscape assessment²⁰ to have a moderate sensitivity. However the study also suggests that the landscape capacity for urban extensions greater than 5ha is low to moderate. The site is also close to the AONB. • Other landscape studies have also been undertaken of the proposed development area (including sites EL1, EL2 and EL3), in particular a LUC report in 2008²¹ and a review of the LUC report in 2009. The 2009 report notes that development of the scale proposed would have significant impacts on the landscape character and the visual and recreational resource, as well as local villages. The proposed extent of the development has since been reduced, and in particular the proposed development area is now set below the ridge line visible from Lilley Bottom in order to avoid devaluing the quality of the Lilley Bottom Character Area. However, it is still likely that development of this scale will have a significant impact on the landscape. • Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern, taking account as far as possible of the guidelines in the 2011 study.

²⁰ See http://www.north-herts.gov.uk/202_2011.pdf

²¹ The first report was Environmental Sensitivity Assessment Supplementary Report (LUC December 2008) and this was reviewed in 2009 by the Landscape Partnership – see http://www.north-herts.gov.uk/east_of_luton_final_report_all.pdf

3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> • Site includes Mangrove Green and Cockernhoe archaeological area. Site also close to Mangrove Hall Listed Buildings. • Mitigation - Archaeological survey of the site and surrounding area. • Mitigation – sensitivity to the setting of historic buildings through design
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Site located above Source protection Zone 3. Site unlikely to be contaminated.
<i>Climate change</i>		
4 Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	√	<ul style="list-style-type: none"> • Potential surface water flooding issues onsite. There are constraints on the use of SUDS according to the SUDS viability plan, however other alternatives for SuDS should be sought. • Opportunities for sustainable energy, given the size of the development, particularly in conjunction with EL1 and EL2.
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • Site is poorly related to Luton and North Hertfordshire, although could provide housing for deprived areas of Luton in the medium to long term.
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • Site would provide 700 houses in North Hertfordshire a proportion of which would be affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding residents • The site is close to Luton noise contours • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. <p>Mitigation: Construction Management Plan. Review noise impacts on potential residents, and incorporate mitigation within development.</p>
<i>Resource use and waste</i>		

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

Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> Site would provide 700 additional dwellings in North Hertfordshire including significant affordable housing Green space is within 400m of the site. Opportunity for sustainable energy solutions onsite in conjunction with EL1 and EL2. A site of this size is likely to be able to provide significant facilities within the development. Opportunity to connect historic parks and gardens into public footpaths and into existing Green Link heading east toward Stevenage. 	<ul style="list-style-type: none"> This is a greenfield site, agricultural land grade 3. Site includes designated archaeological area The area provides recreation space for existing residents of Luton, Cockernhoe. A site of this size and scale in this location is likely to have a significant impact on the landscape character and on local villages. Constraints on use of SuDS. Potential surface water flooding issues onsite. The likelihood is that residents of this development will drive to Luton / Hitchin for work and entertainment Local road network to the east is sub-standard, development in this area will make this worse, and reduce accessibility for existing residents. Initial construction phase would be likely to create noise and other disruption for surrounding local residential areas. 	<p>Investigate use of SuDS or alternatives throughout development;</p> <p>Apply green space standards to ensure positive benefit for greenspace provision;</p> <p>Archaeological survey of the site and surrounding area;</p> <p>Landscape assessment</p> <p>Inclusion of sustainable transport measures</p> <p>Work with EA and Water companies re Sewage Treatment Works;</p> <p>Retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development</p> <p>Consideration of noise contours from Luton airport;</p> <p>Water efficiency and SuDS;</p> <p>Potential contribution to Green Infrastructure</p>

	<ul style="list-style-type: none"> Development of this large greenfield site will inevitably involve increased light, air and noise pollution. 	Project ST9; Surface Water Management Plan: Construction Management Plan.
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Great Ashby and north east Stevenage

GA1 – formerly part of NES (option 9 in Feb 2013 options appraisal)

Type of Site and Number: Residential				
Site Reference and Location: NES3 Roundwood				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located on agricultural land grade 3

2(b) Provide access to green spaces	?	?	?	<ul style="list-style-type: none"> • Green space is within 400m • A public footpath and cycle track, part of the Hertfordshire Way • borders the northern edge of the site. • A shared foot/cycleway called Botany Bay Lane runs from the south-east corner of the site past the public open space . • The large, edge of town location of this site is likely to provide opportunities for additional greenspace, however it is developing greenspace in the first instance and access to the countryside would be further away for existing residents. • Mitigation – apply green space standards to ensure positive benefit for greenspace. There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> • A site of this size is likely to be able to provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development. Mitigation - inclusion of sustainable transport measures.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • The habitat study accompanying the planning application²² for this site notes that <i>the intense cultivation of the field with its narrow margins means that the majority of the site is of low intrinsic ecological value.</i> • The study also notes that <i>the Site's boundary features are of greater ecological value and have the potential to support a number of protected and notable species.</i> • The boundary features also provide connectivity to woodland areas near the site. • Mitigation – retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development.
3(b) Protect and enhance landscapes	?	X	X	<ul style="list-style-type: none"> • The area is within the Weston Park LCA of the 2011 landscape study²³. This comments that some small scale development (less than 5ha) could be accommodated at the edge of Stevenage, extending recent development at Great Ashby, provided containment is provided by appropriately located woodland belts. However, this developed is 10ha in size, and the LCA describes developments of greater than 5ha as not appropriate. • The landscape report²⁴ accompanying the planning application considers that the existing site has a moderate capacity to accommodate residential development. • This report also reinforces that need to retain the vegetation on the edge of the site, which contributes positively to the local landscape character.

²² See <http://www.north-herts.gov.uk/docfilesrv/1/00/10/56/00105681.pdf>

²³ See http://www.north-herts.gov.uk/220_2011.pdf

²⁴ See Landscape and Visual Impact Appraisal Baseline, Nicholas Pearson Associates March 2008 <http://www.north-herts.gov.uk/docfilesrv/1/00/10/56/00105671.pdf>

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 • The archaeological desk-top study accompanying the planning application notes that the likelihood of remains is moderate to low, but recommends an archaeological survey of the site.
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> • The site is situated within a source protection zone 3. • There is no evidence of contamination. • Rye Meads Water Cycle Study addresses impacts of the growth of Stevenage on the Rye Meads Sewage Treatment Works (and therefore on groundwater quality). This identified possible solutions up to 2021, however additional work was required past this date as the Water Framework Directive is likely to place more stringent controls on the water quality
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"> • Surface flooding is identified as a potential issue within this area. • There are constrains on the use of SUDS according to the SUDS viability plan.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Development would provide up to 360 dwellings (including 35% 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"> • Initial construction phase would be disruptive for surrounding local residential areas • Development of this large greenfield site will inevitably involve increased light, air and noise pollution.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use	x	x	x	<ul style="list-style-type: none"> • There are significant constraints on sewerage infrastructure in Stevenage. A large new housing

recycled where possible				development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> Site on the edge of Stevenage, but unlikely to compete with services in the town.
Summary				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> Two primary schools, retail outlets, parks and a doctors surgery are within 1 km of the site. Currently within 200m of bus stop at Great Ashby, but the frequency is less than hourly. Existing footpaths and cycleways abut the site, and there is access to greenspace within 400m. There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west. Development would provide up to 360 dwellings (including 35% affordable housing) 	<ul style="list-style-type: none"> This is a greenfield site, agricultural land grade 3. The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area. There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. Potential surface water flooding issues onsite Constraints on the use of SuDS Located in Source Protection Zone 3. Access to the countryside would be further away for existing residents. It is likely that a significant proportion of new residents 			<ul style="list-style-type: none"> Additional bus stops will be required to support sustainable transport, particularly into Stevenage There is a need to retain the vegetation on the edge of the site, which supports biodiversity and contributes positively to the local landscape character. Seek opportunities for improving biodiversity Archeological survey of site Improvements to Rye Meads STW as outlined in Water Cycle Study. High levels of water efficiency in new homes. Apply green space standards to ensure positive benefit for greenspace. There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west. Produce Surface Water Management Plan. Produce Construction Management Plan. Review how to reduce impacts on existing residents through appropriate landscaping and green infrastructure.

	<p>would work outside Stevenage and travel by car, even if some employment was provided for in the development.</p> <ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas. • Development of this large greenfield site will inevitably involve increased light, air and noise pollution. 	
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GA2 –formerly site 226 – reduced North East of Stevenage

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	<ul style="list-style-type: none"> • Site could support existing businesses in Stevenage, but is not large enough to provide additional businesses onsite

<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> • The development is located on greenfield land • The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> • Site located within 400m of open space • Development will reduce accessibility of the open countryside to existing Great Ashby residents • Mitigation – existing rights of way should be maintained and improved to allow rural access for existing residents. Site is adjacent to green infrastructure project SN5 Enhanced green links to Stevenage Green Lungs. This site could help deliver
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X X	<ul style="list-style-type: none"> • Within 400m of bus stop, not within 800m of train station • The site is poorly related to the existing settlement and the town centre of Stevenage. Could lead to increased traffic through Weston / Graveley. • A site of this size is likely to be able to provide some facilities within the development to minimise trips generated by car for day-to-day facilities. The issue is the relationship with the town centre. It is a further distance away than Great Ashby. It is still likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development. • Mitigation - inclusion of sustainable transport measures..
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	X	<ul style="list-style-type: none"> • Site borders two wildlife sites • Vegetation present in the form of treebelts and hedgerows areas • Mitigation – ecological survey to ensure wildlife sites are incorporated in design and ensure that habitat fragmentation does not occur. Seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> • The site is located in Landscape Character Area 220 Weston Plateau Parklands, which is considered to be of moderate sensitivity, based on the

		<p>enclosed quiet nature of the character. The evaluation of this LCA describes developments of greater than 5ha as not appropriate²⁵.</p> <ul style="list-style-type: none"> • The NHDC landscape sensitivity and capacity study²⁶ identifies different parts of this area as having moderate sensitivity and moderate/moderate-high sensitivity and low capacity • Development is likely to have a significant landscape impact as contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warren's Green • Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features.
3c. Conserve and, where appropriate, enhance the historic environment?	0	<ul style="list-style-type: none"> • No historic features located within the site • Tile Kiln Farm listed building located adjacent to the site • Mitigation – consideration of Tile Kiln Farm setting within design
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Located in Source Protection Zone 3 • Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	?	<ul style="list-style-type: none"> • Potential surface water flooding issues onsite • Constraints on the use of SuDS • Potential for sustainable energy solutions
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	?	<ul style="list-style-type: none"> • Site will not provide any additional facilities, although will provide houses to support growth of Stevenage
5b. Increase access to decent and affordable housing?	√√	<ul style="list-style-type: none"> • Site would provide 500 houses in North Hertfordshire a proportion of which would be affordable.

²⁵ See http://www.north-herts.gov.uk/220_2011.pdf

²⁶ See http://www.north-herts.gov.uk/north_east_of_stevenage_summary_all.pdf

5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. Development of this large greenfield site will inevitably involve increased light, air and noise pollution. Mitigation: Construction Management Plan and review how to reduce impacts on existing residents through appropriate landscaping and green infrastructure.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> Housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. Mitigation – ensure water efficiency in new development and waste water infrastructure is in place before development occurs
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> The site is poorly related to North Hertfordshire. The location of the development also means that it is also poorly related to Stevenage. It is further north than Great Ashby, where residents are already separated from the Town's centre. Travel by car is likely to be increased by this development. Sustainable transport measures would need to be a priority in this location.

Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> A site of this size is likely to be able to provide some facilities within the development The development would provide 500 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land Site borders 2 wildlife sites, and contains treebelts and hedgerows. 	<p>Ecology survey and retention of habitat features.</p> <p>Water efficiency and SuDS – Wastewater</p>

<p> dwellings in North Hertfordshire, including affordable housing</p> <ul style="list-style-type: none"> • There is a possible link into Stevenage Greenway and existing Level 1 Green Links north and west. • Currently within 400m of bus stop, but the frequency is less than hourly. May be possible to fund improved bus services with a development of this size. • Potential for sustainable energy solutions given size of site. 	<ul style="list-style-type: none"> • There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. • Part of the site is in a landscape identified as having low capacity for development. The site contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warren's Green • Located in Source Protection Zone 3 • Adjacent to a listed building • Potential surface water flooding issues onsite • Constraints on the use of SuDS • Development will reduce accessibility of the open countryside to existing Great Ashby residents • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car, even if some employment was provided for in the development. • Initial construction phase would be disruptive for surrounding local residential areas. 	<p>infrastructure in place before development</p> <p>Landscape assessment</p> <p>Sustainable transport measures</p> <p>Site could deliver Green Infrastructure Project SN5</p> <p>Surface Water Management Plan</p> <p>Construction Management Plan</p> <p>Review how to reduce impacts on existing residents through appropriate landscaping and green infrastructure.</p>
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Graveley

GR1 –formerly site 208 – Land at Milksey Lane

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> The site has the potential to support the rural economy and rural facilities
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X / ?	<ul style="list-style-type: none"> The development is located on greenfield land, although part of the site includes a large house The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> Green space within 400m Rights of way nearby providing access to open countryside
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> Housing Background Paper indicates a good regular bus service within the village The site is located within 400m of a bus stop Village location is likely to lead to the increased use of private cars Mitigation – encourage sustainable transport initiatives
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / √	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest, however, development of a partly greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of overgrown hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	√ / 0	<ul style="list-style-type: none"> The site is located within the Arlesey – Great Wymondley landscape character area (LCA 216) which is considered to have low sensitivity There could be capacity for carefully located and designed small scale

		<p>developments within the character area, particularly if they were in keeping with the existing character and incorporated into existing settlements</p> <ul style="list-style-type: none"> • Mitigation – landscape assessment and sensitive design to use existing landscape features
3c. Conserve and, where appropriate, enhance the historic environment?	X	<ul style="list-style-type: none"> • Site is located in an archaeological area • Site contains part of the conservation area • Site contains a listed building • Mitigation – undertake archaeological assessments • Mitigation - ensure development is sensitive to local buildings and development incorporates the local character including size, materials, design etc.
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Part of site is within Ground Water Source Protection Zone 3, although site is above a high groundwater vulnerability zone • Unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	<ul style="list-style-type: none"> • Small amount of Flood zone 2 in SE corner • No constraints on SuDS • Mitigation – sequential and exception tests for flood risk areas
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • Site has potential to support local services within the village
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • The estimated number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	0 / X	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. • Site is proximate to the A1 • Mitigation – noise and vibration should be considered by site design and landscaping

<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	√	<ul style="list-style-type: none"> The transport and utilities constraints background paper study and IDP suggests that the village is free from constraints
<i>Town centres</i>		
7. Promote sustainable urban living?	? / X	<ul style="list-style-type: none"> Graveley's location makes the residents use of private transport likely to commute into the nearest large town for work and entertainment, few services in the village

Key positive effects	Key negative effects	Potential mitigation
Site will support local services Site Within 400m of greenspace Does not include designated wildlife site Site will provide affordable housing No constraints identified	Site includes Archaeological area, conservation area and listed building Site is proximate to the A1 – potential noise pollution Village location means that people are likely to rely on personal cars and commute out SE corner in flood zone 2	Ecological survey Landscape assessment Archaeological survey Sensitive design relating to historic built environment Improve public transport provision Sequential and exception tests to mitigate flood risk Noise and vibration should be considered in design

Hitchin

Type of Site and Number: HT1 – formerly site 39 Residential				
Site Reference and Location: 08/3637 Highover Farm, Stotfold Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and 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 inequalities	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
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	
Site would support the local economy Provides access to affordable housing No wildlife designations	Does not minimise development on greenfield land		Improve initial utilities prior to development Ensure that the tree line and hedgerows are retained and	

Site is not within a conservation area	<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>	enhanced.
Site is not within an area of archaeological interest		Improve public transport links
Site contains no listed buildings		Improve links to rights of way
Site is not within a flood zone		
Site is not within a source protection area		
Site large enough for CHP		

Type of Site and Number: HT2 –formerly site 98 Residential				
Site Reference and Location: 07/0755, land north of Pound Farm, 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"> • Immediately adjacent to the urban area 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, though most of it is grade 3b, according to the site owners
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. It is noted that the owners have produced a highway statement indicating that the site is 2km from Hitchin station which could be reached by cycling. • Site on the edge of town – residents likely to commute, despite public transport and cycling options. • 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 and further investigation will be needed on potential impact on site. • Site is an open field, bordered by trees and hedgerows. It is noted that an ecological survey funded by the owners has shown no habitats of ecological value and that the site is of no botanical interest. • 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 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	0	0	0	<ul style="list-style-type: none"> • Site is not within floodzone • 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 immediately adjacent to the urban area of Hitchin.</p> <p>Could contribute to the improvement of the local economy and support of the existing services</p>	<p>Greenfield site</p> <p>If site were developed, it could reduce informal access to green space for local residents.</p> <p>Site adjoins a wildlife site, and further investigation will be needed on potential impact on</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</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 or on a floodzone</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.</p> <p>Agricultural land grade 3, though most is grade 3b</p> <p>Identified constraints on utilities</p> <p>Site location could increase commuting, despite public transport and cycling options</p>	<p>retained and enhanced.</p> <p>Improve public access to green space via creation of public footpaths and provision of additional greenspace</p> <p>Encourage and promote sustainable transport initiatives.</p> <p>Consider CHP technology</p> <p>Incorporate SuDS</p>
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: HT3 -formerly H/r30 Land south of Oughton Lane Hitchin.				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	Green (agricultural grade 3) no distinction was made between 3a and 3b. Site has high amenity value for local residents.

2(b) Provide access to green spaces	X	X	X	A RUPP runs along north of the site offering access to the country side for informal recreation. Despite this, the proposed development would increase distance from existing housing to open space, with a cumulative impact from the loss of an existing playing field/open space for informal recreation if Hr24 was developed.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	Situated within 400 metre of a bus route with frequent services, but outside the 800 metre radius of Hitchin train station. Hitchin town centres is just within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Mature hedgerows on all sides with some large trees within the hedgerows.
3(b) Protect and enhance landscapes	0	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity but low to moderate sensitivity, i.e. it can accommodate development but mitigation measures may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	✓	✓	✓	No historical designation on the site.
3(d) Reduce pollution from any source	✓	✓	✓	Site is not located within a groundwater protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	Site is not within a flood risk area. Due to economies of scale climate change mitigation and adaptation measures during construction, site layout and building operation could be viable. SuDS viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. Area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	?✓	?✓	✓	Planning policy requires provision of affordable housing in the development.

5© Improve conditions and services that engender good health and reduce health inequalities	✓	✓	✓	No environmental Health Issues (Environmental Health Study)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	Potential to use sustainable construction and site operation techniques.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	Hitchin town centres is within 800 metre walking distance. According to the Town Centre study the centre offers good shopping facilities and venues for evening entertainment.
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Site was identified within the Edge of Centre study (03) as being an appropriate and sustainable peripheral site for housing. ▪ Situated within 400 metre of a bus route with frequent services ▪ This site is within walking distance, to a primary school (350m) and secondary school (1200m). ▪ Conveniently located within 800 metre of town centre and other shopping and community facilities. ▪ Provision of affordable housing. ▪ The Landscape Sensitivity and Capacity Study rated the site as having a moderate to high capacity and a mixture of low and moderate sensitivity. 	<ul style="list-style-type: none"> ▪ Loss of informal open space for neighbouring housing, exacerbated by the development of the nearby football field (Hr24) (though site density provides for inclusion of open space). ▪ Outside the 800m radius of the train station. 		<ul style="list-style-type: none"> ▪ Ensure that appropriate levels of open space are provided to serve development and neighbouring properties ▪ Investigate probable contamination. ▪ Landscape mitigation measures required may not completely reduce the effects of the development ▪ Hedge should be kept. 	

<ul style="list-style-type: none"> ▪ SuDS viable. ▪ A RUPP runs along north of the site offering access to the country side for informal recreation ▪ Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. 		
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: HT 4 – formerly H/r24 Land at Junction of Lucas Lane Hitchin.				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	The site is situated adjacent to a mobile home park. Potential negative impact on tourism to due the loss of this playing field.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	Green (agricultural grade 3) no distinction was made between 3a and 3b. Site has high amenity value for local residents. Identified within the Contaminated Land Study as unlikely to be contaminated
2(b) Provide access to green spaces	X	X	X	A footpath runs along south of the site and a RUPP in close proximity to the north, offering access to the country side for informal recreation. Despite this, the proposed development would increase distance from existing housing to open space as well as resulting in a loss of an exiting playing field.

2 Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Situated within 400 metre of a bus route with restricted services, but outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies. The site would infringe into what appears to be of green wedge shape, if development of H/r14, H/r25 and H/r 30 goes ahead.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Mature hedgerows on all sides with some large trees within the hedgerows.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having a low sensitivity but moderate to high capacity, i.e. it can accommodate development but mitigation measures may not completely reduce the effects of the development. Site would negatively impact on the openness of the landscape
3© Conserve and where appropriate, enhance the historic environment	✓	✓	✓	No historical designation on the site.
3(d) Reduce pollution from any source	✓	✓	✓	Identified within the Contaminated Land Study as unlikely to be contaminated. Site does not border any watercourses. Site is not located within a groundwater protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	Site is not situated within a flood risk area. Due to economies of scale climate change mitigation and adaptation measures during construction, site layout and building operation could be viable. SuDS viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. Area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development.
5© Improve conditions	✓	✓	✓	No environmental Health Issues (Environmental Health Study)

and services that engender good health and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✓	✓	✓	Potential to use sustainable construction and site operation techniques.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	Hitchin town centres is within 800 metre walking distance. According to the Town Centre study the centre offers good shopping facilities and venues for evening entertainment.
Summary				
The development of the site would have negative impacts on the provision of green areas of value for formal, informal recreational (playing field), tourism and sustainable urban form. The site would infringe into what appears to be of green wedge shape, if development of H/r14, H/r25 and H/r 30 goes ahead.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Site was identified within the Edge of Settlement Study as being an appropriate and sustainable peripheral site for housing. ▪ This site is within walking distance, to a primary school (350m) and secondary school (1200m). ▪ Conveniently located within 800 m of town centre and other shopping and community facilities. ▪ The Landscape Sensitivity and Capacity Study rated the site as having a low sensitivity and moderate to high capacity. ▪ Provision of affordable 	<ol style="list-style-type: none"> 1. Would increase distance from existing housing to open space as well as resulting in a loss of an existing playing field (though some provision will be included within development). 2. Only served by an infrequent bus service and further than 800m from the train station. 		<ol style="list-style-type: none"> 3. Replacement recreation facilities should be provided 4. Mature hedgerows on all sides with some large trees within the hedgerows should be kept. 5. Landscape mitigation measures may not completely reduce the effects of the development. <ul style="list-style-type: none"> ▪ Recreation facilities provided under planning obligation could benefit the wider community but only if replacement facilities are of better quality than the ones lost. 	

<p>housing.</p> <ul style="list-style-type: none"> ▪ A footpath runs along south of the site and a RUPP in close proximity to the north, offering access to the country side for informal recreation. ▪ SuDS viable. 		
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Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: HT5- formerly H/r25 Land at Junction of Grays Lane, and Lucas Lane, Lane Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		√	√). The site is located within attractive surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	Green (agricultural grade 3) no distinction was made between 3a and 3b. Vacant field, currently used for informal recreation (dog walking).
2(b) Provide access to green spaces	√X	X	X	Although a footpath runs along north of the site offering access to the country side for informal recreation, the proposed development would increase distance from existing housing to open space. As the site is below the threshold to provide facilities for sport and recreation, there is will be a negative effect due to the strain on existing provisions medium to long term,.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	0	√	√	Situated within 400 metre of a bus route with restricted services, but outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. This site is within walking distance, to a primary school (350m) and secondary school (1200m). Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	There is no biodiversity designation on the site. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Existing hedges and trees ought to be kept.
3(b) Protect and enhance landscapes	○	✓	✓	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as high capacity and low sensitivity These sites have been appraised as being able to accommodate new housing development without significant effects on their character or the surrounding landscape. Mitigation via the provision of green space infrastructure has been suggested as nominally a minimum of 15% for this site.
3© Conserve and where appropriate, enhance the historic environment	✓	✓	✓	No historical designation on the site.
3(d) Reduce pollution from any source	✓	✓	✓	Identified within the Contaminated Land Study has unlikely to be contaminated. Site does not border any watercourses. Site is not located within a groundwater protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√X	√X	√X	Site is not within a flood risk area. Due to low number of dwelling climate change mitigation and adaptation measures during construction, site layout and building operation may not be viable. SuDS viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	The number of dwellings is too low to trigger the provision of community facilities he surrounding. Area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	○	○	○	Number of dwelling is below the threshold of 15 units to provide affordable housing.
5© Improve conditions and services that engender good health and reduce health inequalities	✓	✓	✓	No environmental Health Issues (Environmental Health Study)
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	Low number of dwelling may render the use of sustainable construction and site operation techniques unviable.
TOWN CENTRES				
7 Promote sustainable	✓	✓	✓	Hitchin town centres is within 800 metre walking distance. According to the

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

located within a groundwater protection zone				
Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: HT6 – formerly H/r14 Land at Junction of Grays Lane and Crow Furlong, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	O	√	√	The site is located within pleasant surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	Green (agricultural grade 3) no distinction was made between 3a and 3b. Currently used as a paddock orchard.
2(b) Provide access to green spaces	X√	X√	X√	Although a footpath runs along north of the site offering access to the country side for informal recreation, the proposed development would increase distance from existing housing to open space.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	O	√	√	Situated and within 400 metre of a bus route with restricted services, but outside the 800 metre radius of Hitchin trains station. Hitchin town centres is within 800 metre walking distance, and a food supermarket and community facilities are located even closer. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies. The Housing Background Paper notes that the greenfield sites in Hitchin are not necessary to meet local need, based on proportionate growth. This means that they would be more likely to serve need in Letchworth and Baldock. However, given the closeness of the three towns, this is unlikely to be a significant issue.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	O	√	√	There is no biodiversity designation on the site and the site's previous use as a paddock would indicate a limited wildlife variety. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening. Existing trees ought to be kept.

3(b) Protect and enhance landscapes	X	X	X	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity. Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not within a Groundwater source protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood risk area. Due to economies of scale climate change mitigation and adaptation measures during construction, site layout and building operation should be viable. SuDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	○	○	○	Community and recreation facilities provided under planning obligation could benefit the wider community. The surrounding area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	√	√	√	Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	√	?	?	Unlikely to be any environmental Health Issues (Environmental Health Study). No noise issues.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	√	√	√	Potential to employ sustainable construction and site operation technique.
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Hitchin town centres is within 800 metre walking distance. According to the Town Centre study the centre offers good shopping facilities and venues for evening entertainment. Additional residents would support town centre viability.
Summary				
The site allocation progresses most SA objectives well, although the site can accommodate development mitigation measures may not completely reduce the effects, and would still lead to a loss of open land of some landscape value.				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> ▪ Site received 2nd highest sustainability rating within the Edge-of-centre study ▪ This site has a primary school within 500m walking distance and is about 1500m away from a secondary school. ▪ Conveniently located within 800 m of town centre and other shopping and community facilities. ▪ Provision of affordable housing. ▪ The site is located within pleasant surroundings and could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities. ▪ A footpath runs along north of the site offering access to the country side for informal recreation. ▪ SuDS viable 	<ul style="list-style-type: none"> ▪ Moderate landscape sensitivity and moderate development capacity. ▪ Historical designation on the site. ▪ Only served by an infrequent bus service. ▪ The proposed development would increase distance from existing housing to open space 	<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout. ▪ Landscape mitigation measures, e.g. to keep existing trees. ▪ Landscape Mitigation measures would be required to address potential landscape/environmental issues. They may not completely reduce the effects of the development.

Type of Site and Number: Residential (Brownfield)			
Site Reference and Location: HT7 – formerly H/r50 John Barker Place, Hitchin			
	What is the predicted effect on each SA objective?		Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term
ECONOMIC ACTIVITY			

1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Located on current Brownfield area on land that is of low amenity value. There is no evidence of land contamination The site does not impact on areas of high ecological or environmental value
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site has limited access to areas of green spaces (site not within 800m of a green space) There are no visible designated footpaths; site is located within an estate so Green spaces may be minimal Mitigation – Green space provision and mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓ X	✓ X	✓ X	<ul style="list-style-type: none"> The site has access to local bus and coach route services; provision for more stops may be an option The site is within 400m of a bus stop The railway station is not located within close proximity to the site (Located over 800m from the site) Mitigation – Sustainable transport strategies for the western estates
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> The site currently has evidence very limited vegetation present Site not listed as area of ecological or environmental sensitivity.
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> The site is not located near any conservation sites or designated archaeological sites.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site does not impact upon a designated Groundwater Source Protection Zones The site does not border any local watercourses
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site proposal is not at risk in short term or long term from flooding effects The proposed number of dwellings is unknown; potential for CHP? Site is suitable for SUDS according to the SUDS viability plan. Mitigation - SUDS Mitigation – Potential CHP The topography of the site is flat; appears to be a large development site; potential for Solar Energy

				<ul style="list-style-type: none"> Mitigation – Solar Energy
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site is located within one of the identified deprived estate areas, this development could be seen as a starting point of regeneration This development could potentially benefit and contribute to regeneration of its particular area in the long term; development of associated neighbourhood centre could contribute to the community Development on vacant brown field land within an urban area supports sustainable development. There is potential to support local services
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> Development in Hitchin - provides urban regeneration Unknown number of dwellings at present
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> Small scale development unlikely to cause significant disruption to local residents Site is located within a residential area, noise unlikely to significantly alter
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	✗	✗	<ul style="list-style-type: none"> Short term impacts could cause constraints on utilities Small development unlikely to have significant impact although current pressures are a problem Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report. Potential pressure on water provisions; need for boosters to maintain decent pressure levels throughout residential areas Energy reinforcement of Gas and Electric to ensure levels are maintained before and after development Mitigation – Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Suburban area regeneration contributes to regeneration of the town centre. New housing and development within highlighted deprived part of Hitchin Encouraging people to use local shops and town centre
Summary				
The plot for development has potential to support a number of sustainable mitigation measures in order to potentially reduce natural resource exploitation and potential carbon footprint (4a).				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Brownfield site • Potential to contribute to urban regeneration • Site located in deprived estate of Hitchin • Within 400m of a bus stop and service • Not likely to impact upon areas of biodiversity • Site not at risk from flooding or impacting upon groundwater zone 	<ul style="list-style-type: none"> • Limited access to Green Spaces (Not within 800m of the site) <p>Further than 800m from the station</p> <ul style="list-style-type: none"> • Identified utilities constraints and services provisions 	<ul style="list-style-type: none"> • Green space provision and mapping • Sustainable transport strategies for the western estates • Ensure reinforced infrastructure to capacitate development; potential sustainable energy solutions • SUDS • Potential CHP • The topography of the site is flat; appears to be a large development site; potential for Solar Energy • Solar Energy

Type of Site and Number: Residential (Brownfield) HT8 – formerly H.r52				
Site Reference and Location: Land at Cooks Way, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	X	X	X	<ul style="list-style-type: none"> • Using current employment land as housing – not identified as being suitable for Hitchin in the Employment Land Survey
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> • Brownfield site • Land area is potentially contaminated due to use as gas works – potential for remediation • Benefits of developing a Brownfield site and avoiding developing greenfield sites has benefits in the short term and is long lasting. • Mitigation – Land contamination assessment and remediation if necessary.

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site is within 400m of local playing fields and footpaths
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> May impact on local traffic congestion, particularly if nearby site H.r33 also goes ahead. There are bus stops within 400m Train station is within 800m of site. Mitigation – For the long term the need to improve and encourage the use of alternative transport routes in and around the town.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> This is a Brownfield site. No designated ecological areas. There are some trees present on the site. Mitigation – Tree surveys; try to retain trees where possible.
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> No sites of historical conservation value or of archaeological interest within the vicinity of the development.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located in a Groundwater Source Protection Zone and does not border a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	○	○	○	<ul style="list-style-type: none"> Not in a flood risk area Contaminated land due to use as gas works May be appropriate for SUDS according to SUDS Viability Plan Mitigation – Investigate potential of CHP for large scale build. Mitigation – SUDS Mitigation – land contamination survey and remediation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> Areas within Hitchin facing relative deprivation, this development could benefit and contribute to regeneration. Cumulative effect: There is potential to support local services within the area and increase the use of public transportation to access the town centre.

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Development is within the town of Hitchin. • Provides access to decent, affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	XX	XX	XX	<ul style="list-style-type: none"> • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. • Housing development will be in location of current suburban area. • Mitigation – Noise assessment; Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> • Potential problems for new development within the Hitchin area confirmed in the Transport and Utilities Constraints report (sewage, water supply, energy and education). • Potential pressure on water provisions from development, particularly if the numerous other residential sites go ahead.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • New housing in close proximity to the town centre. • Site will provide housing to encourage people to live near the town centre. • Suburban area regeneration contributes to town centre regeneration. • Encouraging people to use local shops and town centre.
Summary				
<p>Site meets several of the criteria, in particular 2a, 2c, 5b and 7. Potentially, there is a drawback of changing the land use from employment to residential.</p> <p>If this site goes ahead as well as the numerous other proposed residential sites, the cumulative impact of these extra residences would be quite large on this area and on utilities.</p>				
Strengths Weaknesses Potential mitigation				
<ul style="list-style-type: none"> • Development located on brown field site. • Not designated as ecologically sensitive location. • Provides affordable housing • Contributes to 	<ul style="list-style-type: none"> • Site may impact on local traffic congestion. • High levels of noise disturbances from the adjacent railway tracks for the future residents living there. 	<ul style="list-style-type: none"> • Land contamination assessment and remediation if necessary. • Improve and encourage the use of public transport. • Tree surveys • Try to retain trees where possible. • Noise assessment • Potential sound proofing barriers and buffer zones along the current metal fences to act as an acoustic barrier. • Investigate potential of CHP 		

<p>regeneration of Hitchin.</p> <ul style="list-style-type: none"> • Potential to support local services within the area • Good public transport links • Potentially regenerating contaminated land • SUDS may be possible • Not in Groundwater Source Protection Zone 	<ul style="list-style-type: none"> • Short term impact of construction on existing residents • Potential issues with development pressure on utilities • Contaminated land • Loss of employment land 	<ul style="list-style-type: none"> • SUDS
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Type of Site and Number: HT8 – formerly H/r40 Residential				
Site Reference and Location: Centre for the Arts, Willian Road, Hitchin				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> • No significant effect
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	0	0	0	<ul style="list-style-type: none"> • Brownfield site, no known contamination

2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Site is across the road from a large area of open space, designated as a wildlife 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 with frequent services Site is within 800m of the railway station and of the town centre
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> Developed site with mature trees on the edge. Across the road from a wildlife site. Mitigation: retain existing trees within development, and ensure development does not impact on wildlife site.
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Brownfield site in an urban setting, but opposite large wildlife site, so appropriate design is needed to ensure it doesn't impact on the setting for the site.
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	0	0	0	<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 on the edge of flood zone 2 Surface water flooding has been identified as an issue for the site <p>Mitigation: produce Surface Water Management Plan</p>
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<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 development will provide 41 dwellings, including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	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	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	<ul style="list-style-type: none"> Site is located within Hitchin close to the town centre
Summary				
Strengths	Weaknesses			Potential mitigation
<ul style="list-style-type: none"> The development will provide 41 dwellings, including affordable housing. Site is across the road from a large area of open space, with public right of way access Site is within 400m of bus stop with frequent services Site is within 800m of the railway station and of the town centre 	<ul style="list-style-type: none"> Site is on the edge of flood zone 2 Surface water flooding has been identified as an issue for the site 			Retain existing trees within development, and ensure development does not impact on wildlife site and its setting. Produce Surface Water Management Plan Produce Construction Management Plan

Ickleford

Type of Site and Number: IC1 –formerly site 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	?/√	?/√	?/√	<ul style="list-style-type: none"> The site adjoins flood zone 3

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> 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 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>SUDS is viable</p> <p>Access to green space.</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>Location of site is likely to increase the need for public transport</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> <p>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.</p>	

		Improve public transport and encourage alternative transport
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Type of Site and Number: IC2 – formerly site 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 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.
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 the site</p> <p>Site is not contaminated</p> <p>Access to green space and public rights of ways</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>	

Kimpton

Type of Site and Number: KM1 – previously 42 Residential	
Site Reference and Location: 08/3244 Land at Hall Lane, Kimpton	
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"> 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. • 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	Development located on greenfield land		Retain as many trees on the site as possible	

village. Local bus service 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 SUDS are viable Affordable housing	Land is agricultural grade 3 land Sewerage constraints Rural village location may contribute to commuting Site is located within a source protection zone Identified constraints on sewage within the village	Retain public right of way Pedestrian cycle and walkway route mapping Encourage and improve alternative transport SUDS Improve sewage system
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Type of Site and Number: Residential greenfield				
Site Reference and Location: KM2 – formerly K/02 Land off Lloyd Way Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	New housing may contribute to viability of rural services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, grade 3 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	Site is vacant scrub land. It is clearly used as a rear access to some properties on High Street, and may provide informal recreational opportunities for local children. Public footpath access to the countryside within a hundred metres, though an additional path which runs past the site is not accessible.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Village has a food shop, post office, surgery, school and regular bus service. However, the nearest station is at Knebworth, 7.5km as the crow flies. Travel to work is likely to involve car travel to the station, Luton, Stevenage or further afield.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	No biodiversity designations. However the site is very overgrown, is self-set woodland in some places, and includes some mature trees. Green corridor and mature trees should be retained if site is developed.
3(b) Protect and enhance landscapes	0	0	0	No landscape designations.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	?	?	?	Some fly-tipping on the site. It is not clear if this is a significant problem.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Not in a flood risk area SuDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	✓	✓	✓	Development policies require the provision of affordable housing
5(c) Improve conditions and services that engender	0	0	0	Is adjacent to existing residential properties, but size of development should not have a significant noise impact

good health and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	
Summary				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Close to public footpath access to the countryside ▪ In village with food shop, post office, surgery, school and regular bus service ▪ Will provide affordable housing ▪ Could contribute to viability of rural services ▪ SUDS viable 		<ul style="list-style-type: none"> ▪ Likely to result in commuting by car ▪ Possible loss of biodiversity value 		<ul style="list-style-type: none"> ▪ Design site to provide green corridor and protect mature trees

Type of Site and Number: Residential greenfield				
Site Reference and Location: KM3 – formerly K/01 Land north of High St Kimpton				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	New housing may contribute to viability of rural services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, grade 3 agricultural land
2(b) Provide access to green spaces	✓	✓	✓	Public footpath access to the countryside within a few hundred metres.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Village has a food shop, post office, surgery, school and regular bus service. However, the nearest station is at Knebworth, 7.5km as the crow flies. Travel to work is likely to involve car travel to the station, Luton, Stevenage or further afield.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	No biodiversity designations, but hedges on east and west boundaries provide green corridors, and should be retained. Age of the hedges is not known, but should be investigated if site developed.
3(b) Protect and enhance landscapes	0	0	0	Site is farmland on the edge of the village. No landscape designations.
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	Site is adjacent to a conservation area. Development will therefore need to take account of this.
3(d) Reduce pollution from any source	0	0	0	
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Not in a flood risk area SuDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	✓	✓	✓	Development policies require the provision of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	0	0	0	Is adjacent to existing residential properties, but size of development should not have a significant noise impact
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Close to public footpath access to the countryside ▪ In village with food shop, post office, surgery, school and regular bus service ▪ Will provide affordable housing ▪ Could contribute to viability of rural services ▪ SuDS viable 	<ul style="list-style-type: none"> ▪ Likely to result in commuting by car 		<ul style="list-style-type: none"> ▪ Protect hedgerows ▪ Take account of proximity of conservation area 	

Kings Walden

Type of Site and Number: KW1- formerly site 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	0	0	0	<ul style="list-style-type: none"> Flood risk is not identified as a problem within this area.

gas emissions and Improve the District's ability to adapt to climate change				<ul style="list-style-type: none"> The site is unsuitable Drift/ suitable solid for SUDS according to the SUDS viability plan from NHDC. Site is not contaminated
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?/x	?/x	?/x	<ul style="list-style-type: none"> There are not a lot of services and facilities within this area. There is no school or surgery However development is likely to bring demand for an increase in services
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site and dwelling quantity is large enough to provide affordable housing Housing Background Paper identifies increasing affordable development as a reason for allowing a site within this area
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	x	x	<ul style="list-style-type: none"> Evidence of noise constraints identified from the runway at Luton airport Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant Good quality housing will bring about good health
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information regarding potential supply constraints in this area
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is not within Kings Walden village Residents likely to use private transport to commute into the nearest large town for work and 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	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		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	

<p>No evidence of land contamination</p> <p>The site does not border a watercourse</p> <p>Affordable housing</p>	<p>Development located on greenfield land</p> <p>Land is agricultural grade 3</p> <p>Site is located within a source protection zone</p> <p>The site does not have adequate facilities to warrant a development, the nearest town King's Walden has food shops – however residents are likely to use private transport</p> <p>Size of development is likely to affect landscape</p> <p>Development within flight path of Luton Aripport</p>	<p>Improve public transport</p> <p>SUDS</p> <p>Improve facilities</p> <p>Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Ensure densities are sensitive to landscape</p>
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Knebworth

<p>Type of Site and Number: KB1 –formerly site 52 Residential Site Reference and Location 07/0904/7 Land at Deards End, Knebworth</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"> • The proposed development has potential to support local services • Provides good access to services and support retail services
<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. 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 development on greenfield land		Improve initial utilities prior to development	
No Landscape designations	Site would reduce local residents' access to green		Undertake an ecological assessment. Incorporate as much vegetation as possible	
Provides access to affordable housing			Improve public transport links	

Site would support the local economy	space.	Implement SuDS
No wildlife designations	Adjoins conversation area	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 in a source protection zone	Ensure noise from A1(M) should be considered by site design and landscaping
Suitable for SUDS	Site is located next to the A1(M)	Improve access to green space
Site is not within a flood plain	Identified constraints on utilities	Create public right of way
Site is not contaminated	This site is a greenfield site, classified as grade 3 agricultural land	Consider improvements to education facilities
Consider CHP technology	Issue with primary school education – almost full	Improve schools and social infrastructure
	Lack of public right of way	Improve public transport
		CHP technology

Type of Site and Number: KB2- formerly site 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	
Not in a area of archaeological interest	Does not minimise development on greenfield land		Improve initial utilities prior to development	
No Landscape designations	Site would reduce local residents' access to green		Incorporate as much vegetation as possible	
Provides access to affordable housing			Improve public transport links	

<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>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 agricultural land</p> <p>Issue with primary school education – almost full</p> <p>Land is potentially contaminated</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> <p>Consider CHP technology</p>
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Letchworth Garden City

LG1 – formerly NL (Option 5 in Feb 2012 appraisal)

SA Objective: Will the policy...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
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<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	Site will not include employment provision.
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X X	Site includes part of the greenway that will require diversion. It is in a location on the edge of Letchworth that provides access to the countryside for existing residents. Site located on Grade 2 agricultural land.
2b. Provide access to green spaces?	√	<p>Development unlikely to provide a huge amount of provision onsite other than amenity based on proximity to Grange Recreation field, however this provides opportunity for enhancement. Site incorporates Letchworth Greenway. Provides key opportunity for enhancement and improvement of links into the countryside. A key opportunity is to connect new and existing green infrastructure with that in Bedfordshire, notably the Ivel Valley and communities in Stotfold, Arlesey and Fairfield Park</p> <p>Green space within 400m of the site, rights of way cross the site. Open countryside would be further away for existing residents, but open space access would remain the same.</p> <p>Mitigation – apply green space standards to ensure positive benefit for greenspace, and protect and enhance Greenway.</p>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<p>A site of this size could provide additional facilities, although more likely to be an extension to the Grange, which has a neighbourhood centre. Site is over 1km from Letchworth station, but there are regular bus services within 400km of parts of the site. Site is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services.</p> <p>Mitigation - inclusion of sustainable transport measures.</p>
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?	Site is mainly open fields, but includes hedgerows and scrub margins. Approx 500m from District Wildlife Site at Norton Pond.

		Mitigation – detailed ecological surveys and appropriate mitigation measures, including retention of hedgerows to retain green corridors, to ensure that the impact on ecology is minimised.
3b. Protect and enhance landscapes?	X	The 2013 Landscape Sensitivity Study ²⁷ assesses the sensitivity of the site as a combination of low and low to moderate. It notes that the site is exposed, and development could impact on existing expansive views. It includes a number of recommendations to conserve elements of rural views and promote and enhance the landscape’s open rural character. Mitigation – landscape assessments to minimise the impact on the countryside and enhance and protect the quality of the landscape. Advanced planting is required.
3c. Conserve and, where appropriate, enhance the historic environment?	X	Site includes an Archaeological Area West of Norton Bury. Mitigation – Archaeological survey of site and surrounding area
3d. Reduce pollution from any source?	0	Site is not adjacent to a watercourse although a tributary of the River Ivel is located within 350m.
<i>Climate change</i>		
4. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change?	√	Potential surface water flooding issues onsite and constraints on the use of SuDS Mitigation – Surface Water Management Plan Opportunities for sustainable energy initiatives, given the size of the development.
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	The potential for delivery of variability on this site provides the opportunity to support regeneration of deprived areas.
5b. Increase access to decent and affordable housing?	√ √	The land ownership provides the opportunity to deliver a higher proportion of affordable housing than on other sites.
5c. Improve conditions and services that	x/0	Initial construction phase would be disruptive for surrounding residents, although some of site will be adjacent to the grange.

²⁷ Land Use Consultants Jan 2013. See http://www.north-herts.gov.uk/letchworth_north_study.pdf

engender good health and reduce health inequalities?		No evidence of noise constraints close to site.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	?	Limiting the impact on natural resources will be important. Measures could include SuDS, recycling, sewage infrastructure, sustainable construction and building methods Further investigation needed to establish capacity of the Letchworth Sewage Treatment Works. Mitigation – ensure water efficiency in new development and examine feasibility of the use of SuDS
<i>Town centres</i>		
7. Promote sustainable urban living?	X?	Depending on access and how the development relates to Letchworth. Traffic issues already exist in the Grange. An additional access (onto Stotfold Road) would reduce traffic congestion but would mean the development faces away from the existing town, which may not be sustainable.

Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> • Will provide 1000 dwellings, including opportunities for a high proportion of affordable housing. • Adjacent to existing greenspace, provides key opportunity for enhancement and improvement of links into the countryside, to connect new and existing green infrastructure with that in Bedfordshire. • Regular bus services within 400km of parts of the site. A site of this size may be able to fund improvement to the bus services. 	<ul style="list-style-type: none"> • Greenfield development, site is grade 2 agricultural land, including part of the greenway • Open countryside would be further away for existing residents • Site is over 1km from Letchworth station and the town centre. • Site is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services. • Site is exposed, and development could impact on existing expansive views • Part of site designated area of 	<ul style="list-style-type: none"> • Implementation of greenspace standards and connect new and existing green infrastructure with that in Bedfordshire; • sustainable transport measures; • ecological assessment • advanced planting and landscape study; • water efficiency and SuDS; • Surface Water Management Plan • Construction Management Plan and • potential need for additional access, but ensuring that development doesn't face away from town

<ul style="list-style-type: none"> • Opportunity to improve biodiversity • Opportunity for sustainable energy solutions onsite • Development could help regenerate deprived areas. 	<ul style="list-style-type: none"> archaeological interest • Potential surface water flooding issues onsite • Initial construction phase would be create noise and other disruption for surrounding local residential areas. 	
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LG2 –formerly site GWK

Type of Site and Number: Residential (brownfield)				
Site Reference and Location: George W King site, Blackhorse 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	?	?	?	Loss of an existing employment allocation (but new sites being provided elsewhere.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site.
2(b) Provide access to green spaces	√	√	√	Within 400 metres of green space.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X √	√	Within 200m of bus stop on Green Lane but approx 1600m from Letchworth station and a similar distance from Baldock Station. Although the railway line presents a barrier to the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facilities. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	√	√	Existing industrial site, development as residential would provide opportunities for improving biodiversity
3(b) Protect and enhance landscapes	0	0	0	
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site (archaeology) Archaeological study required to mitigate impacts.
3(d) Reduce pollution from any source	?	?	?	North Herts DC indicate the site is possibly contaminated. Situated within groundwater source protection zone 2/3.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood risk area. Potential for sustainable energy use, due to the site's location adjacent to an employment site and possible links with LE20. SUDS viable.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	The transport and Utility Constraints study identified Limited capacity of Secondary Schools & limited potential to expand. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. The surrounding area has an average ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing.
5© Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The proximity to the motorway, the railway line and an industrial area would indicate raised noise levels.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	New housing will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. It is not clear if the impacts of a development of this size would be significant.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	Size of the development is unlikely to compete with town centre.
Summary				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> ▪ Brownfield site. ▪ Situated within 200m of a bus route . ▪ Will provide affordable housing ▪ Potential for sustainable energy use, due to the site's location adjacent to an employment site and possible links with LE20. ▪ Not in a flood risk area ▪ SUDS viable. 	<ul style="list-style-type: none"> ▪ Loss of employment land. ▪ Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. ▪ The proximity to the motorway , railway line, and industrial area would indicate raised noise levels ▪ Historical designation on the site (archaeology). ▪ Potential contamination on site. 	<ul style="list-style-type: none"> ▪ Seek opportunities for improving biodiversity. ▪ Noise measures should be considered. ▪ Further investigation of impacts on historical environment required

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: LG3 –formerly L/r13 Land east of Talbot Way, Letchworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		√	√	The sites location with access to the country side, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Part of this greenfield site (grade 3), part already treated as urban). Due to lack of distinction between 3 a and b, no comments possible on whether site contains areas of high agricultural value. As site is used for allotments, loss of it would have negative impact until replacement facility is established.

2(b) Provide access to green spaces	X	X	X	Loss of this allotment site would have a negative effect on access to area of value for informal recreation, unless a replacement facility can be provided within close vicinity of the same for better quality before development commences. A footpath runs along the northern side.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X√	√	Situated and within 400 metre of a bus route with frequent services, but approx 1600m from Letchworth station and a similar distance from Baldock Station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	Although there is no biodiversity designation on the site, the site current use as allotment provides varied habitats. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	X?	X?	X?	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as having moderate to high development capacity but moderate sensitivity. may be able to accommodate development with some degradation of character and value, but mitigation measures may not completely reduce the effects of the development
3© Conserve and where appropriate, enhance the historic environment	X	X	X	Historical designation on the site (archaeology) Conservation area border onto the site (north west).
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	Site not in a flood risk area. There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site (dependent on the type of production). The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. SUDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	The transport and Utility Constraints study identified Limited capacity of Secondary Schools & limited potential to expand. Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. The surrounding area has an average

				ranking within the 2004 index of deprivation.
5(b) Increase access to decent and affordable housing	√	√	√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	X	X	X	The proximity to the motorway and the railway line would indicate raised noise levels.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X?	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.
Summary				
The site allocation progresses economic SA objectives better than environmental and social, mainly due to its remote location to the town centre and negative effects on informal recreation and biodiversity due to the loss of allotment land. The use of greenfield site to meet local housing need has been identified as a sustainability issue. Site should only be developed in conjunction with the adjacent L/r14 to secure the identified benefits.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Situated within 400m of a bus route with frequent services. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facilities. 	<ul style="list-style-type: none"> Loss of allotment and related negative effects on informal recreation and biodiversity. Outside the 800m walking distance radius from the town centre and from Baldock and Letchworth Stations. The proximity to the motorway and the railway line would indicate raised noise levels 		<ul style="list-style-type: none"> Provision of wildlife corridors and habitats within the site layout Noise measures should be considered. A replacement allotment facility should be provided within close vicinity of the same for better quality before development commences Careful design sympathetic to the adjacent conservation area and further investigation of impacts on historical environment. Mitigation measures to reduce the impact on the landscape may not completely reduce the effects of the development. The high number of dwelling could (due to economies of scale) render climate change mitigation and adaptation measures during construction, site layout and building operation, as well as microgeneration of renewable energy, viable. 	

<ul style="list-style-type: none"> ▪ Economies of scale and planning obligation could enable the provision of social facilities of benefit to the wider community. ▪ Will provide affordable housing ▪ The sites location with access to the countryside, urban amenities, and good rail and road connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities. ▪ SUDS viable. ▪ Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone. ▪ There is further potential to use CHP in the medium to long term, due to the site's location adjacent to an employment site. ▪ Site not in a flood risk area. 	<ul style="list-style-type: none"> ▪ Historical designation on the site (archaeology) Conservation area border onto the site (north west). 	<ul style="list-style-type: none"> ▪
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Type of Site and Number: Residential (Greenfield)
Site Reference and Location: LG4 –formerly L/r18 Land north of former Norton school, Letchworth (note no site photographs available when matrix completed)

	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		√	√	The site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X?	X?	X?	Greenfield site within an urban area – former playing fields.
2(b) Provide access to green spaces	?	?	?	Uncertain. The use of the site as a school playing fields has ceased.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X√	√	Situated within 400m of a bus route with frequent services, but further than 800 m from the station. Although the railway line presents a barrier the urban area to the south west and the town centres are outside a walking distance from the site, there are several bridges to enable cycling access to Letchworth and Baldock town centres and associated community, civic and health facility. According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	√	√	There is no biodiversity designation on the site and the site previous use would indicate a “green desert”. Potential to create habitats as part of the new site layout as well as providing green corridors and roof top greening.
3(b) Protect and enhance landscapes	○	○	○	No landscape designations on site.
3(c) Conserve and where appropriate, enhance the historic environment	X?	X√?	X√?	Also there is no historical designation on the site, a conservation area borders the site to the southwest.
3(d) Reduce pollution from any source	√	√	√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not situated within a groundwater source protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	Site not in a flood risk area. The relative high number of dwellings could (due to economies of scale) render

Improve the District's ability to adapt to climate change				climate change mitigation and adaptation measures during construction, site layout and building operation. SuDS not viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Community and recreation facilities provided under planning obligation could benefit the wider community. The surrounding area has a very low ranking within the 2004 index of deprivation, i.e. is relatively affluent.
5(b) Increase access to decent and affordable housing	✓	✓	✓	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012 for this part of Letchworth. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X?	X?	The distance to the town centre (outside the 800 metre radius) is too far to walk. Although additional residents could support local service and facilities, this would most likely compete with the town centre. Better cycling facilities could over time improve access to the town centre.
Summary				
The site allocation progresses most SA objectives well, except for those concerning access to green and amenity spaces and sustainable location, mainly due to its remote location to the town centre and negative effects on informal recreation because of to the previous use as a playing field. Development of the site should be considered in conjunction with L/r17, in terms of their combined impact on access to public open space for formal and informal recreation.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> ▪ Provides affordable housing. ▪ Situated within 400m of a bus route with frequent services. ▪ The site is located within attractive surroundings 		<ul style="list-style-type: none"> ▪ Loss of a former playing field. ▪ Outside the 800m walking distance radius from the station and own centre. 		<ul style="list-style-type: none"> ▪ Provision of wildlife corridors and habitats within the site layout ▪ Replacement facility for informal recreation (via planning obligations) should be provided within close vicinity. ▪ Careful design sympathetic to the adjacent conservation area should be required. ▪ Requirement to employ sustainable construction and site

and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.	<ul style="list-style-type: none"> SUDS not viable 	<p>operation technique to reduce water consumption and to deal with wastewater.</p> <ul style="list-style-type: none"> Better cycling facilities could over time improve access to the town centre.
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Type of Site and Number: Residential (Brownfield)				
Site Reference and Location: LG5 –formerly L/r16 Land at Birds Hill, Letchworth Garden City				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> Brownfield site Current usage is for employment, industrial estate. Land has potential contamination from former use in industrial activities – potential for reclamation of contaminated land Site has low environmental amenity and ecological importance. Some vegetation present on site. Mitigation – Land contamination assessment and land remediation if necessary
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> Within 400m of Howard Park Limited public rights of way Site will not provide better access to Green Spaces, not accessible Mitigation – Green space mapping and designation

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site is located adjacent to a railway station (station within 800m of the site) • Site is accessible to the town centre; provides direct access from public transport to the centre • Regular bus routes connect site to town centre (stops are evident within 400m of the site) • Mitigation – Enhance pedestrian routes; encourage and promote sustainable transport initiatives.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site has no ecological designated zones surrounding it. • Some vegetation on site • Mitigation – tree survey; try to retain trees where possible; ecology survey
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • The site is not located in a conservation area • The site is not located in an archaeological site.
3(d) Reduce pollution from any source	○ X	○ X	○ X	<ul style="list-style-type: none"> • The site is not located near a watercourse • The site is not located on a groundwater source protection zone. • The site is identified as being potentially contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X ✓	X ✓	X ✓	<ul style="list-style-type: none"> • The site is not located in a flood risk area. • Identified problems regarding surface water from Constraints study; large site could increase this problem • The site is suitable for SUDS according to the SUDS viability plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • Development could contribute to the regeneration of the urban areas • A number of inhabitants commute outside of district to conduct comparison shopping and retail activities • The site has potential to contribute to the overall improvement of the local economy. • The site is not located within a deprived area of Letchworth
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Development is proposed to capacitate 32 dwellings. • Site will provide affordable and decent housing.
5(c) Improve conditions and services that engender	X	X	X	<ul style="list-style-type: none"> • Location in close proximity to train lines. Has potential to cause significant noise pollution.

good health and reduce health inequalities				<ul style="list-style-type: none"> Initial construction period has potential to affect residential areas. Mitigation – Noise survey Mitigation – Health risk assessment of power station
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Current infrastructure pressures identified from sewage disposal of surrounding residential areas within Letchworth.
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> The site is located within 800m of the town centre Site location is accessible from elements of public transport providing good access to services Site would encourage people to live within centre with all access to services and facilities
Summary				
<p>The site is located within very good accessibility to public transportation. The site is adjacent to the station (within 800m) and has access to local bus services (within 400m) providing a good level of transportation in to the town centre. The sites location with regards to the centre is easily within 800m providing sustainable means for residents to access the centre. Although the site is not within an area of deprivation the development could contribute to sustainable regeneration and encourage prosperity and affordable housing.</p>				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Brownfield site Opportunity to remediate potentially contaminated land. Potential to contribute to urban regeneration Provides affordable housing Supports sustainable transport; site located within 400m of bus stop and 800m of station and 800m of the town centre . The site does not impact upon ecological areas SUDS viable Within 400m of Howard Park 		<ul style="list-style-type: none"> Industrial area Noise disruption from train lines Former power station located next to site Infrastructure pressures – sewerage Potential land contamination 		<ul style="list-style-type: none"> Land contamination assessment and land remediation if necessary Tree survey Retain trees if possible Ecology survey Green space mapping and designation Enhance pedestrian routes Encourage sustainable transport initiatives. Health risk assessment associated with the power station Noise survey – train track SUDS

Type of Site and Number: Residential (Greenfield)				
Site Reference and Location: LG6 –formerly L/r24 Land off Radburn Way				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth		√	√	The site is located within attractive surroundings and benefiting from good rail and bus connection could be attractive to new staff and prevent outward migration. Additional residents would support local service and facilities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Greenfield site within an urban area –former orchard / small-holding overgrown – no amenity value. Development would remove an urban eyesore
2(b) Provide access to green spaces	√	√	√	Open spaces and footpaths in walking distance. Site has no public access, i.e. no loss of open space for informal recreation.
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated and within 400 metre of a bus route with frequent services, but outside the 800 metre radius of Letchworth station. Urban and fairly central, thus good accessibility to local services. Effect is likely to improve over time in conjunction with other measures to reduce car dependencies.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	There is no biodiversity designation The overgrown nature of the site would indicate a number of wildlife habitats on site – survey should be conducted. Potential to preserve those as part of the new site layout.
3(b) Protect and enhance landscapes	0	0	0	
3© Conserve and where appropriate, enhance the historic environment	√	√	√	Also there is no historical designation on the site.
3(d) Reduce pollution from any source	√X	X√	X√	Not listed within Contaminated Land Study. Site does not border any watercourses. Not listed within the contamination study. Situated within Groundwater Protection Source Zone 1 or 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	√	√	√	Site not in a flood risk area. The relative high number of dwellings could (due to economies of scale) render

Improve the District's ability to adapt to climate change				climate change mitigation and adaptation measures during construction, site layout and building operation. SuDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X√	X√	X√	The small site would make it unlikely that a sufficient number dwelling could be developed to trigger Community and recreation facilities provided under planning obligation of benefit the wider community. The surrounding area has a above average ranking within the 2004 index of deprivation. On the other hand development would remove an urban eyesore.
5(b) Increase access to decent and affordable housing	√	√	√	Letchworth has a requirement of 778 dwelling on greenfield land (housing land study). Planning policy requires provision of affordable housing in the development.
5© Improve conditions and services that engender good health and reduce health inequalities	0	0	0	
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X?	X?	According the Transport & Utility Constraint Study, Thames Water has identified limited Sewage Treatment Works capacity post 2012 for this part of Letchworth. This could justify a requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater.
TOWN CENTRES				
7 Promote sustainable urban living	X	X	X	Further than 800 metre from the town station. According to the Town Centre study Letchworth centre has good convenience shopping facilities., although additional residents are likely to drive to out-of centre superstores.
Summary				
The site allocation progresses most SA objectives well, and would remove an urban eyesore.				
Strengths				
Weaknesses				
Potential mitigation				
<ul style="list-style-type: none"> ▪ Central location, within 400m of a frequent bus service. ▪ Will provide affordable housing . ▪ Not listed within Contaminated Land Study. Site does not border any watercourses. Not listed 	<ul style="list-style-type: none"> ▪ Potential loss of habitats ▪ Situated within Ground water protection zone 2. ▪ Further than 800m from the station and the town centre. 	<ul style="list-style-type: none"> ▪ Conduct wildlife/tree survey and preserve habitats accordingly. ▪ Provision of wildlife corridors and habitats within the site layout. ▪ Requirement to employ sustainable construction and site operation technique to reduce water consumption and to deal with wastewater 		

<p>within the contamination study.</p> <ul style="list-style-type: none"> ▪ Also there is no historical designation on the site. ▪ Open spaces and footpaths in walking distance ▪ Development would remove an urban eyesore. ▪ Site not in a flood risk area ▪ SuDS viable 		
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Type of Site and Number: Residential / Mixed Use (Brownfield)				
Site Reference and Location: LG7 –formerly L/r26 Garage, Station Road, Letchworth Garden City				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	?	?	?	<ul style="list-style-type: none"> • Identified as retail/mixed use site, could provide accessible local services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> • Brownfield site • Current usage car dealership and railway land. • Site has low environmental amenity and ecological importance. • There is no evidence of land contamination
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> • Site is located within 400m of designated wildlife site locations. • There appears to be no existing public rights of way.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Site is located adjacent to a railway station; site within 800m of the station • Site is easily accessible to the town centre using transport • Regular bus routes connect site to town centre; services are within 400m of the site itself. • Mitigation – Enhance pedestrian routes; encourage sustainable transport initiatives within retail centre
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> • The site is not designated as being an important ecological site • No notable vegetation on site
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✗	✗	✗	<ul style="list-style-type: none"> • The site is located within a Conservation Area • Mitigation – Try to ensure that the development is in keeping with the conservation area, e.g. building materials, style and height.
3(d) Reduce pollution from any source	○	○	○	<ul style="list-style-type: none"> • The site is not located near a watercourse • The site is not on a Groundwater Source Protection Zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District’s ability to adapt to climate change	✗	✗	✗	<ul style="list-style-type: none"> • The site is not located in a flood risk area. • Constraints study highlighted surface water runoff concern • The site would be suitable for SUDS according to SUDS viability plan • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site could contribute to regeneration of deprived areas within Letchworth • The site is located within a relatively deprived area of Letchworth • Proposed mixed use site could offer increase of services • Potential to encourage new business to start here. • Provision of accessible land for development of services within a key, central area of Letchworth.
5(b) Increase access to decent and affordable housing	○	○	○	<ul style="list-style-type: none"> • Site use unidentified at this stage. Site use either for residential or mixed usage
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	✗	✗	<ul style="list-style-type: none"> • Site in proximity of train lines have potential to cause significant noise pollution. • Initial construction period has potential to affect residential areas and local businesses during work hours. • Mitigation – Noise survey

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	<ul style="list-style-type: none"> Current infrastructure pressures identified; limited capacity of sewage disposal
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> Location provides good access to services and provision for new services Location is within 800m to the town centre Site aims to provide additional retail outlets; could help combat out of town comparison shopping as identified from the Retail comparison study
<p>Summary</p> <p>The site supports the sustainable objectives for 2a,2b and 2c.</p> <p>Potential conflicts regarding 3c with regards to potential development impacts. The site would be suitable however for SUDS scheme and could promote a sustainable method of a relatively deprived regeneration of this urban area.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Identified as retail/mixed use site, could provide accessible local services No evidence of land contamination Surrounded by suitable areas of Green space (within 400m) Brownfield site Good level of accessible public transport (limited constraints) – Train station within 800m and Bus service within 400m Increase potential for new and improved services Located within a relatively deprived area of Letchworth; 	<ul style="list-style-type: none"> Constraints study highlighted surface water runoff concern Railway noise Infrastructure pressures – sewage Located within a conservation area 		<ul style="list-style-type: none"> Noise survey Ensure development is sympathetic to the character of the conservation area SUDS 	

regeneration potential in a sustainable manner <ul style="list-style-type: none"> • Good access to the town centre; located within 800m of the site. • SUDS 		
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LG8 –formerly site Site 234 – Pixmore Centre, Letchworth

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X X	<ul style="list-style-type: none"> • Development of the site will reduce the supply of employment land in Letchworth
<i>Land use and development patterns</i>		
2a. 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
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • The site is within 400m of greenspace • It does not reduce accessibility of existing residents to open space
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	<ul style="list-style-type: none"> • The site is within 400m of bus stop • The site is within 800m of train station • According to the Town Centre study Letchworth centre has good convenience shopping facilities. Effect is likely to improve over time in

		conjunction with other measures to reduce car dependencies.
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	√	<ul style="list-style-type: none"> • There are no designated wildlife within this site. • There are a few trees on the site • Mitigation – retain trees where possible as part of design
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> • N/a
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> • The site does not contain a conservation area, archaeological area or any listed buildings, there are a few listed buildings in close proximity as well as Letchworth conservation area • Mitigation – consideration of setting of listed buildings and conservation area
3d. Reduce pollution from any source?	X	<ul style="list-style-type: none"> • The site is within Groundwater Source Protection 3 • The site does not border a watercourse • No landfill within 250m • Site is likely to be contaminated, based on its current use • Mitigation – contaminated land survey
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> • Site is not in a flood risk area • No constraints on SuDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	<ul style="list-style-type: none"> • Site not identified as being within a deprived area

5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> Residential properties will be adjacent to manufacturing / storage and distribution uses
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> There are a number of constraints in this area as identified by the IDP Energy supplies require reinforcement Mitigation – sustainable energy solutions
<i>Town centres</i>		
7. Promote sustainable urban living?	√	<ul style="list-style-type: none"> Site is located within 400m of a bus service Site is within 800m of the station Site likely to contribute to town centre living.
Key positive effects	Key negative effects	Potential mitigation
<p>Brownfield Site</p> <p>Site close to greenspace</p> <p>Promotes sustainable urban living</p> <p>Site will provide affordable housing</p> <p>Located close to train station and town centre</p> <p>Does not include any historic assets</p> <p>No designated wildlife sites within or close to site</p>	<p>Loss of designated employment land</p> <p>Residential properties in close proximity to employment use</p> <p>Energy constraints</p> <p>Potential contamination</p>	<p>Land contamination survey</p> <p>Sustainable energy solutions</p> <p>Consideration of setting of adjacent historic features</p> <p>Retain existing trees</p>

Type of Site and Number: Residential – previously assessed as <i>other/Mixed Use</i>				
Site Reference and Location: LG9 – formerly <i>L/02, Lannock School, Whiteway Letchworth</i>				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	XX	?	?	<ul style="list-style-type: none"> Closing down school and empty buildings very negative for the local area in the short term. With the right development, could contribute to long-term regeneration.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Redevelopment should stick to existing footprint and not use playing fields. Brownfield site There is no evidence of land contamination The benefits of developing on brownfield land and avoiding greenfield land are long lasting. Mitigation - Retain playing fields
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site is accessible within 400m of a Green space recreation ground
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Site is within the suburbs of Letchworth. The site is over 800m to the station; provides limited access to this service The site is within 400m of a regular bus route
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	✓	✓	✓	<ul style="list-style-type: none"> This is a brown field site It has no ecological designations; however, there are fields, trees and hedges on the site. Would be preferable to stick to existing footprint and not build on playing fields Mitigation – ecological survey, tree survey; retain trees and green space where possible.
3(b) Protect and enhance landscapes	0	0	0	N/A
3(c) Conserve and where appropriate, enhance the historic environment	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> Site is not located in a conservation area or an area with features of cultural and archaeological interest.

3(d) Reduce pollution from any source	X	X	X	<ul style="list-style-type: none"> The site is located in a Ground Water Source Protection Zone 2 The site does not border a water course
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not in a high flood risk area. Site located in a hollow with slopes rising up around it. Potential CHP The site is suitable for SUDS according to the SUDS viability plan Mitigation - look at the possibility of including CHP in development
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X✓	✓	✓	<ul style="list-style-type: none"> Closing down a school is likely to be detrimental to the local area No current plans of what to do with this site which is in the middle of a residential area. With the right development, could contribute to long-term regeneration. Site is within a deprived area of Letchworth according to the Deprivation study; potential regeneration
5(b) Increase access to decent and affordable housing	0	0	0	
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	<ul style="list-style-type: none"> Close to residential properties New use unknown
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> Sewage constraints identified within Letchworth Site use unknown; potential impact is unknown
TOWN CENTRES				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Brownfield site The site is accessible within 400m of a Green space recreation ground There is no evidence of 	<ul style="list-style-type: none"> Site is in a Ground Water Source Protection Zone 2 Green space is part of the site In the middle of a 		<ul style="list-style-type: none"> Look at making future development more sustainable by incorporating CHP Ecological Survey Tree survey Try to retain existing trees and green spaces. Stick to existing development footprint 	

<ul style="list-style-type: none"> land contamination The site is not in a high flood risk area. The site is within 400m of a regular bus route Potential CHP The site is suitable for SUDS according to the SUDS viability plan Site is within a deprived area of Letchworth – benefits for regeneration 	<ul style="list-style-type: none"> residential area The site is over 800m to the station; provides limited access to this service Site located in a hollow with slopes rising up around it. Sewage constraints identified within Letchworth Site is located over 800m to the town centre 	<ul style="list-style-type: none"> SUDS
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Type of Site and Number: Residential, previously assessed as other/Mixed Use				
Site Reference and Location: LG11, formerly L/s1, Garden Square Shopping Centre, Leys Avenue, Letchworth				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√√	√√	√√	<ul style="list-style-type: none"> Site is very well located in terms of access and other facilities. The station is located very close to this site. Accessible retail/mixed development in town centre Letchworth has a good quantity of stores. However, it competes with nearby centres for higher order comparison shopping. Therefore, development in the town centre will support the development of economic activities. Benefits of regeneration should start in the short term and last for the long term.
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√√	√√	√√	<ul style="list-style-type: none"> • Regeneration of a Brownfield site • The benefits of developing on brownfield land and avoiding greenfield land are long lasting. • Public right of way through the site must be maintained.
2(b) Provide access to green spaces	√	√	√	<ul style="list-style-type: none"> • The site is within location of Green space (within 400m) • The development would have no impact on access to green spaces, though it does border designated historic park and garden, Broadway Gardens.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√√	√√	√√	<ul style="list-style-type: none"> • The site is central to the town. • Car parking is an important issue on the town centre and that over 60% of people surveyed come in by car. • Site is within 800m of the train station • The site has access to bus stops within 400m • Public transport into and out of the area is considered to be good in the Town Centre and Retail Study but it is not used much. • The benefits of town centre regeneration start in the short term and are long lasting. Particularly if transport can be successfully addressed. • Mitigation – find ways of encouraging alternative ways to access the town centre.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • This is a brown field site with a similar existing use. • It has no ecological designations; however, there are trees and hedges on the site. • Mitigation – ecological survey, tree survey; retain trees where possible.
3(b) Protect and enhance landscapes	○	○	○	N/A
3(c) Conserve and where appropriate, enhance the historic environment	XX	X	X	<ul style="list-style-type: none"> • Site is in a conservation area • However, the site is already used as a car park and for retail and commercial purposes. • Negative impacts of construction on the conservation area will be worse in the short term, but will be less once the regeneration is completed. • Mitigation – ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.

3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> The site is not located in a ground water source protection zone The site does not border a watercourse, but is close to the river. There is no evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not in a high flood risk area, though it is not far from one as it is close to the river. The suitability for SUDS is unclear Site is not on a north-facing slope. Mitigation - look at the possibility of including CHP in developments
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> This development will contribute to the regeneration of Letchworth and may tempt more people to do their shopping in the town. Positive impacts should be long lasting.
5(b) Increase access to decent and affordable housing	○	○	○	N/A
5(c) Improve conditions and services that engender good health and reduce health inequalities	✗	○	○	<ul style="list-style-type: none"> Close to residential properties to the south of the site. Impacts on local residents worse in short term due to construction activities. Long term effects neutral as proposed use very similar to existing use.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> Existing site use similar, so additional stress limited though may place some extra pressure on water supply if development is more intensive.
TOWN CENTRES				
7 Promote sustainable urban living	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> Town centre regeneration – should encourage shops and services into town centre and encourage more shoppers. Site is within 800m of the town centre Positive impacts should start in the short term and be long lasting.
Summary				
The site is proposed upon a Brownfield site. The site meets nearly all of the sustainability criteria apart from potential to impact upon a conservation area and area of archaeological importance.				
Strengths	Weaknesses		Potential mitigation	

<ul style="list-style-type: none"> • Brownfield site • Similar existing use • Town centre regeneration promoting sustainable urban living • Good public transport links • Benefits to local economy • The site is within location of Green space (within 400m) • Site is within 800m of the train station • The site has access to bus stops within 400m • The site is not located in a ground water source protection zone • The site does not border a watercourse, but is close to the river. • There is no evidence of land contamination • Site is within 800m of the town centre 	<ul style="list-style-type: none"> • Over 60% currently access town centre by car. • Site is in a conservation area • Near to residential areas 	<ul style="list-style-type: none"> • Encourage use of alternative transport • Look at making development more sustainable by incorporating CHP • Retain public right of way through site • Ecological Survey • Tree survey • Try to retain existing trees • Ensure that development is in keeping with character of local area, e.g. materials, style of buildings, height restrictions.
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Type of Site and Number: Residential , previously assessed as <i>Other (open space)</i>			
Site Reference and Location: LG11 (formerly L.o7), <i>Croft Lane, Letchworth</i>			
	What is the predicted effect on each SA objective?		
SA Objectives	Short term	Med term	Long term
Justification for assessment and any mitigation measures			

ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	<ul style="list-style-type: none"> Restore overgrown public playing fields to usable playing fields
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> Current use: former playing fields. Now overgrown To be restored as a playing fields.
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> Will provide access to green spaces and provide amenity.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Within 400m of a bus stop.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> Overgrown condition of the site is likely to provide habitats. Re-instatement as a playing field could lead to a "green desert". Trees onsite Mitigation – provision of wildlife corridors. Mitigation – tree survey
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> N/a
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> Site borders a conservation area.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Site is not in Groundwater Source Protection Zone Site does not border a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> Not at risk of flooding Not suitable for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> This development could contribute to the regeneration of Letchworth by improving amenities for local people.

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	√	√	√	▪ Site is to be a playing field and as such should not place any extra pressure on natural resources.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	▪ n/a
Summary				
This proposed site use presents an opportunity to improve amenity for the local area.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Will provide green space and amenity. ▪ Not at risk of flooding ▪ Site does not border a watercourse. ▪ Good public transport links – within 400 m of bus stop 	<ul style="list-style-type: none"> ▪ Possible short term impact on ecology ▪ Overgrown condition of the site is likely to provide habitats. Re-instatement as a playing field could lead to a “green desert”. ▪ Not suitable for SUDS 		<ul style="list-style-type: none"> ▪ Tree survey ▪ Ecological survey ▪ Provision of wildlife corridors. ▪ Investigate possibility of SUDS 	

Type of Site: <i>Employment</i>	
Site Reference and Location: <i>LG12 – formerly L/e01, Works Road, Letchworth</i>	
What is the predicted effect on	Justification for assessment and any mitigation measures

SA Objectives	each SA objective?			
	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> • This proposed development could supply jobs in the local area. • Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. • Site is located in Letchworth, which is identified as one of the main centres in need of improving employment opportunities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	<ul style="list-style-type: none"> • Vacant brownfield site with little or no amenity value • This site is contaminated through use as a power station and so provides an opportunity to reclaim contaminated land • Mitigation – contaminated land survey and necessary remediation.
2(b) Provide access to green spaces	o	o	o	<ul style="list-style-type: none"> • This development will not impact upon access to green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	<ul style="list-style-type: none"> • The town has good public transport. This site is within 400m of a bus stop and 800m of the train station. • Improving employment opportunities in the area will help to combat commuting out of the area for work. • Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	√	√	√	<ul style="list-style-type: none"> • The site is not designated as being of ecological importance • No notable vegetation on site
3(b) Protect and enhance landscapes	o	o	o	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	√	√	√	<ul style="list-style-type: none"> • The site is not in a conservation area or an area of historical interest.
3(d) Reduce pollution from any source	√X	√X	√X	<ul style="list-style-type: none"> • The site is not in a Groundwater Source Protection Zone • Site does not border a watercourse. • Site is contaminated through its former use as a power station
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	√	√	√	<ul style="list-style-type: none"> • The site is not in a flood risk area • The site is not on a north facing slope • The suitability of the site for SUDS is unclear according to the SUDS Viability Plan • Mitigation – this is potentially a large redevelopment and has the potential

				<ul style="list-style-type: none"> to incorporate CHP Mitigation – Investigate the potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> By providing more diverse employment opportunities, this development could help to support existing services and contribute to the regeneration of the area. Letchworth includes areas that have been identified as being deprived
5(b) Increase access to decent and affordable housing	○	○	○	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	○	○	○	<ul style="list-style-type: none"> Bordered by other employment properties Site is next to train tracks Mitigation – site requires line side protection for noise and vibration
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	✗	○	○	<ul style="list-style-type: none"> Limited sewage capacity Mitigation – Sites should be phased for after 2012
TOWN CENTRES				
7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> This proposed development could supply jobs in the local area and encourage more people to live in the town centre. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is within 800m of town centre
Summary				
Employment site near the centre of Letchworth which meets several of the sustainability criteria well.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Vacant brownfield site The town has good public transport. This site is within 400m of a bus stop and 800m of the train station. Would provide more local employment in an area of 		<ul style="list-style-type: none"> Possible constraints - sewage system Next to the railway line – noise for future workers Site is contaminated through its former use as a power station 		<ul style="list-style-type: none"> Investigate the potential for SUDS Encourage and improve public transport Look at incorporating CHP Noise survey Line side protection for noise and vibration Contaminated land survey and remediation

<p>need</p> <ul style="list-style-type: none"> ▪ Opportunity to reclaim contaminated land ▪ The site is not in a flood risk area ▪ The site is not on a north facing slope ▪ Site is within 800m of town centre ▪ The site is not in a Groundwater Source Protection Zone 		
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North Stevenage

NS –formerly NS1 (option 8 in Feb 2013 appraisal)

SA Objective: Will the policy...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	0	The development is likely to include a neighbourhood centre, but no employment provision. This option is likely to contribute more to Stevenage's economy rather than North Herts.
<i>Land use and development</i>		

<i>patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	XX	The development is located on a greenfield site. The site is located on agricultural land grade 3.
2b. Provide access to green spaces?	√	<p>The large, edge of town location of the site is likely to provide opportunities for greenspace. Greenspace would be provided for within the development and would therefore bring greater access to these facilities. Access to the countryside would be further away for existing residents. This site is close to Chesfield Park and Forster Country in which there are opportunities to enhance these green space features through appropriate mitigation²⁸. There is a possible link into Stevenage Greenway and existing Level 1 Green Links, feeding into Letchworth Greenway to the north too</p> <p>Greenspace within 400m. Rights of Way run through the site.</p> <p>Mitigation – protect public rights of way and apply green space standards to ensure positive benefit for greenspace.</p>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<p>A site of this size is likely to be able to provide significant facilities within the development. However, it is still likely that a significant proportion of new residents would work outside Stevenage and travel by car. However, large scale development will create opportunities for people to use local facilities close to where they live to help reduce the impact of this. It is currently within 200m of bus stops on North Road, although new bus stops would be required as part of the development. Stevenage station is over 3km from the site.</p> <p>Access through Stevenage.</p>

²⁸ See SNAP North: Landscape opportunity mapping, LUC April 2010, available at http://www.north-herts.gov.uk/4897_landscape_advice_note_final_04_28_10.pdf

		Mitigation - inclusion of sustainable transport measures.
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?	<p>A designated wildlife site abuts one edge of the site. The site is mainly arable fields, and the boundary features are likely to have the greatest ecological value and provide wildlife corridors. Greenspace improvements including wildlife corridors and a buffer to protect the wildlife site may result in a positive effect in the medium to long term.</p> <p>Mitigation – undertake habitat study to consider how to mitigate impact on the wildlife site, retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development.</p>
3b. Protect and enhance landscapes?	X	<p>A site of this size is likely to have significant landscape impact. The site straddles both the Baldock Gap and the Arlesey/Great Wymondley LCAs. In the 2011 Study²⁹, Arlesey – Great Wymondley LCA is considered to be of low-moderate sensitivity, although development of this scale would still impact on the undeveloped open nature of the character area. In the 2011 study³⁰, Baldock Gap LCA is considered to be moderate to high sensitivity, and visually of high sensitivity, views to the undeveloped skyline are an important feature within the character area and from adjacent areas.. The evaluation for both these areas LCA describes developments of greater than 5ha as not appropriate. There are opportunities to enhance the existing landscape at Forster Country and Chesfield Park, which are features that hold high amenity value.</p> <p>Development would be close to Graveley village and is likely to have a significant impact on views from the village and its distinctiveness as a settlement without appropriate mitigation measures.</p>

²⁹ North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) see http://www.north-herts.gov.uk/216_2011-2.pdf

³⁰ North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) see http://www.north-herts.gov.uk/219_2011-2.pdf

		Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features.
3c. Conserve and, where appropriate, enhance the historic environment?	?	<p>Site is not located within an area of archaeological interest. Forster Country has been promoted by some for its historical value due to this areas connection with the writer E. M. Forster.</p> <p>Whilst not within the Graveley Conservation Area, its setting will need to be assessed and appropriate mitigations measures put in place, as not to harm this area.</p> <p>Manor Farm (grade II listed) and the Church of St Etheldreda (grade II* listed and a scheduled monument) are located to the north east of the north Stevenage area. The setting of these would need to be maintained in any development.</p> <p>Mitigation – Historic built environment assessments in advance of development</p>
3d. Reduce pollution from any source?	0	Part of the site is situated within source protection zone 3. There is no evidence of contamination.
<i>Climate change</i>		
4. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change	√	<p>Surface water flooding has been identified as an issue for the site. The need for appropriate drainage through SuDS will be important in minimising the impact s.</p> <p>Significant opportunities for sustainable energy, given the size of the development.</p>
<i>A just society</i>		

5a. Share benefits of prosperity fairly?	0	Site is located close to Stevenage, provides for their housing need. Affordable housing will open up opportunities for those not able to afford market housing.
5b. Increase access to decent and affordable housing?	√√	Development would provide 1000 - 1700 dwellings in North Hertfordshire with a proportion of these being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	Initial construction phase would be disruptive for surrounding local residential areas in the short term. There would need to be controls to minimise this disruption. Development on this large greenfield site will result in a loss of tranquillity for the area. New development will inevitably involve increased light, air and noise pollution. These impacts will need to be managed with appropriate mitigation measures.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible?	X	Limiting the impact on natural resources will be important. Measures could include SuDS, recycling, sustainable construction and building methods. There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. Mitigation – ensure water efficiency in new development
<i>Town centres</i>		
7. Promote sustainable urban living?	?	Site on the edge of Stevenage, and could compete with services in the town. Located quite a distance from the main town centre, although more proximate to the old town. On the positive side, the development would be of an appropriate size to offer

		facilities such as schools, shops, community centres which would promote sustainable living. Development of facilities and services should be of appropriate scale, so not to compete with town centre.
Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> • A site of this size is likely to be able to provide significant facilities within the development • Development would provide 1000 -1700 dwellings in North Hertfordshire including significant affordable housing • Significant opportunities for sustainable energy, given the size of the development. • Green space would be provided for within the development and there are opportunities to enhance existing green space nearby as well as create links into the Stevenage Greenway Letchworth Greenway. • Currently within 200m of a regular bus route, although new bus stops would be required as part of the development. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • The 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area. • Development would extend to within 400m of Graveley village and be likely to have a significant impact on views from the village and its distinctiveness as a settlement. • A designated wildlife site is adjacent to one corner of the area. • Potential impacts on the setting of Graveley Conservation area and listed buildings. • Part of the sites is in Source Protection Zone 3 • There are significant constraints on sewerage infrastructure in Stevenage. • Potential surface water flooding issues onsite • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car. Stevenage station is over 3km from the site. • Initial construction phase would be create noise and other disruption for surrounding local residential areas. • Development on this large greenfield site will inevitably involve increased light, air and noise pollution. 	<ul style="list-style-type: none"> • Apply greenspace standards to ensure net benefit for greenspace • additional bus stops will be required to support sustainable transport; particularly into Stevenage • a landscape study and mitigation measures will be needed, including consideration of how to reduce impacts on Graveley ; • undertake habitat study to consider how to mitigate impact on the wildlife site, retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development; • archaeological survey of site; • improvements to Rye Meads STW as outlined in Water Cycle Study; • high levels of water efficiency in new homes and use of SuDS; and • facilities and services of appropriate scale to prevent town centre impact; • Surface Water Management Plan; • Construction Management Plan.

Offley

Type of Site and Number: Residential (Greenfield)) OF1 –formerly 0/r2				
Site Reference and Location: Allotment gardens, Luton Road, Offley				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> Support for local services The proposal is large; it is likely that the development; could support the rural economy and surrounding local area
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> Greenfield site Agricultural Grade 3 (a or b?)
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site has numerous rights of way adjacent to and surrounding the site and is within 400m of green space Loss of allotments
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	○	○	○	<ul style="list-style-type: none"> Regular bus services within the village and a bus stop within 400m of the site Village location means residents are likely to commute out to work and rely on personal transport. Mitigation – Local transport strategy; encourage cycleway, local bus to reduce car commuting and local congestion
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity Vegetation present in the form of overgrown hedgerows and grass areas; main use of site it is for allotments Mitigation – Ecology survey of surrounding area
3(b) Protect and enhance landscapes	X	X	X	<ul style="list-style-type: none"> Landscape Character Assessment classifies land as having a gently rolling plateau landscape This development could impact upon the historic character of this area
3(c) Conserve and where appropriate, enhance the historic environment	○	○	○	<ul style="list-style-type: none"> The site lies adjacent to Conservation Area Mitigation – ensure that development does not impact upon the setting of the conservation area

3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information regarding Groundwater Source Protection Zones in this area The site does not border a watercourse Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> The site is not located within a flood risk area. The size of the site development has potential to support a CHP scheme It is unclear whether the site is viable for the SUDS scheme according to the SUDS Viability Plan Mitigation – investigate potential for SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The site could contribute in retaining local rural services within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The site is close to the town of Hitchin The size of the development could provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	o	o	<ul style="list-style-type: none"> Initial impacts would be the pressures of construction on the surrounding residential areas.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	o	o	o	<ul style="list-style-type: none"> No identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	o	o	o	<ul style="list-style-type: none"> N/a
Summary				
<p>The development within Offley would provide affordable housing and support for local services and promote the local economy (1, 5a and 5b).</p> <p>The rural location would more than likely contribute to increased commuting and car usage which does not score well against criteria 2c. The site is a greenfield site which is currently allotments. This means the site does not score well against 2a and 3b.</p>				

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Support for local services and support for the local economy • Good access to public rights of way and areas of green spaces • Potential to support CHP scheme • Provide access to affordable housing • Not over Groundwater Source Protection Zone • Not contaminated • Within 400m of a bus stop 	<ul style="list-style-type: none"> • Village has a bus service and school but no shops and location means people are likely to commute out to work and access services • Construction impacts on village • Adjacent to conservation area 	<ul style="list-style-type: none"> • Local transport strategy; encourage cycleway, local bus to reduce car commuting and local congestion • Ecology survey of surrounding area; land use is not fully utilised • Ensure that development does not impact upon the setting of the conservation area • Investigate potential for SUDS

Preston

Type of Site and Number: Residential PR1 formerly site 215		
Site Reference and Location: – Land East of Butchers Lane,		
SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X	<ul style="list-style-type: none"> • This site is a rural, isolated village and would be poor in terms of accessing local services and facilities • Preston does not have a food shop or a post office • Increased population may support existing services in neighbouring villages, but is unlikely to encourage new business in the area

<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> The development is located on a greenfield site The site is located upon agricultural land grade 3
2b. Provide access to green spaces?	X / ?	<ul style="list-style-type: none"> Green space is within 400m Public rights of way run through the site, development will reduce existing residents access to open countryside to the west of the village Mitigation – Site would need to deliver more accessible open space onsite or improve offsite provision to try and mitigate loss of existing open space. Site could contribute to Green Infrastructure Project ST9 New Woodland in Langley Valley and Level 2 green links.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> The site is isolated. The nearest towns for employment are Hitchin and Stevenage The site is within 400m of a bus stop Site is not within 800m of station Will encourage use of private transport Mitigation – increase public transport services
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of trees, hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> Site located in Offley – St Paul’s Walden Landscape Character area (211) which has moderate to high sensitivity The landscape capacity for incremental small scale developments is considered to be low. Mitigation – Landscape assessment, sensitive design using landscape features to reduce impact. Large site in open countryside

3c. Conserve and, where appropriate, enhance the historic environment?	0	<ul style="list-style-type: none"> • Site is proximate to an archaeology area • Site does not include listed buildings or the conservation area but is located in close proximity • Mitigation – setting of listed building and conservation area needs to be considered in design
3d. Reduce pollution from any source?	√	<ul style="list-style-type: none"> • Site is not located in a source protection although in an area of high groundwater vulnerability • Site is unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	0	<ul style="list-style-type: none"> • Site not in a flood zone • Potential issues with SuDS viability
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • The site could contribute in retaining local rural services within the area
5b. Increase access to decent and affordable housing?	√ / X	<ul style="list-style-type: none"> • The estimated number of dwellings will provide a proportion of affordable housing. • This area has delivered affordable housing through exception sites, based on its location outside the settlement boundary, if developed for market housing this opportunity will be lost.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.
<i>Resource use and waste</i>		

6. Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> No identified constraints in this village
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> Site is a long 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

Key positive effects	Key negative effects	Potential mitigation
<p>No designated wildlife sites</p> <p>Site is not located in Source Protection Zone</p> <p>No evidence of land contamination</p> <p>Site not in a flood risk area</p>	<p>This is a greenfield site on agricultural Grade 3</p> <p>The site is a rural isolated site and is poor in terms of access to local services</p> <p>Site contains archaeological area</p> <p>Development could impact on landscape</p>	<p>Ecological survey and retention of existing vegetation</p> <p>Encourage sustainable transport measures</p> <p>Landscape assessment and sensitive design</p> <p>Sensitive design taking into account historic environment</p> <p>Improve public transport provision</p> <p>Contribution to Green Infrastructure Projects</p>

Pirton

Type of Site and Number: PT1 –formerly site 64 Residential		
Site Reference and Location: 07/0463/1 Land East of Priors Hill, Pirton		
	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 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 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 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 listed buildings</p> <p>Site borders a conservation area</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>

PT2 – formerly Site 214 – Holwell Turn, West Lane

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> • The site is situated in a rural area • There are not many facilities or services nearby • The site has the potential to support the rural economy; number of proposed dwellings on the site is high • In the long term demand for services and facilities will increase within the area and bring in new business
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> • Site is greenfield • Site is located upon grade 2 and 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • Green space is within 400m • Public rights of way are near this site
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • Bus stop within 400m, there is a regular bus service • There is no train station within 800m • There are no food shops and no doctors surgery, the nearest large town to Pirton is Hitchin which is 3 miles away • The site location is likely to lead to increased use of private cars • Mitigation – Encourage sustainable transport initiatives • Mitigation – Improve public transport services
<i>Environmental protection</i>		

3a. Protect and enhance biodiversity?	? / ✓	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design. • Vegetation present in the form of hedgerows and grass areas • Mitigation – ecological survey and seek to maintain existing trees and hedgerows and sensitive design to create net gain for biodiversity
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> • This village is located within the Pirton Lowlands landscape character area, which has moderate to low sensitivity • Landscape capacity for small scale incremental development is considered to be moderate • Mitigation – ensure the development and its densities are in keeping with the surrounding areas, use and enhancing of existing hedgerows in screening of site.
3c. Conserve and, where appropriate, enhance the historic environment?	0	<ul style="list-style-type: none"> • The site does not contain an area of archaeological interest, listed building or conservation area • Site borders a conservation area • Mitigation – Ensure future development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc
3d. Reduce pollution from any source?	✓	<ul style="list-style-type: none"> • The site is not within a source protection zone • Site does not border a water course • There is no evidence of contamination upon the site
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	? / ✓	<ul style="list-style-type: none"> • The site is not in a flood risk zone • The site is not viable for SUDs as identified in the SuDS viability Plan
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	✓	<ul style="list-style-type: none"> • This area is not identified as deprived • Local services need improving
5b. Increase access to decent and affordable housing?	✓	<ul style="list-style-type: none"> • Site and dwelling quantity is large enough to provide affordable housing

5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> The development is relatively large and the construction phase would be disruptive for surrounding local residential areas No evidence of noise constraints identified. Provision and access to affordable housing improves health inequalities
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	?	<ul style="list-style-type: none"> No information on constraints
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> There are no shops, food shops as well as no doctors surgery in Pirton The location of the site will increase the use of private transport Residents are likely to commute into the nearest large town for work, and other trips

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

Reed

Type of Site and Number: Residential RD1 –formerly RD/r01				
Site Reference and Location: Land at Blacksmiths Lane, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> Potential to support existing services and rural economy
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> Greenfield site
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site has an existing public right of way running through the site itself Provides access to other areas of Green space Potential development upon an existing Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	O	O	O	<ul style="list-style-type: none"> The site is located within 400m of a bus stop Village location means that people are likely to commute out to work and use personal transportation Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of ecological interest • There are hedgerows and trees present upon the site – development on a greenfield site is unlikely to lead to an improvement in ecology • LCA notes that an area of high biodiversity is centred around the village of Reed typified by chalky boulder clay woodland and species-rich neutral grasslands. • Mitigation – Undertake ecological review before developing site. Ensure hedgerows are maintained • Mitigation – Tree surveys; incorporate existing trees
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> • site is scrubland and adjacent to the A10 and fronts Blacksmiths Lane. The northern boundary has a tree belt, so its well screened and unlikely to have a huge impact. •
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	<ul style="list-style-type: none"> • The site is located adjacent to an area of archaeological interest • The site is located near to a conservation area • There is a listed building located next to the proposed site • Mitigation – Ensure development conforms to local character including size, design, materials used etc
3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> • No information provided regarding Groundwater Source Protection Zones in this village • Site is not contaminated • Site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	<ul style="list-style-type: none"> • There is no identified flood risk for the proposed site • Suitability for SUDS is uncertain, according to the SUDS Viability Plan • Mitigation – investigate the feasibility of SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> • The site could contribute in retaining local rural services as well as encouraging new ones to develop within the area.
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Would provide 21 dwellings
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.
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> The village has no identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
The site is located within a village or relatively limited services therefore the creation of a new development has potential to encourage more interest to the area and provide inspiration for support and development of new services as well as a boost for the local economy.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Potential to support existing and new services Good public transport links –within 400m of a bus stop Site is not contaminated Site does not border a watercourse 	<ul style="list-style-type: none"> Greenfield site Reduces and limits access to green spaces; site used as access route for public right of way The site is located adjacent to an area of archaeological interest The site is located near to a conservation area There is a listed building located next to the proposed site Village location means people are likely to commute out to work – personal transportation 		<ul style="list-style-type: none"> Improve public transport Ensure hedgerows are enhanced and maintained Tree surveys; incorporate existing trees Ensure development conforms to local character including size, design, materials used etc Investigate the feasibility of SUDS 	

Type of Site and Number: RD2 –formerly site 73 Residential		
Site Reference and Location: 07/0853/4 Farmyard, Brickyard Lane: Reed		
	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 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"> Might be visible from the north (the Joint), but within the village it is partially screened by existing houses on Brickyard Lane.

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 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
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	
New housing would support local services and rural economy in the long term once facilities and services have	There are no local facilities, shops within Reed. This will increase the use of private transport, increasing		To develop facilities and services within village. Ensure that the development retains and enhances the tree	

<p>improved within Reed.</p> <p>brownfield site</p> <p>Site is not within a wildlife designation</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>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>This site is potentially contaminated</p> <p>Suitability for SUDS unclear</p>	<p>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>Undertake land contamination survey and remediation</p> <p>Investigate potential for SuDS</p>
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Royston

RY1 –formerly site 218 – West of Ivy Farm

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> The proposed development has potential to support local services Provides good access to services and support employment and retail services and town centre
<i>Land use and development patterns</i>		

2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> • This site is a greenfield site • Site is located upon agricultural grade 3 • Site adjacent to important amenity area of Therfield Heath • Mitigation – development should include appropriate planting
2b. Provide access to green spaces?	✓	<ul style="list-style-type: none"> • There is a greenspace located nearby (within 400m), linked by a right of way • Mitigation – site could contribute to Green Infrastructure project ST8.3 Peri urban greenway for Royston.
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • The site is not within 400m of a bus stop • The site is not within 800m of the train station • The Town Centre and retail study identified 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 • Mitigation – improve public transport
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / X	<ul style="list-style-type: none"> • This is a greenfield site • No designated wildlife sites fall within this site, however there is a wildlife site / SSSI opposite, which requires sensitive consideration • Development of a greenfield site would not protect biodiversity unless green features and green design was incorporated in any scheme • Mitigation – undertake an ecological assessment. Ensure construction methods which are sensitive to the SSSI and incorporate green features
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> • Site falls within the Landscape Character Area 227 Odsey to Royston, which is reported to have moderate sensitivity. The LCA also states that capacity for major urban extensions is considered to be moderate - high. • Site will be visible from Therfield Heath. • The landscape capacity and sensitivity study identifies this specific area as having moderate sensitivity and moderate capacity

		<ul style="list-style-type: none"> Mitigation – landscape assessment, incorporating issues with regard to Therfield Heath
3c. Conserve and, where appropriate, enhance the historic environment?	0	<ul style="list-style-type: none"> The site does not include any historic assets, it is however located adjacent to the Therfield Heath Area of Archaeological Significance
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> Site is situated within Source Protection Zone 2, Site is not located near a watercourse however is located within a groundwater vulnerability area Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> Site is not within a flood plan The site is situated in an area that is suitable for SuDS according to the SFRA SuDS Viability Plan
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> This town is not identified as a deprived area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / ?	<ul style="list-style-type: none"> The site borders the railway. Mitigation – noise and vibration should be considered by site design and landscaping
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> There are a number of constraints in this area as identified by the IDP The STW is operating close to capacity. Any additional development on top of what has previously been considered will need to be

		<ul style="list-style-type: none"> assessed in relation to the WFD impact. Energy supplies require reinforcement Mitigation – sustainable energy solutions
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> Site is located on the periphery of Royston Site is not located within 400m of a bus stop or 800m of the train station Food services are within the north of the town and are likely to be accessed by private transport Improve access to public transport
Key positive effects	Key negative effects	Potential mitigation
<p>Proposed development would support local services</p> <p>Proximate to open space</p> <p>Site does not contain a historical asset</p> <p>Provides access to affordable housing</p> <p>Not in a flood risk area SuDS suitability</p> <p>Capacity in the landscape for urban extensions</p>	<p>Greenfield site, classified as grade 3 agricultural land</p> <p>Uncommon landscape/ visibility from Therfield Heath</p> <p>Site borders the railway line</p> <p>Located adjacent to a SSSI</p> <p>Out of town location does not promote sustainable urban living</p>	<p>Design should include planting to mitigate impact on Therfield Heath</p> <p>Improve access to public transport</p> <p>Develop sustainable energy solutions</p> <p>Noise and vibration considerations within design</p> <p>Landscape assessment</p> <p>Site could contribute to Green Infrastructure project</p>

Type of Site and Number: RY2 –formerly site 85 Residential
Site Reference and Location: 07/0899, Land North of Newmarket Road, Royston

SA Objectives	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
	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 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 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	
Not in a conservation area Not in an area of archaeological interest	This site is a greenfield site, classified as grade 3 agricultural land		Site design and landscaping to mitigate noise, vibration from A505. Ensure bus, pedestrian & cycle linkage with station and employment areas	

<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>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>Is located over Groundwater Source Protection Zone 2.</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>
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Type of Site and Number: Residential Greenfield				
Site Reference and Location: RY3 – formerly R/r03 Land north of Betjeman Road, Royston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2. However, the owners indicate that the sites are not used for agricultural purposes and will not likely to come forward for agricultural use in the future.
2(b) Provide access to green spaces	?	?	?	Site is agricultural land. May currently have informal recreation use for children in adjacent properties. However, estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√?	√?	√ ?	Site is on the edge of Royston, slightly more than 800m from the station as the crow flies, but road access is significantly further. The Transport and Utilities Constraints Background Paper comments that bus, pedestrian & cycle linkage with site R/r11 (land north of Lindsay Close) is essential. Site is close to school, surgery and supermarket.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	Biological Records Centre indicates that this site has potential ecological interest.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate to high capacity. It comments that mitigation measures may not completely reduce the effects of the development. For sites of moderate sensitivity, mitigation measure would be required to address potential landscape/environmental issues. 2011 Landscape study indicates that landscape capacity for urban extensions is considered to be moderate to high in this area.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designation on the site.
3(d) Reduce pollution from any source	X?	X?	X?	There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. Ensure that the STW can effectively protect water quality before proceeding with development. No land contamination issues. Not located within a Groundwater Source Protection zone
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	Improvements required to the Royston STW to facilitate development are likely to be energy intensive. Site not in a flood risk area SuDS viable
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	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. The owners indicate that they appointed an acoustic consultant to conduct a site assessment, who has concluded that the railway line produces minimal noise levels categorised within the NEC A contour, whilst the boundaries adjacent the A505 are within a NEC C contour. They note that these constraints can be mitigated through the appropriate measures, such that would provide adequate attenuation to noise intrusion, together with a suitable acoustic buffering around the boundary adjacent to the A505.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area.
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Will provide affordable housing ▪ On frequent bus route ▪ Close to school, surgery, supermarket 	<ul style="list-style-type: none"> ▪ Greenfield land ▪ Over 800m from station ▪ Majority of site adjacent to A505 (potential noise issue, though this can be 		<ul style="list-style-type: none"> ▪ Ensure that the STW can effectively protect water quality before proceeding with development. ▪ Site design and landscaping to mitigate noise and environmental and landscape impacts ▪ Ensure bus, pedestrian & cycle linkage with site R/r11 (land 	

<ul style="list-style-type: none"> ▪ SuDS viable. ▪ Not located within a Groundwater Source Protection zone ▪ Landscape capacity for urban extensions is considered to be moderate to high in this area. 	<p>mitigated)</p> <ul style="list-style-type: none"> ▪ There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. ▪ Improvements required to the Royston STW to facilitate development are likely to be energy intensive. ▪ Biological Records Centre indicates that this site has potential ecological interest. 	<ul style="list-style-type: none"> ▪ north of Lindsay Close) and with station ▪ Ensure high levels of water efficiency in development
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Type of Site and Number: Residential Greenfield				
Site Reference and Location: RY4- formerly R/r11 Land north of Lindsay Close, Royston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	O	O	O	
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	Greenfield site, agricultural grade 2. However, the owners indicate that its agricultural value and potential is restricted by the limited acreage and adjacent proximity with residential properties to the south.

2(b) Provide access to green spaces	?	?	?	Site is agricultural land. Estimate of dwellings provides for green space to be provided for these dwellings, which could also serve adjacent properties, depending on the need.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	Site is on the edge of Royston, approx 800m from the station. It is on a frequent bus route. It is also close to school, surgery, and very close to the supermarket. It is relatively close to employment sites, with a potential for linking current bus services to provide a link. The Transport and Utilities Constraints Background Paper comments that bus, pedestrian & cycle linkage with site R/r11 (land north of Lindsay Close) is essential.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	Biological Records Centre indicates that this site has potential ecological interest.
3(b) Protect and enhance landscapes	?	?	?	No landscape designations on site. The Landscape Sensitivity and Capacity Study identified the site as being of moderate sensitivity (able to accommodate development with some degradation of character and value) and moderate to high capacity. Mitigation measure would be required to address potential landscape/environmental issues. However, they may not completely reduce the effects of the development for this type of site. 2011 Landscape study indicates that landscape capacity for urban extensions is considered to be moderate to high in this area.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historical designations on the site.
3(d) Reduce pollution from any source	X?	X?	X?	There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. No land contamination issues. Not located within a Groundwater Source Protection zone
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	Improvements required to the Royston STW to facilitate development are likely to be energy intensive. Site not in a flood risk area SuDS viable
A JUST SOCIETY				
5(a) Share benefits of	0	0	0	

prosperity fairly				
5(b) Increase access to decent and affordable housing	✓	✓	✓	Planning policy requires provision of affordable housing in the development
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	XX	XX	Majority of site borders the A505. Development is also adjacent to existing housing. The noise issue is a significant one, which would require mitigation by site design and landscaping.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area.
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	Site is more than 800m from the town centre. Its closeness to the supermarket may mean that it might not contribute to the viability of town centre shops and services.
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Will provide affordable housing ▪ On frequent bus route ▪ Close to school, surgery, supermarket and employment areas ▪ SuDS viable ▪ Not located within a Groundwater Source Protection zone ▪ 2011 Landscape study indicates that landscape capacity for urban extensions is considered to be moderate to high in this area. 	<ul style="list-style-type: none"> ▪ Greenfield land ▪ Majority of site adjacent to A505 (significant noise issue) ▪ There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. ▪ Improvements required to the Royston STW to facilitate development are likely to be energy intensive. ▪ Biological Records Centre 		<ul style="list-style-type: none"> ▪ Ensure that the STW can effectively protect water quality before proceeding with development. ▪ Ensure high levels of water efficiency in development. ▪ Site design and landscaping to mitigate noise and environmental and landscape impacts ▪ Ensure bus, pedestrian & cycle linkage with site R/r3 and with station and employment sites 	

	indicates that this site has potential ecological interest.	
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Type of Site and Number: Residential (Brownfield)			
Site Reference and Location: RY5 -formerly R/r06 Agricultural supplier, Garden Walk, Royston			
What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
Short term	Med term	Long term	
ECONOMIC ACTIVITY			
O	O	O	• N.a
LAND USE AND DEVELOPMENT PATTERNS			
√	√	√	<ul style="list-style-type: none"> • Site is located on a Brownfield site • Some evidence of potential land contamination • Potential for remediation of land. • Mitigation – Land contamination assessment and land remediation survey if required.
X	X	X	<ul style="list-style-type: none"> • Limited access to public footpaths and other rights of way • Few areas of Green space readily accessible to site; no Green spaces within 400m of the site • Mitigation – Green Space mapping and designation
√	√	√	<ul style="list-style-type: none"> • Local bus service and coach routes are frequent and accessible to the site (within 400m of the site) • The train station is accessible within 800 metres to the site • Parking issues within area, discouragement of travelling by car. • Mitigation – Sustainable transport, Park and ride service; reduce car usage
ENVIRONMENTAL PROTECTION			
√	√	√	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of ecological interest • Site has some vegetation present mostly in the form of Scrub land. • Site not likely to enhance biodiversity
O	O	O	• N.a
O	O	O	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of historical interest • Site is not located on an archaeological site • Site does not impact on any conservation areas

XX?	XX?	XX?	<ul style="list-style-type: none"> • There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. • Site location is within a Zone 2 Groundwater protection area • Some evidence of potential land contamination from underground storage tanks. • Potential for remediation of land. • Mitigation – Land contamination assessment and land remediation survey if required. • Mitigation – Groundwater assessment and development implications
CLIMATE CHANGE			
√	√	√	<ul style="list-style-type: none"> • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. • The site is not located within a flood risk area. • The has potential for a CHP scheme • The site is suitable for SUDS according to the SUDS viability plan • Mitigation - SUDS • Mitigation – CHP scheme
A JUST SOCIETY			
X	O	O	<ul style="list-style-type: none"> • The site will not contribute to specific deprived areas. • Contributes to the loss of business use
√	√	√	<ul style="list-style-type: none"> • The proposal is for 50+ dwellings; access to affordable housing
X	O	O	<ul style="list-style-type: none"> • The initial impacts would be the pressures of construction on the surrounding residential areas. • Site development is relatively large; potential to generate large noise and associated problems.
RESOURCE USE AND WASTE			
O	O	O	<ul style="list-style-type: none"> • A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area.
TOWN CENTRES			
√	√	√	<ul style="list-style-type: none"> • New housing in close proximity to the town centre (within 800m) • Encouraging people to use local shops and town centre; reduce the need to leave for shopping and other purposes • Could reduce commuting for employment in centre.
Summary			
The site is suitable to support development within Royston as the site meets many of the sustainability criteria 2a,2c,3a,4a,5b & 7.			

Certain restrictions upon the site that do not meet the Sustainable objectives are mainly potential impacts upon infrastructure and limited access to Green spaces 2b,6a

Strengths	Weaknesses	Potential mitigation
<ul style="list-style-type: none"> • Site is located on a Brownfield site • The brown field residential development within a town will contribute to economic growth in that area. • Some evidence of potential land contamination; Chance to remediate land • Good levels of public transportation; station within 800m and bus within 400m • Will provide affordable housing • Site within 800m of the town centre • SUDS 	<ul style="list-style-type: none"> • Site is located on a groundwater source protection zone 2 • Impacts on services and infrastructure, need for redevelopment prior to build. • Identified town constraints • Limited access to Green spaces – outside of 400m to access green space • Will result in loss of business use • There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. 	<ul style="list-style-type: none"> • Ensure that the STW can effectively protect water quality before proceeding with development. • Land contamination assessment and land remediation survey if required • Green Space mapping and designation • Sustainable transport, Park and ride service; reduce car usage • Groundwater assessment and development implications • Sustainable energy for site • SUDS

Type of Site and Number: Residential (Greenfield – in urban area)				
Site Reference and Location: RY6 formerly R/r07: Royston FC, Garden Walk, Royston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	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"> There is no impact on areas of ecological or environmental importance. However the land has potential amenity value. No evidence of land contamination Long term - Site is located on a Greenfield site within an urban area; Loss of Green space within town
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> Would lead to the loss of an amenity area. Footpaths within vicinity of site; Need improved provision of public rights away Site within 400m of a Green space designation Mitigation – Improve public rights of way access; Green Space mapping
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> Local bus service and coach routes are frequent and accessible to the site (within 400m) The train station is accessible within 800 metres to the site Parking issues within area, discouragement of travelling by car. Mitigation – Sustainable transport, Park and ride service; reduce car usage
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest Main vegetation present is grass (mown for pitch)
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> No identified visual impacts from the site development as it is within a town location
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> Site does not conflict with any designated areas of historical interest Site is not in archaeological or conservation areas

3(d) Reduce pollution from any source	X?	X?	X?	<ul style="list-style-type: none"> • There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. • The site location is within a Groundwater source protection zone 2 • No evidence of land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. • The site is not located within a flood risk area. • The has potential for CHP scheme • The site is suitable for SUDS according to the SUDS viability plan • Mitigation - SUDS • Mitigation – Potential Sustainable CHP scheme
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	X	X	X	<ul style="list-style-type: none"> • The site will not contribute to specific deprived areas. • Contributes to the loss of recreational and public use • The development would lead to the loss of a recreational ground within the town
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • The proposal is for 44 dwellings • Will provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	○	○	<ul style="list-style-type: none"> • The initial impacts would be the pressures of construction on the surrounding residential areas.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	○	○	○	<ul style="list-style-type: none"> • A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area.
TOWN CENTRES				

7 Promote sustainable urban living	✓	✓	✓	<ul style="list-style-type: none"> • New housing in close proximity to the town centre. • Site is within 800m of the centre • Encouraging people to use local shops and town centre; reduce the need to leave for shopping and other purposes • Could reduce commuting for employment in centre.
<p>Summary</p> <p>The proposed site is a potential Green field site and a potential Green space. The development of this site would be un-conforming to specified sustainable objectives.</p> <p>The site meets sustainable criteria 2c, 3c , 4a, 5b and 7. The loss of a recreational ground in the long term would be a loss of generated prosperity.</p>				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> • Good levels of public transportation; access to Bus stop (within 400m) and train station is within 800m • Will provide affordable housing • Site is within 800m of town centre; access to services • The site is suitable for SUDS according to the SUDS viability plan • Site does not conflict with any designated areas of historical interest • The site is not located within a flood risk area. • No identified visual impacts from the site development as it is within a town location 	<ul style="list-style-type: none"> • Loss of football ground • Located within Groundwater Zone 2 • There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. 		<ul style="list-style-type: none"> • Ensure that the STW can effectively protect water quality before proceeding with development. • Ensure high levels of water efficiency in development. • Replacement recreational facilities • CHP scheme • SUDS 	

RY7 – formerly site 217 – Anglian Business Park Royston

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	X X	<ul style="list-style-type: none"> Development of the site will reduce the supply of employment land in Royston
<i>Land use and development patterns</i>		
2a. 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
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> The site is within 400m of greenspace It does not reduce accessibility of existing residents to open space
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	<ul style="list-style-type: none"> The site is within 400m of bus stop The site is within 800m of train station
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	√	<ul style="list-style-type: none"> No designated wildlife sites fall within this site. There are some trees and shrubs on the site for landscaping purposes. Mitigation – tree survey and trees should be incorporated within development
3b. Protect and enhance landscapes?	0	<ul style="list-style-type: none"> N/a

3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> The site does not contain a conservation area, archaeological area or any listed buildings
3d. Reduce pollution from any source?	X	<ul style="list-style-type: none"> The site is within Groundwater Source Protection 2 The site does not border a watercourse No landfill within 250m Site is likely to be contaminated, based on its current use Mitigation – contaminated land survey
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> Site is not in a flood risk area Some constraints on SuDS
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	0	<ul style="list-style-type: none"> Site not identified as being within a deprived area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<ul style="list-style-type: none"> Residential properties will be adjacent to manufacturing / storage and distribution uses
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> There are a number of constraints in this area as identified by the IDP The STW is operating close to capacity. Any additional development on top of what has previously been considered will need to be assessed in relation to the WFD impact. Energy supplies require reinforcement

		<ul style="list-style-type: none"> Mitigation – sustainable energy solutions
<i>Town centres</i>		
7. Promote sustainable urban living?	✓	<ul style="list-style-type: none"> Site is located within 400m of a bus service Site is within 800m of the station Food services are within the north of the town and are likely to be accessed by private transport

Key positive effects	Key negative effects	Potential mitigation
<p>Located on Brownfield land</p> <p>Close to open space</p> <p>Located close to train station and town centre</p> <p>Does not include any historic assets</p> <p>No designated wildlife sites within or close to site</p>	<p>Site will mean loss of designated employment land</p> <p>Located in Source Protection Zone 2</p> <p>Amenity impact associated with residential in an employment area</p>	<p>Tree survey and trees incorporated within development</p> <p>Sustainable energy solutions</p> <p>Contaminated land survey</p>

Type of Site: Formerly suggested for employment				
Site Reference and Location: RY8 – formerly R/e02, Lumen Road, Royston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	○	○	○	<ul style="list-style-type: none"> Use for residential would result in loss of proposed employment land, but this is unlikely to have significant impact, as there is sufficient provision elsewhere.

LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	✓	✓	✓	<ul style="list-style-type: none"> • Brown field site with little or no environmental or amenity value • Known contaminated land (gas works) so is potential to reclaim some contaminated land • Mitigation – contaminated land survey and appropriate remediation.
2(b) Provide access to green spaces	?	?	?	<ul style="list-style-type: none"> • The site borders a public right of way. It is not clear how close accessible green space is.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • The town has reasonable public transport provision – this site is within 400m of a bus stop and within 800m of the train station • The site is fairly central to the town and so should be accessible by public transport or by walking for many people.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	○	○	○	<ul style="list-style-type: none"> • Brownfield site • The site is not designated as being of ecological importance • There are some shrubs and trees on the site • Mitigation – tree survey
3(b) Protect and enhance landscapes	○	○	○	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • The site is not in a conservation area but does contain a listed building • Mitigation – ensure any redevelopment does not impact upon listed building
3(d) Reduce pollution from any source	X?	X?	X?	<ul style="list-style-type: none"> • There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook. • Ensure that the STW can effectively protect water quality before proceeding with development. • The site is within Groundwater Source Protection Zone 2. • The site is known to be contaminated (gas works).
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	?	?	?	<ul style="list-style-type: none"> • Improvements required to the Royston STW to facilitate development are likely to be energy intensive. • The site is not in a flood risk area • The site is not on a north facing slope • This area has been identified as being suitable for SUDS in the SUDS

				Viability Map <ul style="list-style-type: none"> • Mitigation – this is a large redevelopment and has the potential to include sustainable energy. • Mitigation - SUDS
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	o	o	o	
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> • Will provide 75 dwellings, including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	o	o	<ul style="list-style-type: none"> • Bordered predominantly by residential properties, who may be affected by construction phase.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	x?	o	o	<ul style="list-style-type: none"> • A large development such as this will increase water use in the area, though it is understood from the Draft Infrastructure Development Plan that there are no significant constraints on water supply in this area. • There may be significant demolition waste, which should be recycled.
TOWN CENTRES				
7 Promote sustainable urban living	?	?	?	<ul style="list-style-type: none"> • Site is within 800m of town centre, so may support town centre services.
Summary				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> ▪ Brownfield site ▪ Central to the town- site is within 800m of town centre ▪ Within 400m of a bus stop and within 800m of the train station ▪ Opportunity to reclaim contaminated land ▪ Will provide 75 dwellings, including affordable housing. 	<ul style="list-style-type: none"> ▪ There are significant constraints on the capacity of the Royston sewage treatment works (STW). Additional housing development will require significant improvements to the STW to ensure that it does not have a negative impact on the water quality of Whadden Brook ▪ Improvements required to the Royston STW to 		<ul style="list-style-type: none"> ▪ Contaminated land survey and remediation ▪ Tree survey ▪ SUDS ▪ Encourage and improve alternative transport ▪ Look at incorporating sustainable energy ▪ Ensure any redevelopment does not impact upon listed building ▪ Ensure that phasing of development links with STW improvements. ▪ Ensure high levels of water efficiency in new development. 	

<ul style="list-style-type: none"> This area has been identified as being suitable for SUDS 	<p>facilitate development are likely to be energy intensive.</p> <ul style="list-style-type: none"> Listed building onsite Known contaminated land (gas works) Loss of employment land 	
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Type of Site: Employment				
Site Reference and Location: RY9 –formerly R/e01, York Way, Royston				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> This proposed development could supply jobs in the local area. Development could help to encourage new businesses to start up in the area, improving the quality of local jobs available in the District. Site is located on outskirts of Royston – employment development preferred in town centres to aid regeneration of town centres Identified as one of the main centres in need of improving employment opportunities.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> Greenfield site between existing employment sites and the main road – agricultural grade not specified Based on photographic evidence the site appears to have heath land characteristics
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> Public right of way through this site – developing it will lead to a reduction in green space and amenity.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	✓	✓	✓	<ul style="list-style-type: none"> • Within 400m of a bus stop • Just within 800m of train station • However site on the edge of settlement • Improving employment opportunities in the area will help to combat commuting out of the area for work. • Mitigation – improve and encourage the use of public transport.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	<ul style="list-style-type: none"> • The site is not designated as being of ecological importance • However, the site is well vegetated and appears to have heath land characteristics. Development of this site is likely to lead to a decrease in ecological value. • Biological Records Centre indicates that this site has potential ecological interest. • Mitigation – tree survey; ecological survey
3(b) Protect and enhance landscapes	o	o	o	<ul style="list-style-type: none"> • N.a
3(c) Conserve and where appropriate, enhance the historic environment	✓	✓	✓	<ul style="list-style-type: none"> • The site is not in a conservation area or an area of historical interest.
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> • The southern part of the site is within a Groundwater Source Protection Zone. This is Zone 3 and not 1 or 2. • The site does not border a watercourse • The site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> • The site is not in a flood risk area • The site is not on a north facing slope • SUDS are likely to be feasible in this area according to the SUDS Viability Map • Mitigation – this is potentially a large redevelopment and has the potential to incorporate CHP • Mitigation - SUDS

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	O	O	O	<ul style="list-style-type: none"> Royston is not identified as a deprived area
5(b) Increase access to decent and affordable housing	O	O	O	n.a
5(c) Improve conditions and services that engender good health and reduce health inequalities	O	O	O	<ul style="list-style-type: none"> Bordered by other employment properties and fields Site is next to main road
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	O	O	<ul style="list-style-type: none"> Potential constraints due to sewage capacity – limited until 2015 Potential issues for gas and electricity supply Mitigation – Consider phasing site after 2015 Mitigation – May require significant reinforcement of electricity and gas supply
TOWN CENTRES				
7 Promote sustainable urban living	O	O	O	<ul style="list-style-type: none"> Distance from town (over 800m) means that this development is unlikely to contribute to the town centre regeneration
Summary				
This proposed development could supply jobs in the local area				
Distance from town (over 800m) means that this development is unlikely to contribute to the town centre				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Within 400m of a bus stop Just within 800m of train station Would provide more local employment Help to combat out commuting SUDS are likely to be feasible in this area according to the SUDS 	<ul style="list-style-type: none"> Greenfield site – agricultural grade not specified Possible constraints - sewage system and gas and electricity supply Public right of way through this site – developing it could lead to 		<ul style="list-style-type: none"> Tree survey Ecology survey SUDS Encourage and improve public transport Look at incorporating CHP May require significant reinforcement of electricity and gas supply Consider phasing site after 2015 	

<p>Viability Map</p> <ul style="list-style-type: none"> ▪ The site is not contaminated ▪ The site is not in a flood risk area ▪ The site is not on a north facing slope 	<p>a reduction in amenity.</p> <ul style="list-style-type: none"> ▪ Distance from town (over 800m) means that this development is unlikely to contribute to the town centre ▪ The southern part of the site is within a Groundwater Source Protection Zone. However, this is Zone 3 and not 1 or 2. ▪ Biological Records Centre indicates that this site has potential ecological interest. 	
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St Ipployts

SI1 –formerly site 221 – Land South of Waterdell Lane

<p>Type of Site and Number: XXX Residential Site Reference and Location:</p>		
SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		

1. Achieve sustainable levels of prosperity and economic growth?	√	<ul style="list-style-type: none"> • The site is located on the outskirts of the village, close to Hitchin • Could contribute to the local economy and support existing services
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> • This is a greenfield site • The site is located upon Grade 3 agricultural land
2b. Provide access to green spaces?	√	<ul style="list-style-type: none"> • Site is within 400m of green space • Site is near to a right of way
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> • Site within 400m of bus stop • Not within 800m of station • As this is a village location people are likely to commute out to work • Mitigation – improve public transport
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> • Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design • Vegetation present in the form of trees, hedgerows and grass areas • Mitigation – ecological survey and seek to maintain existing trees and hedgerows
3b. Protect and enhance landscapes?	X / 0	<ul style="list-style-type: none"> • Site located in Langley Valley Landscape Character Area (214), which has moderate sensitivity • The landscape capacity for incremental small scale development is considered to low to moderate • LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity • Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	√	<ul style="list-style-type: none"> • Site does not contain listed buildings, archaeological site or conservation area.

3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> • Site is not located in a Source Protection Zone, although in a high water vulnerability area • Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	√	<ul style="list-style-type: none"> • Site not in a flood zone • SuDS are viable
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	√	<ul style="list-style-type: none"> • Not a deprived area
5b. Increase access to decent and affordable housing?	√	<ul style="list-style-type: none"> • The estimated number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> • Initial construction phase would be disruptive for surrounding local residential areas, although the site is some distance from the main core of the village. There would need to be controls to minimise this disruption.
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	X	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • Energy supplies need reinforcement (gas, electric) • Mitigation – improve initial utilities prior to development • Mitigation – alternative energy resources
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> • Within 400m of bus stop • Outskirts of village although in relative close proximity to large town • Residents are likely to commute into surrounding towns for work and

		shopping unlikely to walk
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Key positive effects	Key negative effects	Potential mitigation
No designated wildlife sites Site is not located in Source Protection Zone No evidence of land contamination Site does not contain archaeological area, conservation area or listed building Site will provide affordable housing Within 400m of greenspace Site not in a flood zone	This is a greenfield site on agricultural Grade 3 The site is located on the edge of a village and will encourage commuting Moderate-low capacity in landscape	Ecological survey and retention of existing vegetation Encourage sustainable transport measures Landscape assessment Improve public transport provision Improvement of utilities in advance of development Alternative energy solutions

Type of Site and Number: Residential (Greenfield) SI1 –formerly SI/r3				
Site Reference and Location: Land south of Stevenage Road, St Ippolyts				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	<ul style="list-style-type: none"> The proposed development is located in the adjoining village to the town of Hitchin. The size of the proposed development could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> Proposed on a Greenfield site The existing use of the site is scrubland area The land is classified as Agricultural of Grade 3 quality (a or b?)
2(b) Provide access to green spaces	X	X	X	<ul style="list-style-type: none"> The site backs on to an area of Green space An existing public right of way uses the site for access to Green spaces
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> As this is a village location people are likely to commute out to work, increasing the use of personal transportation Mitigation – Improve public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	<ul style="list-style-type: none"> The vegetation of the site is classed as Grass and scrubland The site is not located on a site of ecological sensitivity or biodiversity – developing on a greenfield site is unlikely to lead to an improvement in biodiversity Mitigation – ecological survey Mitigation – Tree survey; incorporate trees
3(b) Protect and enhance landscapes	?	?	?	<ul style="list-style-type: none"> Landscape Character Assessment not provided for this area
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is located adjacent to an area of archaeological interest Mitigation – Archaeological surveys
3(d) Reduce pollution from any source	✓	✓	✓	<ul style="list-style-type: none"> Not in a Groundwater Source Protection Area Not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk of flooding The size of the development could support a potential CHP scheme The site would be suitable to implement SUDS scheme according to SUDS Viability Plan
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	<ul style="list-style-type: none"> Not in a deprived area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the proposed development is 32 dwellings and adjoining the town of Hitchin Mitigation – ensure there is an element of affordable housing
5(c) Improve conditions	X	0	0	<ul style="list-style-type: none"> Close to other residential properties.

and services that engender good health and reduce health inequalities				<ul style="list-style-type: none"> Cumulative effects – 1 Of 2 developments relatively close to each other Short term impacts during the construction phase, would result in noise and disruption.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	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"> N.a
Summary				
The site proposal is one of two developments within the area. The site meets criteria 1 and 5b well, but has numerous constraints.				
Strengths		Weaknesses		Potential mitigation
<ul style="list-style-type: none"> Potential to contribute to supporting rural services and local economy Provides access to affordable housing adjoining Hitchin Not in a Groundwater Source Protection Area Not contaminated Not at risk of flooding The size of the development could support a potential CHP scheme The site would be suitable to implement SUDS scheme according to the SUDS Viability Plan 		<ul style="list-style-type: none"> May impact upon archaeological interest Identified constraints on utilities Located outside of main towns within the area Residents are likely to commute to work by car 		<ul style="list-style-type: none"> Improve public transport Archaeological surveys Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc Improve initial utilities prior to development Alternative energy resources Ecological survey Tree survey; incorporate trees

St Paul's Walden

Type of Site and Number: Residential (Greenfield) SP1 –formerly WH/r01				
Site Reference and Location: Land south of High Street, Whitwell (St Pauls Walden Parish)				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	✓	✓	✓	<ul style="list-style-type: none"> The size of the proposed development could contribute to the improvement of the local economy and support of the existing services
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	?	?	?	<ul style="list-style-type: none"> Greenfield site The land is classified as Agricultural of Grade 3 though it is in fact in use as gardens and tennis courts
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> The site is located within close proximity to areas of Green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	<ul style="list-style-type: none"> Within 400m of a bus stop The village has a regular bus service in operation Village location suggests people will commute out to work contributing to commuting though developers note that proposals for the development of this site will include live/work dwellings intended to minimise additional car usage in the village.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	?	?	?	<ul style="list-style-type: none"> Biological Records Centre indicates that this site has potential ecological interest. There are numerous dense hedgerows present; need to survey potential habitats within Mitigation – Ecological surveys of site and surrounding
3(b) Protect and enhance landscapes	O	O	O	<ul style="list-style-type: none"> Landscape character includes steep sided valley and a dominance of agricultural land. However, development of this scale is likely to be appropriate to the nature of the village
3(c) Conserve and where appropriate, enhance the historic environment	?	?	?	<ul style="list-style-type: none"> The site is adjacent to a conservation area There are numerous listed buildings near to the site Mitigation – ensure development does not impact upon the setting of the conservation area

3(d) Reduce pollution from any source	?	?	?	<ul style="list-style-type: none"> No information on Groundwater Source Protection Zone in this village Not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	✓	✓	✓	<ul style="list-style-type: none"> Not at risk from flooding The site appears to be suitable for SUDS scheme from the SUDS Viability Map The site has potential to support a CHP scheme Mitigation – SUDS and CHP
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> The village of Whitwell is identified as having good services The large size of the development is likely to support existing services; potential to encourage new ones to the area
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> The size of the development and the number of proposed dwellings supports affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> The initial construction phase of the development could provide numerous impacts on the village The adjacent development proposal combined would be likely to generate large amounts of construction noise
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No identified constraints
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> N.a
Summary				
The propose development suggests the likely support for the existing rural services and potential improvement within the Whitwell village area. However, it is also likely to result in increased car usage and could potentially impact on the nearby conservation area.				
Strengths	Weaknesses		Potential mitigation	
<ul style="list-style-type: none"> Site would contribute to existing local services and support the local rural economy Bus stop within 400m of the site Site viable for SUDS 	<ul style="list-style-type: none"> Residents are likely to commute to work by car, despite the existence of a bus service (though it is noted this could be minimised by inclusion of live work areas) 		<ul style="list-style-type: none"> include live/work dwellings to minimise additional car usage in the village Ecological surveys of site and surrounding Ensure development does not impact upon the setting of the conservation area and reflects local distinctiveness SUDS 	

<ul style="list-style-type: none"> scheme Provides access to affordable housing 	<ul style="list-style-type: none"> Large scale housing plot could pressure local road networks from generated car usage The site is adjacent to a conservation area Biological Records Centre indicates that this site has potential ecological interest. 	
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Therfield

Type of Site and Number: TH1 –formerly 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 and services that engender good health and reduce	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

health inequalities				<ul style="list-style-type: none"> No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	?	?	?	<ul style="list-style-type: none"> No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> 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</p> <p>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>No information on resource constraints</p> <p>SuDS are unsuitable upon drift geology materials</p>			<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p>

Type of Site and Number: TH2 –formerly 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 buildings</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 constraints</p> <p>SuDS are unsuitable upon drift geology materials</p>	<p>Retain as many trees on the site as possible</p> <p>Improve public transport</p> <p>Encourage and improve alternative transport</p> <p>SUDS</p> <p>Undertake an archaeological survey</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Undertake land contamination survey and remediation</p>

Weston

WE1 –formerly site 228 – Land North of the Snipe, Weston

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		

1. Achieve sustainable levels of prosperity and economic growth?	✓	<ul style="list-style-type: none"> The development has the potential to support local services and the rural economy
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> The development is located on greenfield land The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	✓	<ul style="list-style-type: none"> Green space within 400m as are rights of way and open countryside
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	<ul style="list-style-type: none"> Site within 400m of bus stop however people living here are likely to rely on the use of personal cars for work Mitigation – encourage sustainable transport measures
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	? / ✓	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest, however, development of a greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of overgrown hedgerows and grass areas Mitigation – ecological survey and seek to maintain existing trees and hedgerows to ensure net gain for biodiversity
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> Site located in Landscape Character Area 222 Weston – Green End Plateau, which has moderate – high sensitivity The landscape capacity for small urban extensions is considered to be moderate-low Mitigation – landscape assessments to minimise the impact on the countryside and enhance existing landscape features and pattern
3c. Conserve and, where appropriate, enhance the historic environment?	✓	<ul style="list-style-type: none"> Site does not include any historic features
3d. Reduce pollution from any source?	0	<ul style="list-style-type: none"> Site located in Source Protection Zone 3, although above a major aquifer

		<ul style="list-style-type: none"> • Site unlikely to be contaminated
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	✓	<ul style="list-style-type: none"> • Site not in a flood risk area • SuDS viability Plan shows there may be some issues in this location
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	✓	<ul style="list-style-type: none"> • Site has potential to support existing rural services
5b. Increase access to decent and affordable housing?	✓	<ul style="list-style-type: none"> • The estimate number of dwellings will provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X / 0	<ul style="list-style-type: none"> • Initial construction phase may impact on existing village residents
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible	0	<ul style="list-style-type: none"> • The IDP identifies that there are likely to be upgrades to the Weston STW in the near future • Sufficient capacity identified for primary schools in this area. Although Baldock secondary school is identified as being at capacity
<i>Town centres</i>		
7. Promote sustainable urban living?	X	<ul style="list-style-type: none"> • Site is within 400m of bus stop but Weston's location is likely to encourage commuting into the nearest large towns for work and entertainment.

Key positive effects	Key negative effects	Potential mitigation
<p>Site could support rural services and the rural economy</p> <p>Site could provide affordable housing</p> <p>Not in a flood risk area</p> <p>Does not contain any historic features</p> <p>Site is proximate to green space</p>	<p>Greenfield site, classified as grade 3 agricultural land</p> <p>Village location means that people are likely to rely on private cars and commute out</p> <p>Landscape capacity moderate -low</p>	<p>Ecological survey</p> <p>Improve public transport links</p> <p>Landscape assessment</p>

West Stevenage

WS1 and WS2 -safeguarded for housing -previously made up WS (option 10 in Feb 2013 appraisal)

SA Objective: Will the policy...	Score	Justification for assessment including short, medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and	√	This option is likely to contribute more to Stevenage's economy rather than North Herts. The site would include provision for employment, would also provide additional workforce for Gunnels Wood employment area.

economic growth?		
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	The development is located on a greenfield site, although not particularly high in amenity value is grade 3 agricultural land.
2b. Provide access to green spaces?	✓	<p>There are existing public rights of way on the site that provide access to the countryside for the existing residents of Stevenage. However, the area is currently separated from Stevenage by the A1(M) and is relatively removed from the existing community. It is largely arable fields rather than accessible greenspace. Green space would be provided for within the development and would therefore bring greater access to these facilities. Access to the countryside would be further away for existing residents.</p> <p>Greenspace within 400m. Rights of Way run through the site.</p> <p>Mitigation – apply green space standards to ensure positive benefit for greenspace. Potential to link into Stevenage Gateway and Hitchin Greenway to the North. Level 1 Green Link adjacent to the site, which the site can feed into. Creation of positive green gateway from the Level 2 Green Link to the east</p>
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	✓	A site of this size is likely to be able to provide significant facilities within the development. This would include new community facilities and potentially new public transport infrastructure, limiting the amount of trips generated by car. Additional employment within the site and its proximity to Gunnels Wood Industrial Area is also likely to help with limiting the need to travel. However, it is still likely that a significant proportion of new residents would work outside Stevenage and travel by car.

		Mitigation - inclusion of sustainable transport measures, including service to Stevenage station.
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	X X	<p>Site includes Lucas Wood / High Broomin Wood / Upper Kitching Spring Wildlife Sites. Knebworth Woods SSSI is located to the south. Much of the site is arable fields and the boundary features are likely to have the greatest ecological value and provide wildlife corridors.</p> <p>Mitigation – detailed ecological surveys and appropriate mitigation measures to ensure that the impact on ecology is minimised. This will need to include consideration of the SSSI and wildlife site, retaining existing trees and hedgerows where appropriate, and seeking opportunities to enhance biodiversity.</p>
3b. Protect and enhance landscapes?	X	<p>The site is located on the edge of Langley Valley Landscape Character Area 214: recorded in the 2011 study³¹ as overall of moderate sensitivity and visually or moderate / high sensitivity. The capacity for large urban extensions or new settlements in the Langley Valley LCA is considered to be low</p> <p>It is largely situated within Almshoe Plateau, (LCA 209) which the 2011 study³² considers overall to be of low sensitivity and visually of moderate - low sensitivity; long distance views would be sensitive to introduction of development in this area. The capacity for large urban extensions or new settlements in the Almshoe Plateau is considered to be moderate.</p> <p>Mitigation – landscape assessments. The development would need to be planned in such a way as to limit the amount of development into the Langley Valley and minimise the impact on the landscape.</p>

³¹ See http://www.north-herts.gov.uk/214_2011-2.pdf

³² See http://www.north-herts.gov.uk/209_2011-2.pdf

3c. Conserve and, where appropriate, enhance the historic environment?	X	<p>Site contains designated archaeological sites. There are no significant historic buildings in the immediate area. However, there is a Grade 1 Listed building at Almshoe Bury to the North West.</p> <p>Mitigation – Archaeological assessment of site and surrounding area. Consideration of the impact on the setting of Almshoe Bury.</p>
3d. Reduce pollution from any source?	X	<p>There is a small area of contaminated land on the site, where appropriate remediation work would need to take place. Part of the site is above Source Protection Zone 2 and part above SPZ 3.</p> <p>Rye Meads Water Cycle Study addresses impacts of the growth of Stevenage on the Rye Meads Sewage Treatment Works (and therefore on groundwater quality). This identified possible solutions up to 2021, however additional work was required past this date as the Water Framework Directive is likely to place more stringent controls on the water quality. In addition, measure such as water efficiency and SuDS will be important.</p>
<i>Climate change</i>		
4. Reduce greenhouse gas emissions and improve the districts ability to adapt to climate change	√	<p>Surface water flooding is identified as an issue for the site. The southern edge of the site brushes flood zone 3. The need for appropriate drainage through SuDS will be important in minimising the impacts.</p> <p>Significant opportunities for sustainable energy, given the size of the development.</p>
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	?	<p>Site is poorly related to North Herts needs, could meet requirements of Stevenage. Affordable housing will open up opportunities for those not able to afford market housing.</p>

5b. Increase access to decent and affordable housing?	√√	Site would provide 1700 - 3,100 houses in North Hertfordshire with a proportion of which being affordable.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	<p>Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. Site adjacent to A1, there may need to be noise attenuation in some areas and development to be an appropriate distance in relation to air quality and noise. Health provision is likely to be provided within the development area.</p> <p>Development on a greenfield site will result in a loss of tranquillity for the area, the further the development is away from the A1(M). New development will inevitably involve increased light, air and noise pollution. These impacts will need to be managed with appropriate mitigation measures.</p>
<i>Resource use and waste</i>		
6. Use natural resources efficiently; reuse, use recycled where possible?	X	<p>Limiting the impact on natural resources will be important. Measures could include SuDS, recycling, sewage infrastructure, sustainable construction and building methods. There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions.</p> <p>Mitigation – ensure water efficiency in new development</p>
<i>Town centres</i>		
7. Promote sustainable urban living?	X	The site is poorly related to North Hertfordshire. The location of the development on the opposite side of the A1 and the lack of notable access also means that it is also poorly related to Stevenage. Services onsite could compete with services in the town if the size and types of non-residential development is not controlled. Travel by car is likely to be increased by this development. Sustainable transport measures would need to be a priority in this

		<p>location.</p> <p>On the positive side, West Stevenage would be of an appropriate size to offer facilities such as schools, shops, community centres which would promote sustainable living.</p>
Key positive effects	Key negative effects	Potential mitigation
<ul style="list-style-type: none"> • A site of this size is likely to be able to provide significant facilities within the development. • If developed in could provide 1,700 - 3100 dwellings in North Hertfordshire including significant affordable housing. • The site would include provision for employment, would also provide additional workforce for Gunnels Wood employment area. • There would be significant opportunities for sustainable energy, given the size of the development. • Greenspace is within 400m, and there would be significant opportunities for green infrastructure improvements. 	<ul style="list-style-type: none"> • This is a greenfield site, agricultural land grade 3. • It is likely that a significant proportion of new residents would work outside Stevenage and travel by car. • The 2011 Landscape Study describes the capacity for developments of greater than 5ha as moderate. • Site includes a designated area of archaeological interest. • Designated wildlife sites are included in the development area, and Knebworth Woods SSSI is located to the south. • Part of site is within groundwater Source Protection Zone 2 and part above SPZ 3. • Potential surface water flooding issues onsite and the southern edge of the site brushes flood zone 3. • Potential contamination from former landfill use • There are significant constraints on sewerage infrastructure in Stevenage. A large new housing development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. • Site adjacent to A1(M), there may need to be noise attenuation in some areas and development to be an appropriate distance 	<ul style="list-style-type: none"> • Apply greenspace standards to ensure net benefit for greenspace • additional bus stops will be required to support sustainable transport, particularly into Stevenage • a landscape study and mitigation measures will be needed; • undertake habitat study to consider how to mitigate impact on the wildlife site, retain existing trees and hedgerows, and seek opportunities to benefit biodiversity through the development; • archaeological survey of site; • improvements to Rye Meads STW as outlined in Water Cycle Study; • high levels of water efficiency in new homes and SuDS; • Surface Water Management Plan: and • Construction Management Plan.

	in relation to air quality and noise. For parts of the development away from the A1(M), there is likely to be increased light, air and noise pollution.	
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Wymondley

WY1 –formerly site 232 - amended site 122, land south of Little Wymondley

SA Objective: Will the site...	Score	Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement
<i>Economic Activity</i>		
1. Achieve sustainable levels of prosperity and economic growth?	√	<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
<i>Land use and development patterns</i>		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	<ul style="list-style-type: none"> This site is a greenfield site. Grade 3 agricultural land Mitigation: Encourage planting to be incorporated once development is built.
2b. Provide access to green spaces?	?	<ul style="list-style-type: none"> There is green space located nearby, contains a public right of way Development is on the edge of Wymondley meaning that open countryside will be further away for existing residents

		<ul style="list-style-type: none"> Mitigation – Improvement of open space access for existing development to the south. Improvement to and expansion of existing Rights of Way and develop access links to the proposed Stevenage greenway (North Herts GI Plan) on the eastern boundary
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	? / 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
<i>Environmental protection</i>		
3a. Protect and enhance biodiversity?	?/√	<ul style="list-style-type: none"> Site does not conflict with any designated areas of ecological interest, however, development of a large greenfield site is unlikely to enhance biodiversity unless development includes green features within design Vegetation present in the form of trees, hedgerows and grassed areas Mitigation – ecological survey and seek to maintain existing tree line and hedgerows
3b. Protect and enhance landscapes?	X	<ul style="list-style-type: none"> The site falls within Wymondley and Titmore Green Landscape Character Area, which has low to moderate sensitivity Landscape described as distinctively unusual The landscape capacity for large scale developments is reported as low LUC's landscape assessment for SW Hitchin development identifies this area as having moderate sensitivity Mitigation – landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	? / 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
3d. Reduce pollution from any source?	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

		<ul style="list-style-type: none"> • 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
<i>Climate change</i>		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	?/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?
<i>A just society</i>		
5a. Share benefits of prosperity fairly?	?/ √	<ul style="list-style-type: none"> • This village 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
5b. 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
5c. Improve conditions and services that engender good health and reduce health inequalities?	x	<ul style="list-style-type: none"> • Site borders the A602 • Noise is an issue, landscaping design should be incorporated as mitigation
<i>Resource use and waste</i>		

6. Use natural resources efficiently; reuse, use recycled where possible	x	<ul style="list-style-type: none"> • Hitchin has identified constraints regarding utilities • 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
<i>Town centres</i>		
7. Promote sustainable urban living?	?/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
Key positive effects	Key negative effects	Potential mitigation
<p>Not in a conservation area</p> <p>Provides access to affordable housing</p> <p>Site would support the local economy</p> <p>No wildlife designations</p> <p>Access to green space</p> <p>Site is within 400m of a bus stop</p>	<p>This site is a greenfield site, classified as grade 3 agricultural land Does not minimise development on greenfield land</p> <p>Wymondley does not have adequate facilities</p> <p>Site borders listed buildings</p> <p>Site borders an area of archaeological interest</p> <p>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>Improve public transport links</p> <p>Improve the level of facilities</p> <p>Ensure that the tree line and hedgerows are retained and enhanced.</p> <p>Archaeological surveys</p> <p>Ensure development is sensitive to local buildings and development and incorporates the local character including size, materials, design etc</p> <p>Improve initial utilities prior to development</p> <p>Undertake flood prevention measures and undertake sequential and exception test</p> <p>Consider the use of SuDS</p>

	<p>Land is potentially contaminated</p> <p>Planned houses will not be 800m from the town centre</p> <p>Site is on the outskirts of Hitchin and Wymondley, this will encourage commuting</p> <p>Site is borders A602, creating noise issues</p>	<p>Undertake land contamination and remediation</p> <p>Noise is an issue due to the A602, landscaping design should be incorporated as mitigation</p> <p>Landscape assessment</p> <p>Develop links to Stevenage Greenway</p>
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