Public Document Pack

30 November 2018

Our Ref Cabinet 10.12.18
Your Ref.
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To: Members of the Cabinet:

Councillor Lynda Needham, Leader of the Council (Chairman)
Councillor Julian Cunningham, Executive Member for Finance and IT & Deputy Leader of the Council (Vice-Chair)
Councillor David Barnard, Executive Member for Leisure and Green Issues
Councillor Tony Hunter, Executive Member for Community Engagement and Rural Affairs & Chairman of Royston and District Committee
Councillor David Levett, Executive Member for Planning, Enterprise and Transport
Councillor Bernard Lovewell, Executive Member for Housing and Environmental Health
Councillor Michael Weeks, Executive Member for Waste Management, Recycling and Environment

You are invited to attend a

MEETING OF THE CABINET

to be held in the

COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, LETCHWORTH GARDEN CITY

on

MONDAY, 10TH DECEMBER, 2018 AT 3.00 PM

Yours sincerely,

Jeanette Thompson
Service Director – Legal and Community

Agenda
Part I

Item **Page**

1. APOLOGIES FOR ABSENCE

2. NOTIFICATION OF OTHER BUSINESS

Members should notify the Chairman of other business which they wish to be discussed by the Cabinet at the end of either Part I or Part II business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency.

The Chairman will decide whether any item(s) raised will be considered.

3. CHAIRMAN'S ANNOUNCEMENTS

Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest, wished to exercise a 'Councillor Speaking Right', must declare this at the same time as the interest, move to the public area before speaking to the item and then must leave the room before the debate and vote

4. PUBLIC PARTICIPATION

To receive petitions, comments and questions from the public.

5. ITEMS REFERRED FROM OTHER COMMITTEES

Any Items referred from other committees will be circulated as soon as they are available.

6. LOCAL PLAN EXAMINATION AND MAIN MODIFICATIONS CONSULTATION (Pages 1 - 220)

REPORT OF THE SERVICE DIRECTOR - REGULATORY

To inform Members of the progress with the examination of the new Local Plan and to seek approval to conduct a consultation upon the Inspector's proposed Main Modifications to the Plan and documentation produced under delegated authority.

NB: Appendix D - Sustainability Appraisal of North Hertfordshire Local Plan proposed Main Modifications - Appendices will not be printed but is available on the website

CABINET
10 DECEMBER 2018

***PART 1 – PUBLIC DOCUMENT**

TITLE OF REPORT: LOCAL PLAN EXAMINATION AND MAIN MODIFICATIONS CONSULTATION

REPORT OF THE SERVICE DIRECTOR - REGULATORY
EXECUTIVE MEMBER: COUNCILLOR DAVID LEVETT
COUNCIL PRIORITY: PROSPER AND PROTECT

1. EXECUTIVE SUMMARY

1.1 The purpose of this report is to inform Members of the progress with the examination of the new Local Plan and to seek approval to conduct a consultation upon the Inspector's proposed Main Modifications to the Plan and documentation produced under delegated authority.

2. RECOMMENDATIONS

2.1 That overall progress since Full Council's decision of 11 April 2017 to approve the submission of the new Local Plan for North Hertfordshire (together with other associated documentation) for examination by the Secretary of State is noted.

2.2 That the range of additional documentation produced for the Examination to date under the delegated powers granted by Full Council on 11 April 2017 and listed in Appendix B is noted and endorsed.

2.3 That approval be granted to conduct a six-week consultation on the Inspector's proposed Main Modifications to the Plan attached as Appendix C, to include consultation on the associated sustainability appraisal (Appendix D) as well as relevant additional documentation endorsed under Recommendation 2.2.

2.4 That Officers continue to regularly update Members on the progress of the Examination, including any outcomes from the Main Modifications consultation, through the Strategic Planning Matters reports which are submitted to Cabinet.

3. REASONS FOR RECOMMENDATIONS

3.1 To ensure that North Hertfordshire continues to progress a new Local Plan for management of development in the District.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 Officers are of the view that there are no reasonable alternatives to the approach set out in this report. The Council has a statutory duty to keep its Local Plan under review. Failing to prepare a Local Plan carries significant risks. Given the generally positive nature of the proposed modifications (see Section 8.3 below), the extent of public engagement to date and the fact that the proposed Main Modifications consultation marks the continuation of a process initiated by the Council resolution of 11 April 2017, any alternate would represent a significant change of position.

4.2 The only alternate courses of action at this stage are to delay this decision, to seek to significantly alter the strategy in the draft Plan approved for submission by Full Council or to withdraw the Plan in its entirety and start work again on a replacement. None of these courses of action are recommended. Any of these approaches would carry significant risks and severely limit the Council's ability to properly manage or plan development within the District. This is discussed in further detail in Section 11.

5. CONSULTATION WITH RELEVANT MEMBERS AND EXTERNAL ORGANISATIONS

5.1 The Executive Member for Planning, Enterprise and Transport has been kept informed on the matters set out above on an ongoing basis.

5.2 The Local Plan Project Board has met on a number of occasions to discuss relevant issues and provide the necessary strategic guidance and direction for the production of the Local Plan.

5.3 Cabinet have been kept informed of key developments through Strategic Planning Matters reports which are a standing item on the agenda.

6. FORWARD PLAN

6.1 This report contains a recommendation on a Key Decision first notified to the public in the Forward Plan on 25 April 2018.

7. BACKGROUND

7.1 Members will be aware of, and familiar with, many of the issues surrounding the Local Plan from the regular Strategic Planning Matters reports referred to in paragraph 5.3 above and the reports to Cabinet on 26 September 2016 and Full Council on 11 April 2017.

7.2 As the Local Planning authority, North Hertfordshire District Council has a statutory duty to prepare a Local Plan and keep it under review. The Local Plan has to set out the Council's plans for the area, including allocating sites for development, identifying areas to be protected from development and setting the policies to be used when determining planning applications.

7.3 A new Local Plan must proceed through four key stages:

- Preparation of the new plan
- Publication of a final draft
- Examination; and
- Adoption

7.4 The third of these stages, the examination of the new North Hertfordshire Local Plan, is ongoing. The issuing of the Inspector's proposed Main Modifications is a key step within this stage of the process.

7.5 Overall progress with the Examination since April 2017 (Recommendation 2.1)

7.5.1 Full Council resolved to submit a new Local Plan for the District to the Secretary of State for Examination in April 2017. This followed consultation on a proposed submission draft approved by Cabinet in September 2016 and carried out between October and November the same year. The Plan was formally submitted to the Secretary of State – through the Planning Inspectorate – on 9 June 2017.

7.5.2 On 28 June 2017, the Programme Officer – who acts as the impartial intermediary between the Council, the Inspector and other participants for the duration of the Examination – wrote to all respondents to the consultation to advise that the Secretary of State had appointed Inspector Simon Berkeley BA MA MRTPI to carry out the independent examination of the Plan.

7.5.3 Following his initial appraisal of the Plan, Mr Berkeley issued his proposed Examination hearing timetable and the matters, issues and questions to be addressed in September 2017. Following feedback, this original timetable was significantly amended; the number of proposed hearing days was increased and the timetable for those sessions spread over a longer time period than originally proposed.

7.5.4 Examination hearings were held between November 2017 and March 2018. A full schedule of the hearing sessions is attached for information as **Appendix A** to this report. In summary, the Inspector considered key legal issues followed by the overall strategy of the Plan and the detailed Development Management policies between November 2017 and January 2018. He then considered the proposed site allocations on a settlement-by-settlement basis during February and March 2018.

7.5.5 A total of 25 hearing days were held. These predominantly took place at the Icknield Centre in Letchworth due to the ongoing refurbishment of the District Council offices. The final sessions in March 2018 took place in the re-opened Council Chamber.

7.5.6 A wide range of parties participated in the sessions and had their views heard by the Inspector. This included other Councils with an interest in the Plan (including the County Council, neighbouring authorities and local Parish Councils), local residents, interest groups and landowners and (prospective) developers with interests in the Plan. All sessions were held in public with a gallery for those who wished to observe proceedings.

7.5.7 A dedicated area of the Council's website has been kept up-to-date throughout this process including details of the hearing sessions and new documents submitted to the Examination by the Council and other parties (www.north-herts.gov.uk/localplan). Where available, audio recordings of the sessions have been uploaded to the Council's You Tube channel and linked from the Council website pages above.

7.5.8 Following the conclusion of the scheduled hearings, the Council were asked to complete and submit a significant quantity of additional work to support the Plan. This consisted, broadly, of the provision of additional information and the drafting of potential modifications to the Plan as directed by Mr Berkeley or otherwise identified during the hearing sessions.

7.5.9 The significant majority of this further work was submitted for the Inspector's consideration in June 2018. Two final pieces of work – addressing specific legal points relating to environmental assessment and Green Belt respectively – were submitted for the Inspector's consideration in September 2018. A note on the new household projections was submitted in October 2018 at the Inspector's request (see Section 8.2 below). The nature and range of the additional material produced by the Council in response to the Examination is discussed further in section 8.1 below.

7.5.10 Following consideration of all the relevant issues, the proposed Main Modifications to the Plan were published on 19 November 2018. Main Modifications are the mechanism by which the Secretary of State's Inspector can fix, or 'make sound', those parts of the Local Plan which he considers were not fit-for-purpose in the Plan as submitted.

7.5.11 Any Main Modifications consultation is upon the proposed changes to the Plan only. It is not an opportunity for interested parties to (re-)submit comments upon general principles or policies within the Plan which are not subject to proposed amendments. The Main Modifications are put forward without prejudice to the Inspector's final conclusions on the Plan.

7.5.12 The issuing of, and consultation upon, Main Modifications forms part of the Examination process which runs from the day the Plan was submitted to the Secretary of State to the day the Council receives the Inspector's final report on the Plan.

8. RELEVANT CONSIDERATIONS

8.1 Additional documentation produced under delegated powers (Recommendation 2.2)

8.1.1 Throughout the examination it is necessary for Councils to produce and submit a significant quantity of additional material to the examination in a timely fashion to ensure continued progress. This material was prepared under delegated powers of the (now) Service Director – Regulatory in consultation with the (now) Executive Member for Planning, Enterprise and Transport as authorised by Full Council on 11 April 2017.

8.1.2 A list of additional material prepared under this delegated authority is attached as Appendix B. In summary, this material can be split into a number of broad categories:

- Memoranda of Understanding, Statements of Common Ground or other agreements;
- Hearing statements;
- Additional evidence to inform the hearing sessions;
- Clarifications or notes on specific issues identified through the hearings by the Inspector; and
- Potential modifications to the plan

8.1.3 **Memoranda of Understanding, Statements of Common Ground or other agreements**: The Council has a statutory Duty to Co-operate with other Councils and bodies on strategic planning matters which cross administrative boundaries. National Policy advises that compliance with the Duty can be evidenced through the completion of agreements. Failure to meet the requirements of the Duty cannot be remedied at Examination and would be fatal to the Plan.

8.1.4 A number of agreements were completed prior to the decision of Full Council on 11 April 2017 and reported at that time. Further agreements were arrived at following that decision and also following submission of the Plan. This includes agreements with Welwyn Hatfield, Stevenage, Luton and Central Bedfordshire Councils, Hertfordshire County Council as the authority responsible for highways and Historic England and Natural England as statutory bodies with specific responsibilities.

8.1.5 A second 'subset' of agreements are those completed with developers or promoters of proposed allocations in the Plan relating to key principles such as the timing of delivery or the provision of key infrastructure. Such agreements are made without prejudice to the determination of any future planning applications on these sites.

8.1.6 **Hearing statements**: As set out in paragraph 7.1.3, the Inspector issued his matters, issues and questions for the examination in September 2017. For each of the main matters, the Council was invited to submit a statement addressing the key issues he identified. Other parties were also able to submit written statements in response.

8.1.7 **Additional evidence to inform the hearing sessions**: A significant quantity of evidence was submitted alongside the Plan in June 2017 to support its policies and proposals. However, there were a small number of areas where further evidence was required in order to ensure that the Plan was supported by robust and up-to-date information.

8.1.8 In particular, Members will recall that the April 2017 report to Full Council identified that a number of concerns with the Plan had been raised by Hertfordshire County Council, in their roles as highway authority and education authority.

8.1.9 Work on a detailed Transport Strategy to address those concerns had commenced at the time of that decision. The Transport Strategy was submitted to the Examination in October 2017. It sets out that, with a modest shift in journeys away from the private car towards more sustainable modes of transport, and a range of mitigation measures, the strategy in the Plan can be supported. This Strategy has the support of Hertfordshire County Council and aligns with the strategic priorities set out in their own Local Transport Plan (LTP4 adopted in May 2018). It has been considered through the examination process and a number of Main Modifications are proposed to embed its priorities and requirements within the Plan. The report to Full Council in April 2017 identified that this strategy would sit alongside the Plan and be updated over its lifetime. The Transport Strategy will be presented for formal adoption by Members following receipt of any future Inspector's Report which concludes that its measures are necessary to secure the soundness of the Plan.

8.1.10 Further evidence work was also submitted in advance of the hearing to support the Plan's position that it could be possible to deliver education provision alongside new homes in a number of locations.

8.1.11 **Clarifications and notes**: As the hearings progressed, Mr Berkeley identified a range of issues where he considered further information was required to inform his assessment of the Plan. These actions were recorded, and published on the Council website, on an ongoing basis.

8.1.12 The clarificatory notes prepared by the Council in response cover a wide range of topics and represent a significant proportion of the additional material submitted for the Inspector's consideration in June 2018. All of the actions arising from each Examination session have been collated into a single document for ease of use. Among the more substantive pieces of additional work are updates to the Green Belt Review and the Habitats Regulation Assessment, both of which were required to address case law issued during the Examination proceedings.

8.1.13 The Inspector additionally sought the Council's view on new household projections. This is discussed separately in Section 8.2 below.

8.1.14 **Potential modifications**: Through the examination process, a number of potential changes from the version submitted have been identified. The key changes to the Plan arising from the proposed modifications are explained further below.

8.1.15 Some of these potential changes were pro-actively identified by the Council in advance of the relevant hearing sessions, including through the agreements and statements identified above. These changes sought to address concerns raised by the Inspector or the representations of objectors to the Plan.

8.1.16 The wide range of work above has been a key input to, and influence upon, the proposed Main Modifications to the Plan. Following consideration of this report as a whole, Members are therefore requested to endorse the work undertaken under delegated powers.

8.2 Implications of new household projections for the Local Plan

8.2.1 Following the submission of the above, new household projections were released by the Office for National Statistics (ONS) on 20 September 2018. These showed a marked decrease on the household figures used to inform the evidence supporting the Plan. The latest projections show 9,700 additional households forming in the District over the period 2011-2031. The previous projections showed 13,800 households forming in the District over the same period. The Inspector sought the Council's views on these before proceeding to issue his Main Modifications.

8.2.2 As the ONS indicates on its website, the household projections are not predictions or forecasts of future growth; nor are they a housing requirement for the District to meet. They are based upon previous trends. The new projections contained a significant change in method compared to previous versions. The household trends are based on the period 2001 to 2011 only; previous iterations had used data over the period since 1971. As Members will be aware, the decade to 2011 saw a significant recession and substantial rises in house prices which affected the ability of households in the District (and beyond) to form and own their own home. Under the new method, these effects are projected into the future. Both the Government and professional commentators have expressed reservations about using the new projections as a basis for local planning because of these factors.

8.2.3 The paper submitted to the Inspector in response suggests that the most appropriate approach is to <u>not</u> seek changes to the Plan at this time and stage in the process. The Inspector has not queried this position further nor introduced any modifications to alter the housing requirements in the Plan. The proposed consultation will provide opportunity for interested parties to comment on this approach.

8.2.4 There is currently a separate consultation being undertaken by the Government suggesting that these latest projections should not be used as the basis for calculating future housing requirements in Local Plans. Under the transitional arrangements of the new National Planning Policy Framework (NPPF), this consultation does not affect the current examination of NHDC's emerging Plan but would have implications for any future plans that the Council may prepare. A response to this consultation will be considered and, if required, prepared separately and reported in a future Strategic Planning Matters report.

8.3 The proposed Main Modifications (recommendation 2.3)

8.3.1 The legal framework for the preparation of Local Plans confers powers on the appointed Inspector to, at the request of the local planning authority, recommend modifications to the Plan to ensure that it meets relevant legal requirements and is sound.

8.3.2 The Inspector's schedule of proposed Main Modifications to the North Hertfordshire Local Plan 2011-2031 is attached as **Appendix C** to this report where the proposed changes can be seen in full.

8.3.3 Around 400 modifications have been identified. These range from the insertion or substitution of single words to the introduction of wholly new or replacement policies. The content of the Main Modifications is discussed further below. However, before doing so it is appropriate to note that the Main Modifications do not require changes to the Plan approved for submission by Full Council in April 2017 in respect of:

- The overall future housing requirement to be met within the District;
- The general principles that the Plan should:
  - Seek to address the identified development needs of North Hertfordshire in full;
  - Make reasonable contributions towards unmet housing and employment needs arising from Luton and Stevenage respectively to satisfy the legal Duty to Co-operate; and
  - Release land currently designated as Green Belt for future development to achieve these aims;
- The proposed housing allocations in the Plan; with the exception of one site in Royston where redevelopment has begun in the intervening period, no housing allocations are to be deleted from the Plan and no new housing allocations are to be added;
- The designation of land broadly between Offley and Whitwell as new Green Belt effectively 'filling the gap' between the current Green Belt to the west of Stevenage and Hitchin and the east of Luton;
- The concept that new development should make provision for necessary infrastructure; and
- The provision of up to 40% affordable housing on new developments.

8.3.4 In this regard, the Plan, as proposed to be modified, still contains the same broad strategy for future growth and development in the District as that approved for submission to the Secretary of State by Full Council in April 2017.

8.3.5 The Main Modifications are too numerous and wide-ranging to be individually explained within this report. However, some of the key changes and themes arising include:

- The 'reclassification' of Barkway, Knebworth, Codicote, Little Wymondley and Ickleford from proposed 'Category A' villages to 'villages identified for growth'. This is a presentational change in recognition of the fact that these locations will each see more than 200 additional homes provided over the plan period, in contrast to other Category A villages (such as Ashwell, Preston or Reed) where lower levels of development are anticipated. In making this change, no new allocations or additional growth are directed to these settlements;
- A clearer explanation of how future retail needs will be met by distributing the required new floorspace across the District;
- Implementation of the key aims of the County Council's new Local Transport Plan and the Transport Strategy to achieve a realistic 'modal shift' of journeys to more sustainable modes of transport;
- Provision of additional criteria and information for the proposed housing allocations that must be met by any new development. This includes clarifying that all of the criteria for individual development sites in Chapter 13 of the Plan are policy requirements rather than advisory guidance;

- Extensive amendments to the detailed Development Management Policies of the Plan to ensure they are sufficiently robust to achieve the desired outcomes;
- Providing additional policy and guidance on how the Plan will be implemented and monitored;
- The retention of the existing Letchworth Garden City Design Principles from the current District Plan; and
- The formal allocation of land at Danesbury Park Road, in the south of the District, to meet future needs for Gypsy and Traveller accommodation

8.3.6 The Main Modifications have been subject to a Sustainability Appraisal to test their likely social, economic and environmental effects and to comply with relevant legislation. The Sustainability Appraisal report is provided as **Appendix D**. Given the general nature of the changes in the proposed Main Modifications, and the fact that the Local Plan has been subject to Sustainability Appraisal throughout the process this latest appraisal does not necessitate substantive further changes to the Plan. Some minor additions have been made to the detailed site criteria following the assessment.

8.3.7 In order to aid understanding of how the Plan, as proposed to be modified, would now read a 'track change' version of the Plan has also been made available on the Council's website. This document is not a formal part of any future consultation. However, it allows the proposed Main Modifications to be viewed in context and helps to illustrate what the Plan would contain should it proceed to adoption with these changes.

8.4 Next steps (recommendations 2.3 and 2.4)

8.4.1 Subject to the agreement of Cabinet to the recommendations above, a consultation will be held on the proposed Main Modifications. This will be hosted and administered by the District Council.

8.4.2 The consultation will be available on the Council's website with a prominent link from the homepage throughout the consultation period. Copies of the proposed modifications will be provided to each Parish Council and made available at Baldock, Hitchin, Letchworth Garden City, Royston and Knebworth libraries. Copies will also be placed in the central libraries at Luton and Stevenage. The consultation will be publicised through use of the Council's social media channels, press releases and adverts in the local papers.

8.4.3 Subject to approval of the recommendations of this report, the aim is to commence consultation on Thursday 3 January 2019.

8.4.4 The length and format of the consultation is not prescribed in regulations. Guidance issued by the Planning Inspectorate is that consultation on the Main Modifications should generally reflect that undertaken at the proposed submission stage. It is therefore recommended that consultation should run for a period of six weeks, closing on Thursday 14 February 2019. Although the formal consultation period would not commence until the New Year, all of the material that would be consulted upon is already in the public domain allowing interested parties to begin reviewing it now.

8.4.5 As already set out, the Main Modifications consultation is upon the proposed changes to the Plan only. It is not an opportunity for interested parties to (re-)submit comments upon general principles or policies within the Plan which are not subject to proposed amendments. The Main Modifications are put forward without prejudice to the Inspector's final conclusions on the Plan.

8.4.6 Alongside the main modifications consultation, respondents will also be able to comment on the 'homework' and other documents produced by the Council post 11 April 2017.

8.4.7 All representations received during the consultation will be collated by the Council and sent to the Inspector. At this point it is for the Inspector to determine what additional actions (if any) are required to address the issues raised in the consultation responses. This could include asking the Council to provide additional information on certain points or holding additional hearing sessions on particular issues. The progress of the examination remains at the Inspector's discretion.

8.4.8 As with the examination process to date, any further steps identified by the Inspector may require the completion and submission of additional documentation by the Council. These will continue to be produced under the existing delegated powers of the Service Director – Regulatory in consultation with the Executive Member for Planning, Transport and Enterprise, as granted by Full Council in April 2017 and which covers the entirety of the examination process (i.e. until receipt of the Inspector's report).

8.4.9 Once any such further steps have been completed to the Inspector's satisfaction, he will complete and issue his final report. This will set out his findings on key issues relating to the Plan and his recommendations. Subject to a positive outcome and recommendation, the Plan (incorporating any modifications required by the Inspector) will be brought to Full Council for adoption.

8.4.10 Where the Inspector recommends that Main Modifications are required to the Plan, the authority must adopt the Plan with those Modifications. In this regard, Members do not have the discretion to amend or otherwise change the Inspector's Main Modifications either as contained in the attached schedule or at any future adoption of the Plan. If Members wish to propose any alterations at this point they would need to resolve to not proceed with the consultation and separately notify the Inspector of their intentions (*see* Section 11).

8.4.11 Officers will continue to provide updates on progress with the consultation and any subsequent steps through the regular Strategic Planning Matters reports presented to each meeting of the Cabinet.

9. LEGAL IMPLICATIONS

9.1 The legal framework for the preparation, submission, examination and adoption of Development Plan Documents is set out in the Planning & Compulsory Purchase Act 2004 (as amended). Detailed regulatory requirements are contained in the Town & Country Planning (Local Planning) (England) Regulations 2012.

9.2 The powers of the Inspector to recommend modifications at the request of the Local Planning authority are established in Section 20 of the Planning & Compulsory Purchase Act 2004 (as amended). The Council requested that the appointed Inspector exercise these powers when the Plan was submitted in June 2017.

9.3 Regulation 4 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 allocates responsibility for various aspects of functions relating to the formulation and preparation of plans and strategies of the descriptions specified in Schedule 3 between an authority and their executive.

9.4 Schedule 3 lists amongst various plans and strategies in its table, plans and alterations which together comprise the Development Plan as provided by s54 of the TCPA 1990. Once adopted, the new Local Plan will form part of the Statutory Development Plan.

9.5 Paragraph 4 of regulation 4 allocates responsibility for the amendment, modification, variation, revocation of the plans and strategies specified in Schedule 3 for the executive. In particular article 4(4) states that the function of amending, modifying or varying any relevant plan or strategy shall be the responsibility of the executive to the extent that this is recommended by the person carrying out an independent examination of a Development Plan Document under section 20 of the Planning & Compulsory Purchase Act 2004. Furthermore the Cabinet has a general function of acting as the Local Planning Authority for strategic planning matters, as per 5.6.8 of their terms of reference.

9.6 At this stage, Members are only being asked to approve the carrying out of a consultation on the proposed Main Modifications. Upon receipt of any future positive Inspector's report, it will be a function of Full Council to adopt the new Local Plan (incorporating any required Main Modifications) as part of the Council's policy framework.

10. FINANCIAL IMPLICATIONS

10.1 The forecast costs of preparing the Local Plan and running the examination have been included within the budget for 2017/18 and 2018/19. In each year there has also been a financial risk that reflects the uncertainty over the examination process. As set out above, the examination timetable, and the level of detail required by the Inspector, have been greater than was anticipated. In 2017/18, there was a significant use of a planning reserve, as well as an overspend of £21k. For 2018/19, the forecast at the end of the 2nd Quarter is to use up the remaining balance of the reserve and an overspend of £115k. Officers are continually monitoring the impact of the extended Examination and the subsequent increase in costs.

10.2 Any decision on the Local Plan must be made on its planning merits but there are potentially significant financial risks attached to not having a plan in place.

10.3 Without an up to date Local Plan the Council is increasingly vulnerable to planning applications in areas where it may wish to resist development. The cost of trying to resist developments is generally far higher than the cost of negotiating developments supported by an up to date Local Plan.

10.4 The future of New Homes Bonus is uncertain and can not be relied upon as a funding source at the same level it is currently. However, any future funding is likely to be dependent on a range of measures, and based on previous comment, having an adopted local plan is likely to be one of those. The Council currently receives around £1.2m per year in New Homes Bonus funding.

11. RISK IMPLICATIONS

11.1 Sustainable Development of the District and the Local Plan are both Cabinet Top Risks. The Sustainable Development of the District has a sub-risk that covers the risks arising from the duty to co-operate with neighbouring authorities.

11.2 Cabinet cannot make changes to the Inspector's proposed Main Modifications. Should the Plan proceed onwards to adoption it would be necessary to incorporate any Main Modifications recommended by the Inspector in his final report. In this context, the only alternate courses of action for Cabinet to consider at this stage are (i) to delay this decision and, if applicable, notify the Inspector as to the reasons for not wishing to proceed or (ii) to recommend withdrawing the entire Plan from examination. This second option would require the Local Plan process to be restarted.

11.3 These courses of action are not recommended. Officers consider that there are no specific technical or planning reasons to delay the decision. The Inspector has issued the Main Modifications having had regard to the evidence submitted by the Council and other parties, including representations seeking changes to the Plan and consideration of the latest household projections. Any significant 'change of tack' by the Council at this stage could incur significant additional delays or costs. The Government have placed great emphasis on Councils achieving up-to-date Plans. Councils who are deemed to not be making satisfactory progress have been subject to the threat of intervention by the Secretary of State under his statutory powers. The Council has additionally had to determine a number of planning applications for sites not included in the Plan whilst the examination has been ongoing. A number of refusals of these have had to be defended at Planning Appeals, including one Public Inquiry. The prospect of timely progress with a new Local Plan has been one factor which has enabled the Council to defend itself against these schemes.

11.4 In addition to the cost and resources that have been expended in bringing the Local Plan to this point, withdrawal would leave the Council reliant upon the (largely out-of-date) saved policies of the 1996 District Plan. This Plan is believed to be the third oldest in the country (behind York and St Albans). Both of these authorities are developing new plans under the threat of intervention from the Secretary of State outlined above if they do not continue to make timely progress.

11.5 There would additionally be further planning and financial implications arising from the risks of speculative and unplanned development and the loss of prospective New Homes Bonus, Council Tax receipts (or other or alternate / successor arrangements) anticipated from the sites proposed for development in the Plan.

11.6 Any new Plan would need to be prepared having regard to the revised National Planning Policy Framework issued in July 2018.

11.7 The plans of neighbouring Stevenage and East Hertfordshire have both completed their examinations and the Inspectors' reports have been issued. However, both Councils were subject to holding directions imposed by the Secretary of State using his statutory powers. This meant that no further steps could be taken until the Secretary of State concluded his deliberations. East Hertfordshire's Plan has now been adopted. However, potential intervention by the Secretary of State in North Hertfordshire's plan is a risk that will need to be monitored on an on-going basis. The Local Plan risk has been updated accordingly.

12. PLANNING IMPLICATIONS

12.1 Until such time as a new Local Plan is adopted, the saved policies of the Local Plan No 2 with Alterations remain the statutory starting point for the determination of planning applications.

12.2 A revised National Planning Policy Framework (NPPF), which sets out the Government's planning policies, was published in July 2018. This has immediate effect for the purposes of making planning decisions (i.e. determining planning applications). However, the transitional arrangements contained in that document make clear that the previous (March 2012) version of the NPPF will continue to be applied in respect of the Local Plan examination.

12.3 Paragraph 48 of the July 2018 NPPF states that local planning authorities may give weight to relevant policies in emerging plans in the determination of planning applications having regard to the stage of preparation of the new local plan, the extent of unresolved objections and the conformity of the draft policies with national policy.

12.4 The publication of the Inspector's Main Modifications (and the Council's agreement to consult upon them) is a significant milestone. As set out in paragraph 7.1.10, this is the Inspector's opportunity to 'fix' any parts of the Plan he considers to be unsound having had regard to the objections raised and the matters considered through the Examination hearing sessions. By implication, the Inspector considers the proposed Main Modifications to be sound. Equally it might be reasonably inferred that the Inspector is currently broadly satisfied with the soundness of those parts of the Plan where Main Modifications are not proposed. In both instances it must be recognised that the Main Modifications are put forward without prejudice to the Inspector's final report on the Plan.

12.5 In this regard, and as a matter of general principle, it is considered that the Plan as proposed to be modified, is capable of attracting greater weight than the version of the Plan submitted for examination. There is no standard approach to the weight to be attributed to relevant policies of the emerging Plan; it is a matter for the decision-maker having regard to facts of each individual application.

13. EQUALITIES IMPLICATIONS

13.1 In line with the Public Sector Equality Duty, public bodies must, in the exercise of their functions, give due regard to the need to eliminate discrimination, harassment, victimisation, to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.

13.2 An Equality Impact Assessment has been produced assessing the plan's compliance with relevant legislation and requirements. The Planning Inspectorate specifically requested that this document accompanied submission of the local plan.

13.3 The latest national guidance on Gypsy and Traveller sites, and specifically defining those who retain a 'nomadic' lifestyle, must also be considered alongside the protections afforded to some travellers by virtue of their ethnicity under the Equality Act 2010.

14. SOCIAL VALUE IMPLICATIONS

14.1 As the recommendations made in this report do not constitute a public service contract, the measurement of 'social value' as required by the Public Services (Social Value) Act 2012 need not be applied, although equalities implications and are discussed in Section 12 above.

15. HUMAN RESOURCE IMPLICATIONS

15.1 There are no new human resource implications arising from the contents of this report. Temporary staff or consultants were brought in to assist during the preparation of the Local Plan in order to cover vacancies and long term absences and provide specialised technical advice. This approach will continue as required through the examination process.

15.2 Following the restructure of senior management within the Council earlier in 2018, the Service Director – Regulatory has subsequently implemented a restructure within the Planning service. This has been specifically designed having regard to the likely projects and workloads facing the service area in the coming years. There are presently two vacancies within the Strategic Planning and Enterprise Service. Staffing and workloads are monitored on an ongoing basis.

16. APPENDICES

16.1 Appendix A – Schedule of Examination Hearing Sessions.

16.2 Appendix B – Documents produced for the Examination under delegated powers

16.3 Appendix C – North Hertfordshire Local Plan proposed Main Modifications (provided separately)

16.4 Appendix D – Sustainability Appraisal of North Hertfordshire Local Plan proposed Main Modifications (**Note:** The technical Appendices to the Sustainability Appraisal have been made available on the website only)

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18. BACKGROUND PAPERS

18.1 Full Council Report 20 July 2016 – North Hertfordshire Local Plan

18.2 Cabinet Report 26 September 2016 – North Hertfordshire Local Plan

18.3 Full Council Report 11 April 2017 – North Hertfordshire Local Plan

18.4 Strategic Planning Matters Reports to Cabinet on 13 June 2017, 25 July 2017, 26 September 2017, 19 December 2017, 19 June 2018, 31 July 2018, 25 September 2018.

The Proposed Submission Local Plan, associated evidence base and correspondence and statements relating to the examination, along with the proposed Main Modifications are all available via www.north-herts.gov.uk/localplan.

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Appendix A

Examination of the North Hertfordshire Local Plan 2011 – 2031

Draft Hearings timetable (Version 8: 11 March 2018)

Week one		
	Morning session 9.30am	Afternoon session 2.00pm
Monday 13 November	Opening Matter 1 – Legal requirements Matter 2 – Sustainable development: the settlement hierarchy	Matter 2 – Sustainable development: the settlement hierarchy (continued)
	Morning session 9.00am	Afternoon session 2.00pm
Tuesday 14 November	Matter 3 – The housing strategy: the need for housing and the housing requirement	Matter 3 – The housing strategy: the need for housing and the housing requirement (continued)
Wednesday 15 November	Matter 4 – The housing strategy: the supply of land for housing	Matter 4 – The housing strategy: the supply of land for housing (continued)
Thursday 16 November	Matter 6 – Deliverability	Matter 6 – Deliverability (continued)
Week two		
	Morning session 9.00am	Afternoon session 2.00pm
Monday 20 November	Matter 7 – Countryside and Green Belt: the Green Belt review and the approach to safeguarded land	Matter 7 – Countryside and Green Belt: the Green Belt review and the approach to safeguarded land (continued)
Wednesday 22 November	Matter 8 – The housing strategy: affordable housing, housing mix and supported, sheltered and older persons housing	Matter 8 – The housing strategy: affordable housing, housing mix and supported, sheltered and older persons housing (continued)
Thursday 23 November	Matter 5 - Housing strategy: the spatial distribution of new housing Matter 9 – The basis for the housing allocations	Matter 9 – The basis for the housing allocations (continued)
Week three		
	Morning session 9.00am	Afternoon session 2.00pm
Monday 27 November	Matter 19 – The natural environment Matter 20 – The historic environment	Reserve
Wednesday 29 November	Matter 15 – Countryside and Green Belt: the policy approach to the Green Belt, Rural Areas beyond the Green Belt and Urban Open Land	Matter 17 – Design (including air quality)

Thursday 30 November	Matter 16 – Transport and infrastructure	Reserve
Week four		
	Morning session 9.00am	Afternoon session 2.00pm
Tuesday 12 December	Matter 13 – Economic development (B Class Uses)	Matter 13 – Economic development (B Class Uses) (continued)
Wednesday 13 December	Matter 14 – Town and Local Centres	Matter 14 – Town and Local Centres (continued) Matter 18 – Healthy communities
Week five		
	Morning session 9.00am	Afternoon session 2.00pm
Tuesday 23 January	Matter 21 - Air Quality	Matter 21 - Air Quality
Wednesday 24 January	Matter 7 – Countryside and Green Belt: the Green Belt review and the approach to safeguarded land. (continued) Inspector's Matters & Issues: 7.2, 7.3 and 7.4	Matter 7 – Countryside and Green Belt: the Green Belt review and the approach to safeguarded land. (continued) Inspector's Matters & Issues: 7.2, 7.3 and 7.4
Thursday 25 January	Matter 6 – Deliverability (continued) Inspector's Matters & Issues viability 6.3	Reserve
Week six		
	Morning session 9.00am	Afternoon session 2.00pm
Monday 5 February	Matter 10 – Letchworth	Matter 10 - Letchworth (continued if necessary) Matter 10 – Royston
Tuesday 6 February	Matter 10 – Baldock (including Bygrave)	Matter 10 – Hitchin
Wednesday 7 February	Matter 10 – Luton & Cockernhoe	Matter 10 – Luton & Cockernhoe (continued if necessary)
Thursday 8 February	Matter 11 – Ashwell, Barkway, Barley, Breachwood Green, Hexton, Kimpton	Matter 11 – Ashwell, Barkway, Barley, Breachwood Green, Hexton, Kimpton (continued if necessary) Reserve
Week seven		
	Morning session 9.00am	Afternoon session 2.00pm

Monday 26 February	Matter10/11 – Stevenage (Great Ashby), Graveley (including North of Stevenage) and Knebworth	Matter10/11 – Stevenage (Great Ashby), Graveley (including North of Stevenage) and Knebworth
Tuesday 27 February	Matter 11 – Ickleford and Lower Stondon	Matter 11 – Little Wymondley, Codicote
Wednesday 28 February	Matter 11 – St. Ippolyts, Reed, Sandon, Therfield, Weston, Whitwell (St. Paul's Walden Parish)	Matter 11 – Oaklands, Offley, Pirton, Preston
Thursday 1 March	Matter 12 – The housing strategy: provision for gypsies, travellers and travelling showpeople	Reserve
Week eight		
	Morning session 9.00am	Afternoon session 2.00pm
Monday 26 March	Matter 10 – Baldock (including Bygrave) continuation Sites BA2, BA3, BA4, BA5, BA6, BA7 and BA11 Matter 10 – Luton & Cockernhoe continuation Inspectors Matters & Issues 10.28 Green Belt	Matter 10 – Luton & Cockernhoe (continuation if needed) Inspector's Matters & Issues 10.28 Green Belt
Tuesday 27 March	Matter 11 Knebworth	Matter 10 Gt Ashby GA2: Heritage Assets

The hearing sessions will be held in the **Icknield Centre, Icknield Way, Letchworth Garden City, SG6 1EF** (see icknieldcentre.com for venue details) **EXCEPT** for the hearing sessions on 26 and 27 March. These will be held in the **Council Chamber, Council Offices, Gernon Road, Letchworth Garden City, SG6 3JF.**

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Every effort will be made to keep to this draft timetable, but late changes may be unavoidable. Priority will be given to starting the debate on each matter at the appointed time, and it may be necessary to extend the discussion in the afternoon session. The Programme Officer will endeavour to inform the participants of any late changes to the timetable, but it is the responsibility of the participants to keep themselves up to date with the arrangements and programme. Participants need to be ready to attend on the Reserve time indicated on the programme – this will be used if necessary to complete any unfinished sessions.

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Appendix B – Documentation submitted to the Examination under delegated powers

B-1: Documents produced in advance of submitting the Plan for examination
See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/examination-library

LP9 Jun 2016	Consultation statement annex
SOC1 Jun 2017	Duty to Co-operate Compliance Statement
SOC2 Jun 2017	Planning Advisory Service (PAS) legal self assessment
SOC3 Jun 2017	PAS soundness self assessment
MOU7 May 2017	Memorandum of Understanding (MoU) between North Hertfordshire District Council (NHDC) and Welwyn Hatfield Borough Council
MOU8 Apr 2017	MoU between NHDC and Central Bedfordshire Council
MOU9 May 2017	Statement of Common Ground (SoCG) between NHDC and Hertfordshire Local Enterprise Partnership
MOU10 May 2017	SoCG between NHDC and South Cambridgeshire District Council
MOU11 May 2017	MoU between NHDC and Stevenage Borough Council
Jun 2017	Covering letter to the Planning Inspectorate requesting Inspector's use of powers to recommend modifications to the Plan*

**Not available online*

B-2: Examination Documents produced in advance of and during the scheduled hearing sessions
See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/examination-documents

ED2 Sep 2017	Markides Associates technical note on transportation East of Luton
ED3 Sep 2017	Partial update on housing monitoring and 5 year supply
ED5 Jul 2017	MoU between NHDC and Greater Cambridge & Greater Peterborough Local Enterprise Partnership
ED6 Sep 2017	SoCG between NHDC and Aylesbury Vale District Council
ED7 Sep 2017	SoCG between NHDC and St Albans District Council
ED14 Oct 2017	NHDC Transport Strategy
ED14A May 2018	Errata attached to ED14 NHDC Transport Strategy
ED17 Sep 2017	PSE Consulting: review of smaller scale (4-5FE) versus larger (6FE) Secondary Schools
ED18 Oct 2017	Updated SoCG on NHDC Local Plan between NHDC and Luton Borough Council
ED21 Nov 2017	ED53 - Matter 1 NHDC Opening Statement at Hearing Sessions: Cllr Levett
ED27 Nov 2017	SoCG between NHDC and HCC: Strategic Allocation BA1

ED28 Nov 2017	SoCG between NHDC, Bloor Homes and The Crown Estate: Strategic Allocations EL1, EL2 and EL3
ED29 Nov 2017	SoCG between NHDC and Picture SRL: Strategic Allocation GA2
ED30 Nov 2017	SoCG between NHDC and Bellcross Homes: Strategic Allocation HT1
ED31 Nov 2017	SoCG between NHDC and Letchworth Garden City Heritage Foundation: Strategic Allocation LG1
ED32 Nov 2017	SoCG between NHDC and Croudace Homes: Strategic Allocation NS1
ED37 Nov 2017	ED53 - Matter 2 NHDC Proposed Revisions to Policy SP2
ED41 Nov 2017	NHDC: CAG response to ED40
ED42 Nov 2017	ED53 - Matter 4 NHDC Note to Inspector: Five Year Housing Land supply scenarios
ED43 Nov 2017	ED53 - Matter 1 NHDC Note to Inspector re operation of website during consultations especially regulation 19 consultation
ED50 Nov 2017	SoCG between NHDC and New Road Property Developments & Bovis Homes WY1 Land South of Little Wymondley and Policy CGB5
ED51 Nov 2017	SoCG between NHDC and Letchworth Garden City Heritage Foundation
ED52 Nov 2017	ED53 - Matter 1 SoCG between NHDC and Natural England
ED60 Jan 2018	NHDC Gypsy & Traveller Accommodation Assessment Update Final Report
ED62 Jan 2018	NHDC Note to Inspector on Air Quality
ED71 Jan 2018	Statement of Common Ground between NHDC and landowners West of Stevenage re safeguarded land
ED72 Jan 2018	NHDC Viability Addendum
ED73 Jan 2018	ED53 - Matter 4 Infrastructure Delivery Plan (main report)
ED73A Jan 2018	Appendix 1 - Infrastructure Delivery Schedule
ED75 Feb 2018	Supplementary SoCG with LGCHF
ED78 Jan 2018	ED53 Matter 4 NHDC calculation re 20% figure in policy SP8(d) re previously developed land
ED79 Jan 2018	ED54 Matter 7 NHDC to provide justification for proposed addition of land to Green Belt
ED80 Feb 2018	SOCG between NHDC and EW Pepper Ltd re: education provision at site RY1, Royston
ED81 Feb 2018	SOCG between NHDC and Bloor Homes/The Crown Estate re: education provision at strategic site EL1/2/3, East of Luton
ED82 Feb 2018	SOCG between NHDC and Historic England
ED83 Feb 2018	ED54 Matter 8 NHDC note on self build
ED84 Feb 2018	ED54 Matter 9 NHDC note on SHLAA chronology
ED85 Feb 2018	ED53 – Matter 6 NHDC Note on transport modelling and the southern bypass for Hitchin

ED86 Feb 2018	ED53 – Matter 6 NHDC – Note on the B656 between Codicote and Knebworth
ED89 Feb 2018	NHDC Note on Chilterns AONB Proposed Extension (Matter 19)
ED90 Feb 2018	SoCG between NHDC and Hertfordshire County Council re: BA1
ED91 Feb 2018	SoCG between NHDC and Hertfordshire County Council re: BA2, BA3 and BA4
ED105 Feb 2018	ED53: Matter 6 Statement of common ground between NHDC and Hertfordshire County Council Highways
ED106 Feb 2018	Supplementary SoCG between NHDC and Picture SRL re allocation GA2 Land NE of Stevenage
ED107 Feb 2018	Supplementary SoCG between NHDC and Croudace re allocation NS1 Land North of Stevenage
ED108 Feb 2018	SoCG between NHDC and Gladman Developments Ltd re Site KB4
ED109 Feb 2018	ED53 – Matter 1: Missing correspondence between NHDC & HCC in relation to education matters
ED110 Feb 2018	ED54: NHDC to confirm to Ms Cheryl Peers the number of the sites allocated in the draft LP which are in the GB as currently defined
ED110A Feb 2018	Appendix A: List of sites in GB as currently defined
ED112 Feb 2018	Supplementary SoCG between NHDC and New Rd. Property Developments and Bovis Homes: WY1 Land south of Lt. Wymondley and Policy CGB5
ED113 Feb 2018	ED94: Matter 21 response to Ms.Cottier re access to website between 31.12.17 and 23.1.18
ED114 Feb 2018	SoCG Between NHDC and Mr Neil Ross site TH1
ED117 Mar 2018	ED56: Matter 14 Council response to Inspector's queries re: retail issues
ED118 Mar 2018	ED56: Matter 13 Council's responses to Inspector's queries re: Economic Development (B class uses)

B-3: Hearing Statements

See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/hearing-timetable-and-statements-week-1

NHDC Matter 1 Hearing Statement
NHDC Matter 2 Hearing Statement
NHDC Matter 3 Hearing Statement
NHDC Matter 4 Hearing Statement
NHDC Matter 6 Hearing Statement

See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/hearing-timetable-and-statements-week-2

NHDC Matter 5 Hearing Statement
NHDC Matter 7 Hearing Statement

NHDC Matter 8 Hearing Statement
NHDC Matter 9 Hearing Statement

See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/hearing-timetable-and-statements-week-3

NHDC Matter 15 Hearing Statement
NHDC Matter 16 Hearing Statement
NHDC Matter 17 Hearing Statement
NHDC Matter 19 Hearing Statement
NHDC Matter 20 Hearing Statement

See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/hearing-timetable-and-statements-week-4

NHDC Matter 13 Hearing Statement
NHDC Matter 14 Hearing Statement
NHDC Matter 18 Hearing Statement

See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/hearing-timetable-and-statements-week-6

NHDC Matter 10 Letchworth Hearing Statement (Green Belt sites)
NHDC Matter 10 Letchworth Hearing Statement (non-Green Belt sites)
NHDC Matter 10 Royston Hearing Statement
NHDC Matter 10 Baldock Hearing Statement (Green Belt sites)
NHDC Matter 10 Baldock Hearing Statement (non-Green Belt sites)
NHDC Matter 10 Hitchin Hearing Statement
NHDC Matter 10 Luton & Cockernhoe Hearing Statement
NHDC Matter 11 Oaklands Hearing Statement
NHDC Matter 11 Offley Hearing Statement
NHDC Matter 11 Pirton Hearing Statement
NHDC Matter 11 Preston Hearing Statement

See https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/hearing-timetable-and-statements-week-7

NHDC Matter 10 / 11 Great Ashby Hearing Statement
NHDC Matter 10 / 11 Graveley Hearing Statement
NHDC Matter 10 / 11 Knebworth Hearing Statement
NHDC Matter 11 Ickleford Hearing Statement
NHDC Matter 11 Lower Stondon Hearing Statement
NHDC Matter 11 Codicote Hearing Statement
NHDC Matter 11 Little Wymondley Hearing Statement
NHDC Matter 11 Reed Hearing Statement
NHDC Matter 11 Sandon Hearing Statement
NHDC Matter 11 St Ippolyts Hearing Statement
NHDC Matter 11 Therfield Hearing Statement
NHDC Matter 11 Weston Hearing Statement
NHDC Matter 11 Whitwell Hearing Statement
NHDC Matter 12 Statement

B-4: Examination Documents produced following close of scheduled hearing sessions

ED131 Apr 2018 Supplementary Statement of Common Ground between NHDC and Bellcross Homes re. Site HT1: Highover Farm, Hitchin

ED136 Oct 2018 NHDC note to the Inspector on services & features at AS1

ED159 Oct 2018 NHDC note to Inspector: Implications of new household projections for the NHDC Local Plan

ED161 Sep 2018 Green Belt Review Update

ED163 Nov 2018 Council's annotated response to the Inspector's note (ED160A)

B-5: NHDC Final Responses to Inspector's Actions arising out of Hearing Sessions

ED137 Nov 2018 Matter 1: Legal Requirements

ED138 Nov 2018 Matter 2: Sustainable Development: the settlement hierarchy
ED138A: Part 1
ED138B: Part 2

ED139 Nov 2018 Matter 3: The Housing Strategy: the need for housing and the housing requirement

ED140 Nov 2018 Matter 4: The Housing Strategy: the supply of land for housing

ED141 Nov 2018 Matter 5: Housing Strategy: The spatial distribution of new housing.

ED142 Nov 2018 Matter 6: Deliverability

ED143 Nov 2018 Matter 7: Countryside and Green Belt: the Green Belt review and approach to safeguarded land

ED144 Nov 2018 Matter 8: The Housing Strategy: affordable housing, housing mix and supported, sheltered older persons housing

ED145 Nov 2018 Matter 9: Housing Strategy: the spatial distribution of new housing.

ED146 Nov 2018 Matter 10: The housing allocations and the settlement boundaries: The Towns
ED146A Baldock and Hitchin
ED146B Letchworth and Royston
ED146C Luton and Cockernhoe

ED147 Nov 2018 Matter 10/11: Stevenage (Gt Ashby), Graveley (including North of Stevenage) and Knebworth.

ED146 Nov 2018	Matter 11: The housing allocations and the settlement boundaries: The Villages
	ED148A Ashwell, Barkway, Barley, Breachwood Green, Hexton and Kimpton
	ED148B Ickleford, Lower Stondon, Little Wymondley and Codicote
	ED148C St Ippolyts, Reed, Sandon, Therfield, Weston, Whitwell, Oaklands, Offley, Pirton and Preston
ED149 Nov 2018	Matter 12: Provision for Gypsies, Travellers and Travelling Showpeople
ED150 Nov 2018	Matter 13: Economic Development
ED151 Nov 2018	Matter 14: Town and Local Centres
ED152 Nov 2018	Matter 15: Countryside and Green Belt: the policy approach to the Green Belt, Rural Areas beyond and the Green Belt and Urban Open Land
ED153 Nov 2018	Matter 16: Transport and Infrastructure
ED154 Nov 2018	Matter 17: Design including Air Quality (also see ED156 Matter 21 Air Quality)
ED155 Nov 2018	Matter 18: Healthy communities
ED156 Nov 2018	Matter19: The Natural Environment
ED157 Nov 2018	Matter 20: The Historic Environment
ED158 Nov 2018	Matter 21: Air quality (see also ED152 Matter 17 Design including air quality).

North Hertfordshire Local Plan 2011 – 2031

Schedule of proposed Main Modifications

November 2018

This document sets out a schedule of proposed Main Modifications to the North Hertfordshire Local Plan 2011-2031 arising from the Examination. These are drawn from a number of sources including:

- The proposed modifications submitted by the Council alongside the Plan (Examination Library Reference LP3);
- Memoranda of Understanding, Statements of Common Ground or other agreements;
- The Council's Matters statements submitted to the examination in advance of the hearing sessions; and
- Changes discussed at the examination hearing sessions and recorded in the Action Lists on the Council's website

Some modifications proposed in earlier documents or Hearing Statements have been subject to further change or superceded following discussion at the hearing sessions. This schedule is the definitive list of Main Modifications and takes precedence in the event of any conflict with any proposed modifications shown in any other document.

Text which would be added to the plan as a consequence of these modifications is shown in **bold**.

Text which would be removed from the plan as a consequence of these modifications is shown ~~struck through~~.

Modifications are shown in document order.

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 001	0	About this consultation	*Delete*	For **effectiveness**; Consultation has occurred
		SECTION ONE	**INTRODUCTION AND CONTEXT**	
		CHAPTER 1	**INTRODUCTION**	
MM 002	5	Paragraph 1.3	This Local Plan seeks to address the key issues facing North Hertfordshire and will set a strategic vision and spatial strategy for the District over the period 2011 to 2031. The Local Plan contains five main sections, not including the appendices. A separate Local Plan ~~Proposals~~ **Policies** Map is published alongside the Local Plan to show the spatial implications of policies	For **legal compliance**
MM 003	6	Paragraph 1.4	It is important to note that the policies and supporting text in this Plan are inter-related and need to be read together when considering a specific proposal or issue. This Local Plan supersedes the saved policies from the 1996 North Hertfordshire District Local Plan No 2 (with Alterations). Appendix 1 provides a list of policies that have been superseded. Appendix 2 provides a list of Local Plan designations as shown on the ~~Proposals~~ **Policies** Maps and where to view other designations which policies in the Local Plan refer.	For **legal compliance**
MM 004	7	Paragraph 1.12	The first step in preparing a neighbourhood plan is to define a neighbourhood area. There are currently ~~eleven~~ **twelve** neighbourhood planning areas designated within the District ~~with another two communities considering preparing a neighbourhood plan~~. **The Pirton Neighbourhood Plan was 'made' in 2018 and forms part of the Development Plan in this parish.** Those plans under preparation include the parishes of Kimpton, Ashwell, Codicote, Barkway and Nuthampstead, Ickleford, St Ippolyts, St. Pauls Walden, Wymondley, Preston and Knebworth **and the joint neighbourhood planning area of Bygrave, Baldock & Clothall**.	Factual update for **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		CHAPTER 2	**A PICTURE OF NORTH HERTFORDSHIRE**	
MM 005		After para 2.55 [new paras.]	**The County Council's adopted Mineral Consultation Area Supplementary Planning Document identifies areas of the district where particular care is needed to prevent the unnecessary sterilisation of sand and gravel resources.** **In order to prevent sterilisation of mineral resources the council and developers will consider the effect of future development on mineral resources in these areas at an early stage and seek the advice of Hertfordshire County Council as the Mineral Planning Authority in accordance with the Minerals Consultation Area SPD (and any future revisions/successor).**	For **effectiveness** as proposed in LP3.
		SECTION TWO	**SPATIAL STRATEGY AND STRATEGIC POLICIES**	
		CHAPTER 3	**SPATIAL STRATEGY AND SPATIAL VISION**	
MM 006	27	Vision (2nd bullet)	• A mixture of quality new homes including affordable houses with a choice of tenure catering for the needs of North Hertfordshire's residents **and, where appropriate, the wider housing market**, will be provided in appropriate sustainable locations.	To ensure the plan is **positively prepared** and **effective** as proposed in LP3.
MM 007	30	After Ch.3	Add key diagram as shown at Annex 1 of this schedule	For **consistency with national policy**; omitted in error from submitted Plan

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		CHAPTER 4	**STRATEGIC POLICIES**	
MM 008	31	Policy SP1 (c)(iv)	**Policy SP1: Sustainable development in North Hertfordshire** This Plan supports the principles of sustainable development within North Hertfordshire. We will: a. Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible; b. Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities; c. Grant planning permission for proposals that, individually or cumulatively: i. Deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan; ii. Create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices; iii. Provide the necessary infrastructure required to support an increasing population; iv. Protect key elements of North Hertfordshire's environment including **biodiversity,** important landscapes, heritage assets and green infrastructure (including the water environment); and v. Secure any necessary mitigation measures that reduce the impact of development, including on climate change; and d. Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.	For **effectiveness** as proposed in LP3.
MM 009	32	Para 4.7	In setting a framework for growth, this Plan also recognises the value of local knowledge and the importance of local choice. A number of parishes within the District are already designated Neighbourhood Planning areas and our Local Plan is structured flexibly in response. This chapter contains the **strategic** policies and aspirations with which any neighbourhood plans, or other local planning initiatives, must be in general conformity.	For **consistency with national policy**.

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 010	32	Policy SP2	**Policy SP2: Settlement Hierarchy and Spatial Distribution[x]** **Between 2011 and 2031, the plan seeks to make provision for at least 15,950 new homes.** **Approximately 80%** ~~The majority~~ of the District's **housing** development **and the substantial majority of new employment, retail and other development** will be located within **the adjusted settlement boundaries of** ~~or adjoining~~ the following towns: • Baldock **(3,298 homes)**; • Hitchin **(1,679)**; • Letchworth Garden City **(2,167)**; • Royston **(1,797)**; • Stevenage (including Great Ashby)[32] **(1,830)**; and • Luton[32] **(2,100)** **Approximately 11% of housing, along with supporting infrastructure and facilities will be delivered in five villages identified by this Plan for growth:** • **Barkway (209)** • **Codicote (367)** • **Ickleford (210)** • **Knebworth (736)** • **Little Wymondley (306)** **The remaining development will be dispersed across the District as set out below.** **In Category A villages,** ~~G~~general development will ~~also~~ be allowed within the defined settlement boundaries of ~~the Category A villages of~~: • Ashwell; • ~~Barkway;~~ • Barley; • Breachwood Green; • Cockernhoe **& Mangrove Green**; • ~~Codicote;~~ • Graveley; • Hexton; • ~~Ickleford;~~ • Kimpton; • ~~Knebworth;~~ • ~~Little Wymondley;~~ • Lower Stondon[32]; • Oaklands[32]; • Offley; • Pirton; • Preston; • Reed; • Sandon; • St Ippolyts **& Gosmore**; • Therfield; • Weston; and • Whitwell.	For **effectiveness** to better explain the spatial strategy of the Plan following Matter 2 Hearing Session (ED53, ED138)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Infilling development which does not extend the built core of the village will be allowed in the Category B villages of: • Blackmore End; • Kelshall; • Old Knebworth; • Great Wymondley; • Lilley; • Rushden; • Hinxworth; • Newnham; • Wallington; and • Holwell; • Willian. ~~Only l~~ **L**imited affordable housing and facilities for local community needs **meeting the requirements of Policy CGB2** will be allowed in the Category C settlements of: • Bygrave; • Langley; • Peters Green; and • Caldecote; • Nuthampstead; • Radwell • Clothall; **Development outside of these locations or general parameters will be permitted where this is supported by an adopted Neighbourhood Plan. Under the provisions of national policy at the time of this Plan's examination, Neighbourhood Plans cannot allocate sites in the Green Belt or amend Green Belt boundaries** **[x] The figures shown in this policy for individual settlements are the total of planned, permitted and completed development for the period 2011-2031 as shown in Chapter 13 of the submitted plan. These figures are <u>not</u> a target and do not necessarily represent the maximum number of new homes that will be built.**	
MM 011	33	After paragraph 4.11 (new paragraphs)	**Based on the policies and allocations of this plan, it is anticipated that at least four in every five new homes delivered over the plan period will be built within the adjusted settlement boundaries of the towns. These will remain the primary focus for employment, retail and other development. The balance of new development will be distributed across North Hertfordshire's villages and the remainder of the District.** **Much of this growth will be delivered on sites allocated for development by this Plan. This will be supplemented by (often smaller) 'windfall' sites which come forward within the settlement boundaries and parameters identified in Policy SP2 as well as any further**	Consequential modifications to MM010 for **effectiveness** following Matter 2 & 8 hearing sessions (NHDC Matter

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			sites subsequently identified through Neighbourhood Plans. These schemes may include opportunities for self-build development.	2 Statement, ED53, ED54, ED83, ED138, ED144)
MM 012	34	After paragraph 4.12 (new paragraph)	**Five villages have been identified that can support higher levels of growth:** • **Knebworth and Codicote are the two largest villages within North Hertfordshire and support a range of services, including a station at Knebworth;** • **Ickleford and Little Wymondley provide opportunities to accommodate further residential development in close proximity to neighbouring towns along with sustainable transport connections; and** • **Barkway as a focus for development in the rural east of the District.**	Consequential modifications to MM010 for **effectiveness** following Matter 2 hearing session (ED53, ED138)
MM 013	34	Paragraph 4.13	**The** Category A villages, normally ~~those~~ containing primary schools, ~~all~~ **also** have defined boundaries within which development will be allowed and sites have been allocated to meet the District's overall housing ~~totals~~ **requirement**. ~~Category A villages have defined settlement boundaries and~~ **These villages** are excluded from the policy designation (either Green Belt or Rural Area Beyond the Green Belt – see Policy SP5) which affects the surrounding countryside.	For **effectiveness** to provide clarity in neighbourhoo d planning
MM 014	35	SP3	**Policy SP3: Employment** The Council will proactively encourage sustainable economic growth, support new and existing businesses and seek to build on the District's strengths, location and offer. We will a. **Allocate** ~~Bring forward~~ an adequate supply ~~and range~~ of employment land ~~in Hitchin, Letchworth Garden City, Baldock and Royston~~ **to meet the needs of the Functional Economic Market Area** ~~requirements of the local economy~~ over the plan period to 2031. **The allocations as shown on the Policies Map are :**	To ensure Plan is **positively prepared, justified, effective** and **consistent with national policy** as proposed in

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			i. east of Baldock BA10 (19.6ha); and **ii. west of Royston RY9 (10.9ha);** b. ~~Designate~~ **Safeguard** ~~the~~ **E**mployment **A**reas within the District's main settlements**, as shown on the Policies Map,** to enhance and **protect their** ~~safeguard~~ employment potential; ~~c. Support additional employment provision through the new designations allocations shown on the on the Policies Map designations at :~~ ~~i. the former Power Station, Letchworth Garden City (1.5ha);~~ ~~ii. east of Baldock (19.6ha); and~~ ~~iii. west of Royston RY9 (10.9ha);~~ d. Work with landowners, developers and, for allocated **housing** sites on the edge of the District, adjoining authorities to identify an appropriate amount of employment land to be included through the masterplanning process in major new developments; ~~e. Permit an appropriate range of B-class employment uses within these area;~~ f. Promote and support the expansion of the knowledge based economy in the District. Proposals for the redevelopment of existing employment sites and the development of new ~~allocated~~ employment sites which increase the level of knowledge-intensive employment will be supported in principle. g. Support B-class uses in appropriate locations outside of designated employment areas, including offices in main town centres and concentrations of B-class uses in certain ~~Category A~~ villages; and h. Ensure relevant policies of this Plan recognise the contribution of non-B-class sectors, including tourism, to the provision of jobs in the District.	LP3 and following Matter 13 hearing session (ED56, ED150)
MM 015	37	4.28	A significant ~~new~~ employment **allocation** ~~site~~ will be developed **out** at the east of Baldock, supporting the proposed increase in residential development in the town (see Policy SP8).	For **effectiveness** consequential to MM014
MM 016	37	4.30	Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, with some modest releases of sustainable,	For **effectiveness**

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			brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes**.** ~~and is reflected in a new planning designation.~~	consequential to MM014 and following Matter 13 hearing session (ED56, ED150)
MM 017	38	SP4	**Policy SP4: Town Centres, ~~and~~ Local Centres and Community Shops** The Council will make provision for an appropriate range of retail facilities across the District and are committed to protecting the vitality and viability of all centres. We will: a. Promote, protect and enhance the retail and service functions of the following centres in our retail hierarchy: i. The town centres of Hitchin, Letchworth Garden City, Baldock and Royston; ii. 13 existing local centres consisting of: • village centres at Ashwell, Codicote and Knebworth; • seven centres in Hitchin • two centres in Letchworth Garden City; and • the centre at Great Ashby; and iii. 2 new local centres north of Baldock and East of Luton within the strategic housing sites identified in this Plan; b. Support proposals for main town centre uses in these locations where they are appropriate to the size, scale, function, catchment area, historic and architectural character of the centre; c. Identify Primary Shopping Frontages within town centres where A1 retail uses will be expected to concentrate d. **To ensure the District's towns maintain their role and market share, make** provision for **up to** 38,100 **gross sq.m** of additional A-class floorspace over the plan period, **including the re-occupation of vacant floorspace,** consisting of: i. 22,500 **gross sq.m** comparison goods (e.g. clothes, shoes, furniture, carpets);	For **effectiveness** following Matter 14 Hearing Sessions (ED56, ED77, ED117 and ED151).

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ii. 8,600 **gross sq.m** convenience (e.g. food, drink, toiletries); and
iii. 7,000 **gross sq.m food and beverage outlets under Use Classes A3-A5 (restaurants, takeaways and bars).**

38,100 gross sq.m is a district wide retail capacity but it is principally derived from the retail capacity projections for the four town centres, as indicated below:

Years	2016-2021	2021-2026	2026-2031	Totals
Baldock	300	1,600	1,400	3,300
Hitchin	3,800	3,600	3,700	11,100
Letchworth	2,400	3,300	3,500	9,200
Royston	3,200	2,000	1,900	7,100
Urban Extensions	1,500	2,700	2,600	6,800
Other	200	200	200	600
Total	11,400	13,400	13,300	38,100

The three town centres of Baldock, Hitchin and Letchworth Garden City have significant overlapping markets, with spend leakage from Letchworth Garden City to Hitchin and a lack of physical space at Baldock to accommodate its projected retail capacity. To address the leakage and physical capacity across these three centres the indicative distribution and phasing of provision is as follows:

Years	2016-2021*	2021-2026	2026-2031	Totals
Baldock	0	0	0	0
Hitchin	0	3,700	3,300	7,000
Letchworth	5,350	5,500	5,000	15,850
Royston	4,350	2,200	1,800	8,350
Urban Extensions	0	3,400	2,900	6,300
Other	0	300	300	600

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Total 9,700 15,100 13,300 38,100 ***2016 to 2021 projections includes take-up of vacant units and the implementation of commitments**. e. **Prepare and m**aintain up-to-date town centre strategies to support this approach and / or adapt to change; and f. Support the retention and provision of shops outside of identified centres where they serve a local **day-to-day** need.	
MM 018	39	After paragraph 4.39 (New paragraphs)	**4.xx The Local Plan strategy for town centre uses is to maintain the District's market share. This means that across the district, the retail capacity will be met principally in the four town centres. This is to maintain the current retail hierarchy within the District and the wider catchment areas.** **4.xx However given that Baldock, Letchworth Garden City and Hitchin are in close proximity, leakage of the projected retail expenditure for each town is likely to occur. The most significant is leakage from Letchworth Garden City to Hitchin.** **4.xx In addition there is less physical capacity in Baldock and Hitchin to accommodate their projected retail capacities. The retail strategy for the District is therefore to direct the capacity to Letchworth Garden City over the plan period, which has greater potential for physical space and to recapture its leakage.**	For the Plan to be **justified** and **effective** following Matter 14 Hearing Sessions.
MM 019	39	Paragraph 4.40	We are committed to promoting the well-being of the town centres in the District. Town centre strategies have been produced for the main centres of Hitchin, Baldock, Letchworth Garden City, and Royston. These promote the vitality and viability of the centres and cover all those aspects of policy guidance with a spatial dimension relevant to town centres, including economic, environmental and social well-being and matters such as community safety, community facilities, traffic management, marketing and delivery. The strategies provide a method of keeping town centre development up-to-date and flexible to take account of ongoing changes in the retail environment. **These town centre strategies will be monitored and reviewed during the life of this Local Plan.**	For **effectiveness** following Matter 14 Hearing Sessions strategies
MM 020	39	Paragraph 4.44	The growth of the District will require additional centres to be provided to serve the ~~largest new developments~~ **urban extensions** at Baldock and on the edge of Luton. Once	For **effectiveness**.

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			built, these will become local centres in our retail hierarchy and future proposals within them will be assessed appropriately.	
MM 021	39-40	Paragraph 4.46	Our evidence shows there will be a steady growth in retail demand over the plan period, **although projected growth post-2026 carries a degree of uncertainty due to changing shopping and retail patterns. Projected growth is** driven in part by planned population growth but also by underlying changes in the way people shop and how much money they have available to spend. It is anticipated that on-line shopping will continue to grow whilst a certain amount of future demand can be accommodated through the re-occupation of existing, vacant shop units. However, it is also necessary to identify new sites for retail[41]. **Projected retail needs, and particularly those in the post-2026 period, will be kept under review via the monitoring framework and updated retail studies.** <u>Footnote 41</u> North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)	To ensure the Plan is **justified**, **effective** and **consistent with national policy**.
MM 022	40	Paragraph 4.48	~~Further allocations and broad locations are identified within our main towns to accommodate the remainder.~~	For **effectiveness**.
MM 023	41	Policy SP5	**Policy SP5: Countryside and Green Belt** We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the ~~Proposals~~ **Policies** Map. We: a. Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to: i. Enable strategic development at the locations referred to in Policies SP8 and SP3; ii. Enable local development around a number of the District's towns and villages; and iii. Define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation;	For **consistency with national policy** and **legal compliance** following Matter 15 hearing session (NHDC Matter 15 hearing statement,

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			b. Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north; c. Will only permit development proposals in the Green Belt where they would not result in inappropriate development **or where very special circumstances have been demonstrated**; and d. Will operate a general policy of restraint in Rural Areas beyond the Green Belt **through the application of our detailed policies**.	ED55, ED152)
MM 024	41	Paragraph 4.54	Green Belt boundaries have been reviewed around all of the main towns within and adjoining the District, with the exception of Royston which lies beyond the Green Belt. Boundaries have also been reviewed **around a number of villages** ~~where they~~ previously surrounded or covered ('washed over') ~~Category A and Category B villages within~~ **by** the Green Belt.	Consequential modification to MM010 for **effectiveness**
MM 025	42	Paragraph 4.56	Proposals for development within the Green Belt will be considered against national ~~guidance~~ **policy**. Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted.	For **consistency with national policy** following Matter 15 hearing session (ED55, ED152)
MM 026	42	Paragraph 4.58	The Rural Area Beyond the Green Belt covers the majority of the east of the District including most of the land between Baldock and Royston as well as the villages and countryside to the south of Royston. **It also covers the land to the north and west of Hitchin beyond the outer edge of the Green Belt.**	Factual amendment **for effectiveness** (ED55, ED152)**.**
MM	42	Paragraph 4.59	In terms of intrinsic character and beauty, ~~this area~~ **the Rural Area beyond the Green Belt**	For clarity and

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027			contains some of the highest quality countryside in the District. However, the settlements are generally more dispersed meaning a Green Belt designation cannot be justified. This sparser pattern of development additionally means that, outside of the defined settlements, many sites are not well located in relation to key services. On these grounds it remains appropriate to **restrain the types of development allowed in the Rural Area beyond the Green Belt** ~~have a policy of restraint~~. Our detailed **Development Management** policies set out the approach that will apply in this area.	**effectiveness** following Matter 15 hearing session
MM 028	43	Policy SP6	**Policy SP6: Sustainable transport** We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will: a. Comply with the **NHDC Transport Strategy and the** provisions of the Local Transport Plan and other supporting documents as **relevant** ~~considered necessary~~; b. Encourage development in locations which enable sustainable journeys to be made to key services and facilities; c. Work with Hertfordshire County Council, **neighbouring authorities**, Highways England and service providers to ensure that a range of sustainable transport options are available to all potential occupants or users. This may involve new or improved pedestrian, cycle and passenger transport (including rail and/or bus) links and routes; d. Seek the **earliest reasonable opportunity to implement** ~~early implementation of~~ sustainable travel infrastructure on Strategic Housing Sites **and other development sites** in order to influence the behaviour of occupiers or users, along with supporting Travel Plans in order that sustainable travel patterns become embedded at an early stage; e. Assess development proposals against the parking standards set out in this Plan and **having regard to** relevant supplementary advice; f. Require applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals; and g. Protect existing rights of way, cycling and equestrian routes and, should diversion	For **effectiveness** following Matter 16 Hearing Session (ED55, ED105, ED153).

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			be unavoidable, require replacement routes to the satisfaction of the Council.	
MM 029	43	Paragraph 4.66	The overarching transport policy document for the area is the Hertfordshire Local Transport Plan (LTP3) which provides the framework for achieving better transport systems in Hertfordshire for the plan period 2011-2031. The LTP4 is in progress which will cover the Hertfordshire ~~2020~~ **2050** Transport vision and will be **adopted** ~~consulted on~~ in ~~late 2016~~ **2018**. The Local Transport Plan covers all modes of transport including walking, cycling, public transport, car based travel, reducing road freight movements and making provision for those with mobility impairments.	For **effectiveness**; (NHDC Matter 16 Statement, para 8)
MM 030	44	Paragraph 4.67 and associated footnote	Although the ~~**LTP3**~~ **Local Transport Plan** identifies some specific schemes, the majority of transport schemes are identified at settlement level. From time to time the County Council, **North Hertfordshire District Council, and neighbouring authorities** publish~~es~~ other documents and strategies[x] which will also need to be taken into account **when considering development proposals**. **This includes the NHDC Transport Strategy and also relevant strategies prepared by neighbouring authorities, such as the Stevenage Mobility Strategy, for sites that are functionally attached to, or in close proximity to North Hertfordshire.** **[x] These could include the forthcoming HCC Growth Transport Plans, the NHDC Transport Strategy prepared as part of the evidence base as well as other local strategies, for example cycling.**	For **effectiveness** following Matter 16 Hearing Session, (NHDC Matter 16 Statement, ED55, ED105, ED153)
MM 031	44	After Paragraph 4.68 (new paragraph)	**Many of the developments in the smaller settlements may not be enough on their own to have a major transport impact within an area. However, cumulatively a number of developments can create additional demands and burdens on existing infrastructure (such as increased use of less appropriate roads, higher volumes of traffic through constrained village centres) which may require suitable mitigation to be implemented. Such mitigation can also include better, walking and cycling improvements and public transport services which will reduce the need to travel by car. The Council will consider these overall cumulative impacts as far as they are able as part of Policy SP7 and may require appropriate contributions from all such development sites.**	For **effectiveness** following Matter 16 Hearing Session (ED55, ED105, ED153).

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MM 032	44	Policy SP7	**Policy SP7: Infrastructure requirements and developer contributions** The Council will require development proposals to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. We will: a. Require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development, including: i. On-site and/or off-site improvements and infrastructure necessary as a result of the development in order to: • ensure appropriate provision of facilities and infrastructure for new residents; • **contribute toward** ~~help~~ address**ing** cumulative impacts that might arise across multiple developments; • avoid placing unreasonable additional burdens on the existing community or existing infrastructure; • mitigate ~~any~~ adverse impacts **where appropriate**; and/or • enhance critical assets or make good their loss or damage; and ii. Maintenance and/or operating costs of any such new provision; b. Ensure **essential** new infrastructure to support new development ~~is~~ **will be** operational no later than the completion of development or **during the** phase in which it is needed, **whichever is earliest** ~~unless otherwise agreed with relevant providers~~; c. Refuse planning permission where appropriate agreements or processes ensuring criteria (a) and (b) can be met are not in place; d. Have regard to ~~any~~ **relevant national** guidance or requirements in relation to planning obligations and any Community Infrastructure Levy **or successor funding tariff** which may be introduced **by the Council**; e. Work with landowners, developers and other agencies in facilitating the delivery of sites identified in the Local Plan **and associated infrastructure** and seek to overcome known obstacles; and f. ~~Take a stringent approach~~ **Need robust evidence to be provided** where	To ensure Plan is **justified**, **effective** and **consistent with national policy** following Matter 6 & 16 hearing sessions (LP3, MOU9, NHDC Matter 16 Statement, ED53, ED55, ED109, ED142, ED153).

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			developers consider that viability issues impact **upon** the delivery of key infrastructure and/or mitigation measures**. This evidence will be used to determine whether an appropriate and acceptable level of contribution and / or mitigation can be secured**.	
MM 033	45	Paragraph 4.75	On the largest development sites, it will be necessary to directly provide facilities alongside the primary use – schools within residential areas, bus stops within business parks, cycling route**s** and new footways etc. In other areas, much of the growth arises from a number of smaller developments. A small development on its own may not be enough in itself to have a major impact within an area. However, cumulatively a number of developments **(including both the larger and smaller sites)** can create additional demands and burdens on existing infrastructure which may require suitable mitigation to be implemented. **Transport infrastructure including highways improvements and sustainable transport measures such as walking, cycling, improved public transport and behaviour change - projects are needed to address cumulative impacts - the latter seek to reduce vehicle travel to improve capacity and enable more sustainable travel. The NHDC Transport Strategy sets out the measures required, and all developments will be expected to contribute to these measures.**	For **effectiveness** and following ED105.
MM 034	46	Paragraph 4.83	In cases where viability is an issue, developers will ~~be expected~~ **need** to **provide** ~~pay for~~ an ~~independent~~ assessment and analysis of their viability evidence **in order to verify it. This must be completed by a suitably qualified individual or company and** ~~to~~ scrutinise the assumptions that have been made **and the conclusions that have been reached and whether they are justified.** The methodology and scope of any such assessment should be agreed in advance between the applicant and the Council. If, following this assessment, it is accepted **by the Council** that the viability of a scheme would be critically undermined by application of the Council's usual standards and expectations, we will exceptionally: • consider which requirements are most critical to securing development and meeting the overall vision and objectives of this Plan; • assess the extent to which these might be met in a way which makes any scheme viable; and • determine whether this would result in an appropriate and acceptable level of	For **effectiveness** following Matter 16 Hearing Session

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			contribution and / or mitigation.	
MM 035	47-48	Policy SP8	**Policy SP8: Housing** Over the period 2011-2031, housing growth will be supported across the District. We will: a. Release sufficient land to deliver at least 14,000 **net** new homes for North Hertfordshire's own needs. Of these: i. Around 13,800 **net new homes** will be provided within that part of the District falling within the Stevenage Housing Market Area (HMA); while ii. Around 200 **net new homes** will be provided within that part of the District falling within the Luton HMA; b. Provide additional land within the Luton HMA for a further 1,950 **net new** homes as a contribution towards the unmet needs for housing arising from Luton; c. Deliver these homes through the sites and allowances identified in this Plan that will support approximately[48]: i. ~~4,340~~ **3,970** homes from completions and permissions achieved since 2011 and other allowances; ii. 7,700 homes from six Strategic Housing Sites: • BA1 - North of Baldock for 2,800 homes (2,500 to be delivered by 2031); • LG1 - North of Letchworth for 900 homes; • NS1 - North of Stevenage in Graveley parish for 900 homes; • HT1 - East of Hitchin for 700 homes; • GA2 - North-east of Great Ashby in Weston parish for 600 homes; and • EL1 / EL2 / EL3 - East of Luton for 2,100 homes; iii. 4,860 homes through local housing allocations that will provide homes on: ~~• newly identified sites and land within pre-existing settlement limits;~~	To ensure the Plan is **positively prepared**, **justified**, **effective** and **consistent with national policy** following Matter 2, 3, 4, 8, 10 and 12 hearing sessions and consequential to MM010 (ED53, ED54, ED60, ED83, ED139, ED140, ED144, ED149)

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			~~• sites released from the Green Belt as part of a comprehensive, District-wide review; and~~ ~~• land identified following a review of other relevant boundaries or designations.~~ • **Further sites within the adjusted settlement boundaries of the towns;** • **Land within the adjusted settlement boundaries of the five villages identified for growth; and** • **Sites identified within the defined settlement boundaries of the Category A villages.** **This includes the use of land within pre-existing settlement limits, non-strategic sites released from the Green Belt and other land identified following a review of other relevant boundaries or designations.** iv. ~~7~~ **12** new, permanent Gypsy and Traveller pitches d. Maintain a five-year housing land supply and target the completion of 20% of new homes over the plan period on previously developed land; e. Seek to provide long-term certainty by i. Working with the Government and other relevant agencies to identify new settlement options within North Hertfordshire that can provide additional housing supply in the period after 2026; and ii. Safeguarding land to the west of the A1(M) at Stevenage, as shown on the ~~Proposals~~ **Policies** Map~~, for up to 3,100 dwellings~~ **to meet longer-term development needs** in the period beyond 2026 subject to a future review of this Plan; f. Support a range of housing tenures, types and sizes measured against targets to provide: i. 33% of all homes over the plan period as Affordable Housing for local needs with targets to deliver up to 40% Affordable Housing where viable; ii. A broadly even split between smaller (1- and 2-bed) and larger (3+ bed)	

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			properties **subject to up-to-date-assessments of housing needs**; and iii. ~~100~~ **56** plots **on specified Strategic Housing Sites to help pro-actively address demand** for self-build development over the plan period; and g. Provide ~~up to~~ **at least** 350 bed spaces in suitable, supported accommodation to meet the needs of those who cannot live in their own home.	
MM 036	47	Footnote 48	These requirements include a small buffer of approximately **4%** ~~7%~~ over and above the ~~targets for North Hertfordshire's housing needs identified in criterion (a)~~ **total housing requirement set through criteria (a) and (b) of this Policy** to ensure sufficient flexibility. *See* Monitoring and Delivery chapter for further information. **All figures are net.**	For clarity and **effectiveness**; to reflect up-to-date information on housing supply
MM 037	48	Paragraph 4.89	More than ~~4,300~~ **3,900** of the required homes are accounted for by completions since 2011, sites which have already obtained planning permission and other allowances. ~~These allowances~~ **The majority of these 3,900 homes will be on previously developed land and also** include**:** • windfalls (those sites which will continue to come forward for development outside of the local plan process) ~~as well as~~**; and** • **Letchworth Town Centre as a** broad **location.** ~~locations. These are areas~~ **This is an area** where it is reasonable to assume development might occur in the latter years of the plan, but where we cannot currently identify the exact location. **The boundary of the broad location is the same as the Town Centre boundary for Letchworth shown on the policies map.** ~~The majority of these 4,300 homes will be on previously developed land.~~	For **effectiveness** and to reflect the **justified** allowances from these sources (ED53, ED140).
MM 038	49	Paragraph 4.95	The remainder of new homes will be delivered through a range of local housing allocations set out in the detailed policies of this Plan: ~~• More than 850 further homes are identified within pre-existing settlement boundaries and have influenced our target to build 20% of new homes on previously developed land;~~ ~~• As part of our comprehensive review of the Green Belt, a number of additional~~	For **effectiveness** consequential to MM010

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			~~villages have been 'inset' with boundaries drawn to release additional land for development. These locations will contribute around 2,600 homes to our target whilst also ensuring the long-term sustainability of these settlements.~~ • **Sites for a further 2,900 homes, in addition to the strategic sites, are identified within the adjusted settlement boundaries of the towns. This includes a** ~~A~~ series of **non-strategic** developments around the edge of Royston **that** will contribute almost ~~1,000~~ **1,100** further homes; ~~while~~ • **Sites for nearly 1,600 homes are identified at the five village locations identified for growth by Policy SP2; while** • A review of **the** settlement boundaries ~~in the Rural Areas Beyond the Green Belt~~ **of Category A villages** allows for approximately 400 homes.	
MM 039	49	Paragraph 4.96	This Plan also makes provision to meet the future needs of the Gypsy and Traveller community. ~~Existing arrangements at~~ **Additional permanent pitches will be provided adjoining** the **existing** Pulmer Water site near Codicote ~~will be formalised~~**. A new site is allocated at Woodside Place, Danesbury Park Road at the southern edge of the District** allowing requirements over the period to 2031 to be met.	To ensure Plan is **positively prepared** and **justified** consequential to MM139
MM 040	50	Paragraph 4.99	A stepped approach is considered most appropriate. Housing supply will be measured against targets to deliver an average of 500 homes per year over the first ten years of the plan period (2011-2021). For the period beyond 2021, a target of 1,100 homes per year will apply. **Our approach to five-year land supply is set out in Policy IMR1 in Chapter 14.**	For **effectiveness**; Consequential modification to MM372
MM 041	50	Paragraph 4.101	The Council is committed to fully exploring new settlement options in the District **and initial work has been undertaken**[53]. **However,** ~~Our evidence shows that~~ we cannot ~~expect~~ **rely upon** a **future** new settlement to ~~make a substantial contribution~~ **contribute** to housing requirements in this **current** Plan ~~period to 2031~~[53]. **We will work with relevant partners on an on-going basis to build the evidence base that is required to support any new settlement(s) and deliver on our aspirations.**	For **effectiveness** following Matter 4 Hearing Session (ED53, ED140).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			[53] North Hertfordshire New Settlement Study (ATLAS, 2016)	
MM 042	50	Paragraph 4.104	Land to the west of the A1(M) at Stevenage within North Hertfordshire has long been identified as a sustainable location for a substantial urban extension to the town. Given the history of this site, it is considered there is sufficient justification to remove this site from the Green Belt now and safeguard it for future use. **This land is not allocated for development at the present time.** No development will be permitted until a plan review determines that the site is required to meet long-term needs and remains (part of) the most appropriate solution.	For **consistency with national policy**; Paragraph 85 of the NPPF
MM 043	50	Paragraph 4.105	In taking this approach, it is recognised that a review of this Local Plan will need to conclude **well** before the end of the plan period in 2031. ~~It is reasonable to assume that some development will be realised from whichever sites are identified through this process in the period after 2026. An allowance of 500 homes has been included in our housing figures.~~	For **effectiveness** following the Matter 4 Hearing Session (ED53, ED140).
MM 044	51	Paragraph 4.109	Self-build provides another route to home ownership. **Small developments, often delivered by local builders and companies, have historically made a valuable contribution to housing land supply in North Hertfordshire. These include schemes designed by individuals for their own use. We will continue to support small windfall schemes where they are compatible with the policy framework of this plan. Government guidance also encourages us to facilitate further opportunities for people to self-build through Local Plan policies and other measures.** On **five of our** strategic sites, 1% of plots will be reserved **and marketed** for **those** ~~people with a local connection~~ who wish to build their own home **reflecting demand recorded on the Council's Self-Build Register**. No specific self-build targets have been set on Local Housing Allocation sites and local demand will be considered on a site-by-site basis having regards to the Council's self-build register. Self build may additionally be an issue that local communities wish to explore through Neighbourhood Plans.	For **effectiveness** to better reflect the range of building activity taking place in the District (ED53, ED54, ED83, ED139, ED144).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 045	52	Policy SP9	**Policy SP9: Design and sustainability** The Council considers good design to be a key aspect of sustainable development. We will a. Support new development where it is well designed and located and responds positively to its local context; b. Require masterplans for significant developments; c. Assess proposals against detailed policy requirements set out in this Plan and **have regard to** the Design SPD; and d. Adopt the Government's **additional** technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility.	For **consistency with national policy** and **effectiveness** following Matter 17 hearing session (LP3, ED55, ED154).
MM 046	52	Paragraph 4.117	The detailed policies of this Plan and supplementary guidance set out standards that will apply to new development in the District. Government reforms and technical standards have streamlined the type and amount of additional requirements that we can ask of new development. Having regard to relevant evidence, we consider it appropriate to introduce these ~~standardised~~ **optional** requirements in North Hertfordshire.	For **consistency with national policy** (LP3)
MM 047	55	Policy SP11	**Policy SP11: Natural resources and sustainability** This Plan seeks to meet the challenges of climate change and flooding. We will: a. Support proposals for renewable and low carbon energy development in appropriate locations; b. Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures; c. Support the principles of the ~~Water Framework Directive~~ **Water Environment (Water Framework Directive) Regulations 2017** and seek to protect, enhance and manage the water environment; d. Give consideration to the potential or actual impact of land contamination and support proposals that involve the remediation of contaminated land; and	For **legal compliance** and **effectiveness**; (LP3, ED52, ED55, ED156)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			e. Work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites.	
MM 048	55	Paragraph 4.136	This Plan also seeks to have regard to the wider water environment. The ~~Water Framework Directive (WFD)~~ **Water Environment (Water Framework Directive) Regulations 2017**[59] ~~is a piece of~~ **transpose** European legislation that requires member states to make plans to protect and improve the water environment. It seeks to improve the condition of all qualifying water bodies to a "good" status and prevent deterioration in the water environment. Footnote: [59]For information on the **Water Environment (**Water Framework Directive) **Regulations 2017**, see: ~~http://www.environment-agency.gov.uk/research/planning/33362.aspx~~ **http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/About.aspx and https://www.legislation.gov.uk/uksi/2017/407/contents/made**	For **legal compliance**; (ED55, ED156)
MM 049	56	After paragraph 4.138 (new paragraph)	**Wastewater from some parts of North Hertfordshire is treated at Rye Meads on the Hertfordshire / Essex border. This site lies within a protected site of European importance and currently has capacity to serve additional development until 2026. We will work with the relevant bodies to ensure long-term wastewater treatment solutions are available which will not have an adverse impact upon the Lee Valley Special Protection Area.**	To ensure Plan is **positively prepared** and **effective** (LP3, ED52)
MM 050	56	Policy SP12	**Policy SP12: Green infrastructure, landscape and biodiversity ~~and landscape~~** We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will: a. ~~Protect, enhance and manage the green infrastructure network and seek opportunities to create new green infrastructure~~; **Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;**	For **effectiveness** and **consistency with national policy** (NHDC Matter

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			x. Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty; **x. Protect, enhance and manage designated sites in accordance with the following hierarchy of designations:** • **Internationally designated sites** • **Nationally designated sites** • **Locally designated sites;** b. Protect, enhance and manage biodiversity networks including **wildlife corridors, ancient woodlands and hedgerows**, wetland and riverine habitats, Local Geological Sites, **protected species**, **priority species and habitats, and non-designated sites of ecological value** and seek opportunities for net gains for biodiversity**; and** c. ~~Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty~~ **Protect other open spaces and support provision of new and improved open space**.	19 Statement, para 33, LP3, ED52).
MM 051	56	Paragraph 4.145	**This Plan sets out a clear strategic approach for the protection, enhancement, creation and management of networks of green infrastructure.** Green infrastructure refers to all assets within and between towns and villages, both urban and rural. It is a network of multi-functional open spaces, including urban parks, gardens, woodlands, hedgerows, watercourses and associated buffer zones, and green corridors in addition to protected sites, nature reserves and open countryside.	For **consistency with national policy** consequential to MM051.
MM 052	57	Paragraph 4.147	Our detailed policies set out our approach to green infrastructure. ~~provision in new developments~~	For **effectiveness** and clarity.
MM 053	57	After paragraph 4.147 (new paragraphs)	**Much of North Hertfordshire is largely unspoilt, with very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of**	For **effectiveness** and consequential

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights. **Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. Strict protection and control will be applied to all national designations in accordance with the conservation of Species and Habitats Regulations (2010). These designations include six Sites of Special Scientific Interest (SSSIs) as shown on the Policies Map and eight designated Local Nature Reserves (LNRs).** **Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District's woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity. Ancient hedgerows are protected by the Hedgerow Regulations 1997 and will be protected and enhanced where possible to ensure their contribution to biodiversity and ecological networks.** **Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan[x] sets out an approach to biodiversity at the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.** **The District has over 300 designated Wildlife Sites[y]. The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.** **Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.** **<u>Footnotes:</u>**	to MM050 (LP3, NHDC Matter 19 Statement, para 33, ED52)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			[x] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm **[y] Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites**	
MM 054		Paragraph 4.148	There are a wide range of important habitats within North Hertfordshire, including hedgerows, wildflower meadows, orchards, ponds, lakes, reed bed and fen, ancient woodlands in the south, chalk grasslands and chalk streams in the east, ~~and~~ wet woodlands along the River Hiz and its tributaries, **and a wildlife corridor which runs in a south-west to north-east direction passing through the northern part of the district which is an important asset of food and habitat for flora and fauna, particularly birds**. Many of these habitats are subject to specific designations, reflecting their value in terms of wildlife interest, for instance national sites such as Sites of Special Scientific Interest and Local Nature Reserves, and local sites such as local wildlife sites. **The Biodiversity Action Plan for Hertfordshire and the Green Infrastructure Plan for North Hertfordshire identify the importance of such habitats.**	For **effectiveness** following Matter 19 hearing session (ED55, ED156).
MM 055		Paragraph 4.150	~~Much of North Hertfordshire is largely unspoilt, very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights. Our detailed policies set out how we expect landscape issues to be taken into account.~~	Consequential to MM053
MM 056	57	Policy SP13	**Policy SP13: Historic environment** The Council will balance the need for growth with the proper protection and enhancement of the historic environment. **When considering the impact of a proposed development on the significance of a heritage asset, the more important the heritage asset the greater the weight that will be given to the conservation of the asset and**	For **effectiveness** and **consistency with national**

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			the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through: **a.** Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting **according to their significance;** b. Identifying sites on the national register of Heritage at Risk or **on** the **Council's 'At Risk'** ~~local risk~~ register; c. Periodic reviews of Conservation Areas and other locally designated assets; and d. Publication of detailed guidance.	**policy** following Matter 20 hearing session (NHDC Matter 20 Statement, ED55, ED157)
MM 057	60	After Paragraph 4.174 (new paragraph)	**All strategic sites will be masterplanned collaboratively with the Council and key stakeholders. It is the Council's expectation that the masterplan will normally be provided before or at outline application stage. It will be secured through conditions and / or a legal agreement. The masterplan should include:** • **The broad layout of the allocated site;** • **A phasing plan;** • **The location of key infrastructure including:** ○ **main access roads;** ○ **key routes within the site for both vehicles and sustainable modes of transport;** ○ **schools and other supporting facilities; and** ○ **strategic landscaping and open space; and** • **Identification of design parameters and / or character areas.**	For **effectiveness** following Matter 10 hearing sessions.
MM 058	61	Policy SP14	**Policy SP14: Site BA1 – North of Baldock** Land to the north of Baldock, as shown on the ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,800 homes. Planning permission for residential-led development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** ~~site~~ masterplan **for the whole allocation** to be ~~approved~~ **developed in collaboration with the Council and key**	To ensure Plan is **positively prepared**, **justified** and **effective** following

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			stakeholders and secured prior to the ~~submission~~ **approval** of any detailed matters; b. A new local centre along with additional neighbourhood-level provision providing around 500m^2 (net) class A1 convenience retail provision and 1,400m^2 (net) of other A-class floorspace; c. Structural planting to create a sense of place, integration into surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the north and east; d. A new link road connecting the A507 ~~London~~ **North** Road to the A505 Baldock bypass including a new bridge across the railway; e. Sustainable transport measures to include: i. A secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way; ii. Safe access routes to / from, and upgrades to, Baldock station; iii. Sensitive integration of Bridleway Baldock 034 / Bygrave 002 as a north-south route through the development; ~~and~~ iv. The use of Bygrave Road / Ashwell Road from the south-western edge of the allocated site to the link road as a sustainable transport corridor**; and** **v. comprehensive integration into the existing pedestrian and cycle, public transport and road networks;** f. At least 28 serviced plots for self-build development; **x. Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4;** g. A community hall and GP surgery; h. Up to 6 forms of entry (FE) of additional primary-age ~~and secondary-age~~ education provision; **x. Up to 8 forms of entry (FE) of additional secondary-age education provision. A secondary school larger than 6FE will be supported where:** **i. It is located at the south of the allocation site; and** **ii. Safe, sustainable and direct routes to school are provided from**	Matter 8 & 10 hearing sessions and consequential to MM134 and MM136 (NHDC Matter 10 statement,);

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Clothall Common; i. Address existing surface water flood risk issues, particularly to the south of Ashwell Road, through SUDs or other appropriate solution; j. Appropriate mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: i. Ivel Springs Local Nature Reserve; ii. Bygrave Road local wildlife site; and iii. Identified protected species and priority habitats; k. Built development contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road; and l. Sensitive treatment of heritage assets and their settings including: i. An access solution from the A507 ~~London~~ **North** Road which satisfactorily addresses potential impacts; ii. Retaining framed views of St Mary's Church from within and beyond the site; and iii. Using the location of areas of archaeological significance to inform a site-wide green infrastructure strategy. iv. Ivel Springs Scheduled Ancient Monument	
MM 059	62	After Paragraph 4.179 new paragraph	**At minimum, the site will contain a 6FE secondary school to ensure the demands arising from within the development can be met. A larger school of 8FE would additionally serve existing residents of Clothall Common and adjoining new development. Appropriate measures to ensure pupils can safely and conveniently walk or cycle to school from the south of the railway line will be required to support this scale of provision.**	For **effectiveness;** (NHDC Matter 10 statement)
MM 060	62	After Paragraph 4.180 New paragraph	**National policy encourages the creation of inclusive and mixed communities meeting the needs of all age groups. A small proportion of plots will be reserved for those wishing to build their own home. Land will also be reserved for a home for older people who need greater levels of care. A minimum of 50-60 bed spaces are likely to be required in order to support the provision of communal facilities and on-site staff. The care home site**	For **effectiveness** following Matter 8 hearings and

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			should be sustainably located close to key facilities in line with the requirements of Policy HS4.	consequential to MM134 and MM136 (ED54, ED144);
MM 061	63	Policy SP15	**Policy SP15: Site LG1 – North of Letchworth Garden City** Land to the north of Letchworth Garden City, as shown on the Proposals Map, is allocated as a Strategic Housing Site for approximately 900 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** ~~site~~ masterplan **for the whole allocation** to be ~~approved~~ **developed in collaboration with the Council and key stakeholders and secured** prior to the ~~submission~~ **approval** of any detailed matters which also sets out; i. How the site will follow and implement Garden City principles; ii. The most appropriate points of vehicular access considering landscape and traffic impacts; **x. How comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured;** iii. An appropriate education solution ~~with a presumption in favour of on-site provision of~~ **which delivers** a new **2FE** primary school **on-site**; ~~and~~ iv. Any measures required to address nearby heritage assets including the Scheduled Ancient Monument at Radwell Lodge and the Croft Lane and Norton Conservation Areas; **and** **v. The approach to existing trees and hedgerows around and within the site, with the presumption that trees will be retained and any hedgerow losses kept to a minimum** b. Neighbourhood-level retail and community facilities providing around 900m^2 (net) of A-class floorspace **and a GP surgery**; c. At least 9 serviced plots for self-build development; **x. Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4 subject to up-to-date**	To ensure Plan is **positively prepared**, **justified** and **effective** following Matter 8 & 10 hearing sessions and consequential to MM134 and MM136. (LP3, MOU2, NHDC Matter 10 statement, ED54, ED95, ED144, ED146B);

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			assessment of likely future needs and existing supply d. Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; e. Structural planting to create a sense of place, integration into the surrounding landscape and a long-term, defensible Green Belt boundary, particularly to the north-west and east; f. Diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge. **g. Undertake a detailed odour assessment to demonstrate no adverse impact on future residents and occupants of non residential buildings.**	
MM 062	63	Paragraph 4.188	The masterplan will also be required to demonstrate an access solution which works in both highway and urban design terms. Previous work has shown that a new access from ~~Stotfold~~ **Norton** Road could be accommodated in landscape terms[65]. However, this needs to be balanced against a requirement to properly integrate this site with the existing Garden City. At the same time, any impacts upon the existing local highway network need to be managed within acceptable limits. [65] Land north of Letchworth: landscape sensitivity study (LUC, 2013)	For **effectiveness** (NHDC Matter 10 statement.)
MM 063	63	Paragraph 4.189	Sites at this scale generate enough demand to support the provision of new primary schools on-site. ~~The presumption is that~~ **S**~~s~~ite LG1 will follow this principle. However, the irregular shape of the site and the location of surrounding schools ~~and an existing reserve school site in the area~~ mean that this requires further consideration **to ensure existing school intake and travel patterns are not unduly affected.**	For **effectiveness** (NHDC Matter 10 statement).
MM 064	64	Paragraph 4.190	Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. **Our evidence also identifies a requirement for a new GP surgery in Letchworth to serve new development[x].** **[x] Infrastructure Delivery Plan Update (RS Regeneration, 2018)**	To ensure the Plan is **positively prepared** and **effective** following

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
				Matter 10 hearing sessions.
MM 065	64	After Paragraph 4.190 (new paragraph)	**A small proportion of plots will be reserved for those wishing to build their own home. To ensure sufficient provision of homes for older people, any application should be supported by up-to-date evidence of housing need. This will determine whether it is necessary to make provision for a care home. These normally require a minimum of 50-60 bed spaces in order to support the provision of communal facilities and on-site staff so an accurate picture of existing supply across Letchworth and the wider district will be essential. Any care home site should be sustainably located close to key facilities in line with the requirements of Policy HS4.**	For **effectiveness** following Matter 8 hearings and consequential to MM134 and MM136
MM 066	64	Paragraph 4.193	Although parts of the north-eastern boundary are quite clearly defined, there are currently limited features demarcating the north-west and eastern edges of the site. These should be addressed in a comprehensive strategy which limits any harm to **existing green infrastructure and** the wider landscape**,** ~~and~~ preserves the setting of nearby heritage assets ~~whilst creating~~ **and creates** new defensible limits to the town.	For **effectiveness** following Matter 10 hearing session.
MM 067	64	Insert after paragraph 4.194	**An odour assessment will need to demonstrate that a suitable distance is provided between Letchworth Garden City Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed masterplanning of the site**.	For **effectiveness** (LP3, MOU2, NHDC Matter 10 statement)
MM 068	65	Policy SP16	**Policy SP16: Site NS1 – North of Stevenage** Land to the north of Stevenage within Graveley parish, as shown on the ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for approximately 900 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** ~~site~~ masterplan **for the whole allocation** to be	To ensure Plan is **positively prepared**, **justified** and **effective**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~approved~~ **developed in collaboration with the Council and key stakeholders and secured** prior to the ~~submission~~ **approval** of any detailed matters; b. Integration with adjoining development in Stevenage Borough including site-wide solutions for access, **sustainable travel,** education, retail**,** and other necessary **medical and** social infrastructure **to include:** **i. 2FE of primary-age education provision either wholly within the site or in conjunction with the adjoining land allocated for development in Stevenage Borough ensuring adequate primary school capacity across both sites over the lifetime of the developments;** ii. **Travel provision designed having regard to the Stevenage Mobility Strategy and including:** • **Effective links into the existing pedestrian and cycle, public transport and road networks; and** • an upgraded junction at the intersection of Graveley Road / North Road; and iii. **Neighbourhood-level retail facilities subject to an up-to-date assessment of local demand and supply** c. A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. d. At least 9 serviced plots for self-build development; e. Structural planting to create a sense of place, integration into surrounding landscape and a long-term, defensible Green Belt boundary to the north ~~as informed by detailed assessments~~; f. Integration of existing public rights of way to provide routes through the site to the wider countryside including i. Footpath Graveley 006 and Bridleway Gravely 008 along the perimeter of the site; and ii. Footpath Graveley 007 as a south-east to north-west route through the site and link path from the urban area to the Stevenage Outer Orbital Path; ~~and~~ g. Sensitive consideration of existing settlements, landscape features and heritage	following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED147)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			assets including: i. Graveley village and Conservation Area; ii. The St Nicholas & Rectory Lane Conservation Area **including the Grade I listed St Nicholas Church and Rook's Nest**; and iii. Chesfield Park. iv. Church of St Etheldreda v. Manor Farm**; and** **h. Detailed design and layout of the site to be informed by site-specific assessments to mitigate any landscape, heritage and Green Belt impacts to the fullest reasonable extent.**	
MM 406	65	Paragraph 4.195	The area north of Stevenage is currently undeveloped farm land in the parish of Graveley. Adjoining land within Stevenage Borough to the south has been identified for development and this provides an opportunity for a coherent extension of the town to the north[67]. A masterplanning exercise for this site will need to consider the **collective** implications of these ~~cross-boundary~~ allocations and demonstrate appropriate solutions. This may lead to some facilities which will serve the whole development being located wholly within either North Hertfordshire's or Stevenage's administrative areas. Footnote: [67] Stevenage Borough Local Plan 2011-2031:Publication Draft (SBC, 2016)	For **effectiveness** following Matter 10 hearing session.
MM 069	65	Paragraph 4.196	It is envisaged that principal access to the site will be in the form of a looped estate road, one end of which will be in Stevenage Borough. The northern end of this road will emerge at, or close to, the existing junction of the B197 at Graveley Road / North Road. A new arrangement, possibly a roundabout, will need to be provided. **Any transport proposals should consider the effects on adjacent networks and communities such as Graveley, and propose suitable mitigation; the analysis should also consider cumulative impacts.**	For **effectiveness** as proposed in ED105.
MM 070	66	After paragraph 4.196 (new paragraphs)	**The site will need to integrate provision for walkers, cyclists and public transport in line with the aims of the Stevenage Mobility Strategy. This will include connections to the wider sustainable travel network. These measures, along with wider transport and**	For **effectiveness** following

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council. **Development at this scale would normally generate a requirement for the on-site provision of a 2FE primary school. The relationship with the adjoining land in Stevenage means that, in this instance, it may be possible to co-locate education provision for the two schemes to ensure the most effective outcome.** **Our evidence suggests that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs[x]. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.** **The retail forecasts supporting the plan suggest that approximately 1,300m^2 of A-class floorspace could be accommodated within this site to meet the needs arising from the new housing[y]. Equally it is recognised that Site NS1 is located in close proximity to existing and proposed convenience supermarkets and proposed local facilities within Stevenage. Any application should be supported by an up-to-date assessment of local retail requirements to ensure provision within this site is appropriately scaled to meet the needs generated by the development.** **[x] North Hertfordshire Infrastructure Delivery Plan September 2016 (Updated January 2018)** **[y] North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)**	Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED147)
MM 071	66	Paragraph 4.200	**The site is in close proximity to a number of heritage assets. Sensitive design and layout will be required to ensure that any harm to their settings is minimised. Assessment of any impact upon the historic environment must be comprehensive and should not stop at the administrative boundary.** To the south-east of the site, the adjoining land within Stevenage Borough is known colloquially as 'Forster Country' in recognition of author EM Forster. His childhood home **of Rook's Nest** is **Grade I** listed with **a large part of** its **historic**	For **effectiveness** (NHDC Matter 10 statement).

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			landscape setting protected by ~~a~~ **the St Nicholas' and Rectory Lane** Conservation Area. **This conservation area also contains and provides the setting for a Grade I listed, twelfth century church**.	
MM 072	67	Policy SP17	**Policy SP17: Site HT1 – Highover Farm, Hitchin** Land to the east of Hitchin, as shown on the Proposals Map, is allocated as a Strategic Housing Site for approximately 700 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** ~~site~~ masterplan **for the whole allocation** to be ~~approved~~ **developed in collaboration with the Council and key stakeholders and secured** prior to the ~~submission~~ **approval** of any detailed matters; b. Neighbourhood-level retail facilities providing approximately 500m^2 (net) of A-class floorspace; c. Principal access from Stotfold Road with ~~appropriate integration to the local highway network~~ **provision for sustainable modes of transport and comprehensive integration into the existing pedestrian and cycle, public transport and road networks**; d. At least 7 serviced plots for self-build development; e. ~~On-site~~ **Approximately two hectares of land reserved for** provision of a new primary school; f. Appropriate separation distances from the adjoining railway embankment to safeguard residential amenity; ~~and~~ g. Lower density development and / or green infrastructure provision as informed by detailed landscape assessments at the north of the site to: i. Maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City; ii. Address surface water flood risk; and iii. Respect the setting of the scheduled burrows to the north-east. **h. Sensitive consideration of other designated and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn;** **i. Undertake Contaminated Land Preliminary Risk Assessment, particularly**	To ensure Plan is **positively prepared**, **justified** and **effective** following Matter 10 hearing session (ED95, ED146A)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			relating to current and historic agricultural use; and **j. Undertake ecological appraisal in relation to Stotfold Road Verges and Hitchin Railway Banks Wildlife Sites.**	
MM 073	67	Paragraph 4.205	A site at this scale will generate sufficient demand to support a new primary school on site. This will need to be at least 1FE in size. Further information on likely pupil yields, along with an understanding of any extent to which the nearby Highover JMI School may be able to meet future demands, will determine if it is necessary to ~~secure~~ **deliver** a 2FE school on-site.	For **effectiveness** following Matter 10 hearing sessions
MM 074	68	After paragraph 4.208 (new paragraph)	**The Highover Farm complex, at the south-west of the allocation site, is an important and long-evolved complex of agricultural buildings recognised on the Council's register of locally important heritage assets. In 2018, the Threshing Barn, which lies within this complex, was Grade II listed.**	For **consistency with national policy** (ED146A).
MM 075	69	SP18	**Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby** Land to the north-east of Great Ashby within Weston parish, as shown on the - ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for approximately 600 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** ~~site~~ masterplan **for the whole allocation** to be ~~approved~~ **developed in collaboration with the Council and key stakeholders and secured** prior to the ~~submission~~ **approval** of any detailed matters; b. Neighbourhood-level ~~retail~~ facilities providing approximately 500m^2 (net) of A1-class **retail** floorspace **and other necessary medical and social infrastructure**; c. ~~Up to f~~**F**our hectares of land **at the north of the allocation site, broadly bounded by Footpaths Weston 044 and Weston 027 and Dell Spring reserved** for education ~~purposes~~ **use to accommodate** ~~subject to up-to-date assessments of need including, at minimum,~~ 2FE of primary-age provision	To ensure Plan is **positively prepared**, **justified** and **effective** following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			and 4FE of secondary age provision; d. Principal access from Mendip Way **with:** **i. provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy; and** **ii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks;** **x. Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;** e. A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. f. At least 6 serviced plots for self-build development; g. Structural planting along ~~the alignment of footpath Weston 044~~ **site boundaries** as informed by detailed landscape assessments to reinforce the revised Green Belt boundary and mitigate landscape impacts; h. Address existing surface water flood risk issues, particularly running south-east from Dell Spring to Newberry Grove, through SUDs or other appropriate solution; i. Appropriate mitigation, compensation and / or enhancement of key features of biodiversity including: i. Local wildlife sites at Tilekiln Wood, Parsonsgreen Wood, New Spring Wood, Brooches Wood and Claypithills Spring Wood; ~~and~~ ii. Identified protected species and priority habitats**; and** iii. **Retention of green infrastructure connectivity and corridors to the wider countryside**; j. Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including i. Footpaths Weston 027 and Weston 044 and Bridleway Weston 033 as features which help define the perimeters of the site; and ii. Footpath Weston 029 as a potential green corridor through the site; k. Provision of a green infrastructure corridor beneath the current alignment of the pylon lines **to respect statutory safety clearance requirements for**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			residential development; and l. Lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings.	
MM 076	69	Paragraph 4.211	Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. **Our evidence identifies that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.**	For **effectiveness** following Matter 10 hearing sessions (ED96, ED147)
MM 077	70	Paragraph 4.213	Development of this site provides the opportunity to address these issues. **Reserving sufficient land within this site to deliver** 2FE of primary-age **and 4FE of secondary-age** provision will ~~exceed~~ **meet** the requirements arising from the site itself and **also** help alleviate pressures arising from existing and planned development in Great Ashby. **Together these will help to create a more sustainable residential neighbourhood at the north-east of Stevenage enabling more short-distance journeys to school.**	For **effectiveness** following Matter 10 hearing session (NHDC Matter 10 statement)
MM 078	70	Paragraph 4.214	~~We will continue to work with the landowner and County Council to explore options for secondary school provision in this area. A modest level of secondary-age provision, potentially in the form of an all-through school, could provide a local solution for Great Ashby and create a more sustainable residential neighbourhood at the north-east of Stevenage.~~ **It is currently anticipated that the secondary element of a new school will not be required before the late 2020s at the earliest. To ensure an appropriately sized site, additional school playing fields would be required on land beyond the allocation boundary to the south-west of Footpath Weston 027 and Warrensgreen Wood towards Warrens Green Lane. This land is retained within the Green Belt to ensure appropriate control over any built structures.**	For **effectiveness** (NHDC Matter 10 statement)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 079	70	After Paragraph 4.214 (new paragraphs)	**The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaken on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.** **There are local concerns that Back Lane, a narrow minor road which leads to Church Lane in Graveley, could be used by increased numbers of vehicles leaving the site, and that junctions in Graveley itself will suffer from congestion as a result of increased flows. This issue should be specifically addressed in the Transport Assessment for the site as part of the consideration of likely development impacts upon the wider highway network.** **These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.**	For **effectiveness** following Matter 10 hearing session (ED96, ED105, ED147).
MM 080	70	Paragraph 4.215	**Much of** ~~T~~**t**he revised Green Belt boundary has been drawn along the route**s** of ~~a~~ public right**s** of way. Although ~~a~~ clearly defined feature**s**, parts of ~~its~~ **their** alignment**s** cut across **more** open ~~fields~~ **land**. Structural planting ~~here~~ will reinforce the **new** boundary as well as providing visual containment of the development.	For **effectiveness** (NHDC Matter 10 statement)
MM 081	70	Paragraph 4.216	Distinct areas of woodland lie between the site and the existing development at Great Ashby. These should be sensitively incorporated into the development having regard to their status as local wildlife sites. These woods**, and the connections from them to the wider countryside,** will be integral to the green infrastructure of the site**.**~~, which~~ **This** will also include incorporation of key rights of way.	For **effectiveness** (NHDC Matter 10 statement)
MM 082	70	Paragraph 4.217	A green infrastructure corridor currently runs through Great Ashby following the alignment of the overhead power lines. This should additionally be carried through the new development to provide a continuous link through the neighbourhood to the wider countryside. **The width of the corridor will be informed by the health and safety clearance requirements imposed by National Grid (or any other relevant body).**	For **effectiveness** following Matter 10 hearing session (ED96,

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
				ED147)
MM 083	71	Policy SP19	**Policy SP19: Sites EL1, EL2 & EL3 – East of Luton** Land to the east of Luton, as shown on the ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,100 homes. Planning permission for residential-led development will be granted **provided that** ~~where~~ the following site-specific measures requirements are met: a. A **comprehensive and deliverable** ~~site~~ masterplan **for the whole allocation** to be ~~approved~~ **developed in collaboration with the Council and key stakeholders and secured** prior to the ~~submission~~ **approval** of any detailed matters; b. A new local centre with additional neighbourhood-level provision providing around 250m^2 (net) class A1 convenience retail provision and 850m^2 of other A-class floorspace **and other necessary social infrastructure**; c. Structural planting to create a sense of place, integration into the surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the east and mitigate landscape impacts; d. Principal access to be taken from Luton Road and integrated into Luton's existing highway network via Crawley Green Road **with:** **i. Provision for sustainable modes of transport;** **ii. Comprehensive integration into the existing pedestrian and cycle, public transport and road networks; and** **iii. Appropriate transport mitigation measures secured to address impacts upon Luton** **e.** ~~Up to~~ 4FE of primary-age and **4FE of** secondary-age education provision to ensure the needs arising from this allocation can be met within the site **with any secondary education solution designed so as not to preclude the potential for future expansion;** **f.** ~~At least 21 serviced plots for self-build development~~; **Appropriate mechanism(s) to ensure that all the affordable housing derived from the 1,950 homes for Luton's unmet needs address affordable housing needs from**	To ensure Plan is **positively prepared**, **justified** and **effective** (LP3, MOU5, NHDC Matter 10 statement, ED54, ED83, ED144)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Luton Borough; g. Built development contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley or the Chilterns AONB as informed by detailed landscape assessments; h. Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including: i. Footpath Offley 001 as a route from south-east Luton to the rural area; and ii. Footpaths Offley 039, Offley 002 and Offley 003 as potential north-west to south-east green corridors through the site; i. Address existing surface water flood risk issues, particularly along the south-western perimeter of the site, through SUDs or other appropriate solution; j. Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces; k. **Appropriate** ~~M~~mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: i. The **adjoining** local wildlife sites at Stubbocks Wood; and ii. Priority deciduous woodland habitat at Brickkiln Wood; ~~and~~ l. Sensitive integration of existing settlements and heritage assets, including i. Minimising the visual impacts of development upon the historic parts of Cockernhoe, including relevant listed buildings; ii. Using the location of the Mangrove Green and Cockernhoe areas of archaeological significance to inform a site-wide green infrastructure strategy; and iii. Retaining an appropriate setting to the adjoining Putteridge Bury; **m. Undertake Contaminated Land Preliminary Risk Assessment, particularly relating to historic landfill; and** **n. Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.**	
MM	72	Paragraph 4.219	Three adjoining sites are identified to the East of Luton totalling 2,100 dwellings. Around	For

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
084			150 homes will meet requirements arising from within North Hertfordshire, with the remaining 1,950 homes addressing needs that cannot be physically accommodated within Luton. **The contribution towards unmet needs from Luton will include the provision of both market and affordable homes. The District Council will work with Luton Borough Council to secure appropriate mechanisms for nomination rights in any legal agreement(s) relating to the site(s).**	**effectiveness**
MM 085	72	Paragraph 4.222	Our assessments show that this level of development can be accommodated without a significant adverse impact on the wider highway networks of Luton and Hertfordshire [70]. This will be achieved, in part, by ensuring that education needs arising from the allocation will be met within the site itself. **In the period beyond 2028, it may prove necessary to expand secondary provision to ensure wider education needs across the rural west of the District can be met. This matter will be kept under review and subject to further investigation and / or planning application(s) at the appropriate time.** [70] East of Luton Urban Extension Stage 2 – Traffic Modelling Results (AECOM, 2016); Preferred Local Plan Model Testing (AECOM, 2016)	For **effectiveness** following Matter 10 hearing sessions
MM 086	72	After paragraph 4.222 New paragraph	**The sites will need to integrate provision for walkers, cyclists and public transport in line with the aims of the NHDC Transport Strategy and the sustainable travel strategy set out in the Luton Local Plan. This will include connections to the wider sustainable travel network.**	For **effectiveness** (NHDC Matter 10 statement).
MM 087	72	After paragraph 4.225 New paragraph	**East of Luton lies within the Thames Water area with wastewater draining to their facility at East Hyde south east of Luton. Previous work identifies that this treatment works should have sufficient capacity to accommodate this planned development, it is recognised that upgrades to the existing infrastructure network may be required. Scheme promoters should work with Thames Water, and together, to identify the likely nature of infrastructure required to ensure this can be programmed appropriately.**	For **effectiveness** (NHDC Matter 10 statement)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		SECTION 3	**DEVELOPMENT MANAGEMENT POLICIES**	
		CHAPTER 5	**ECONOMY AND TOWN CENTRES**	
MM 088	75	ETC1	**Policy ETC1: Appropriate uses in Employment Areas** Within the **safeguarded** ~~allocated~~ Employment Areas, **and the Employment Allocations (BA10 and RY9),** as shown on the **Policies** ~~Proposals~~ Map, planning permission will be granted ~~where~~ **provided**: ~~a. Within those parts of the Employment Areas designated for business use only, development is for Use Class B1;~~ ~~b. Elsewhere within Employment Areas, development is for Use Classes B1, B2 or B8;~~ c. **For allocated sites a**ny relevant site-specific criteria are met; and d. Any Use Class B8 development is easily accessible from the primary road network. Planning permission for other **employment-generating** uses will be granted as an exception to the above criteria **provided** they are: i. Ancillary to the above uses; ii. Essential to the continued operation of an established premises; iii. Would bring comparable benefits to a B-class use in the same location; or iv. Would make use of a site that would otherwise be likely to become or remain vacant for an extended period of time.	To ensure the Plan is **effective** and **justified** following Matter 13 hearing session (ED51, ED56, ED150)
MM 089	75	5.4	~~Within the employment areas, certain areas will be reserved for B1 uses such as offices, research and development and light industry only. Due to the constrained nature of the District's Town Centres, and the competition from other land uses, much of the new office development anticipated over the plan period is likely to be within Employment Areas.~~	To ensure the Plan is **effective** and **justified**; (ED51)
MM 090	77	ETC2	**Policy ETC2: Employment development outside Employment Areas and Employment Allocations BA10 and RY9** Planning permission for employment uses outside of allocated Employment Areas **and Employment Allocations BA10 and RY9** will be granted ~~where~~ **provided that**: a. ~~they are located consistently with the principles of sustainable development;~~ **the proposal is:**	For **effectiveness** and **consistency with national policy** following Matter 13 hearing statement (NHDC

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			i. within a defined settlement boundary or the built core of a Category B village; ~~or~~ **ii. for small scale offices or other small employment development; and ~~or~~** **iii. is appropriate to the location in terms of size, scale, function, catchment area and / or historic and architectural character; and** ~~b. The proposal is appropriate to the area in terms of size, scale, function, catchment area and / or historic and architectural character;~~ c. there would be no significant adverse impacts on living conditions. ~~d. if major in scale, evidence is provided that there are no more suitable sites within the existing Employment Areas.~~ The Council will only permit the loss of existing employment uses on unallocated sites, where it can be demonstrated that: i. the land or premises is no longer required to meet future employment needs of either the local community or the District**, demonstrated through evidence of at least twelve months of active marketing**; ii. the existing use has a significant adverse impact on the amenities of surrounding land uses; or iii. the existing use is detrimental to highway safety.	Matter 13 Statement, ED56, ED150, Para. 25 NPPF)
MM 091	77	5.9	There are a number of employment sites across North Hertfordshire that are outside the designated Employment Areas **and Employment Allocations** but which provide sources of local employment and services. These are in other parts of the main towns including town centres, in **the villages identified for growth,** category A villages, and sometimes within category B and C villages or in the countryside following the re-use or redevelopment of agricultural buildings. Some have been there for a long time and may not be in the most appropriate location while others exist perfectly well adjacent to other uses such as residential and / or in their wider setting. **Planning Applications seeking non-employment uses on such sites will need to be supported with evidence that at least twelve months of active marketing has been undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms,**	For **effectiveness** and **consistency with national policy** (ED56, ED150))

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			rental values and / or sales values of the site and similar properties, the benefits of the proposed uses and the impact on the community of such a loss of employment land.	
MM 092	77	ETC3	**Policy ETC3: New retail, leisure and other main town centre development** Planning permission for new retail, leisure and other main town centre development will be granted **provided that** ~~where~~: a. the sequential test is passed; b. **where the town centre development is outside of the town centre, an** impact assessment **is** ~~are~~ provided based on ~~locally set~~ **the following minimum floorspace** thresholds demonstrating there is no unacceptable harm to the vitality or viability of a designated **town** centre: • **Hitchin: 2,500 gross sq.m and above;** • **Letchworth Garden City: 1,000 gross sq.m gross and above;** • **Baldock, Royston and elsewhere: 500 gross sq.m and above** c. within retail allocation sites, as shown on the ~~Proposals~~ **Policies** Map, any relevant site-specific criteria are met; d. the proposal is appropriate to the area in terms of use, size, scale, function, catchment area, historic and architectural character; and e. there would be no significant adverse impact upon living conditions.	For **effectiveness**; following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 093	78	5.16	Nevertheless, the first preference for the location of leisure facilities encompasses a wider area than retail as leisure uses should not be re-directed from the wider town centre areas to the primary shopping area. ~~Therefore, the first preference for leisure facilities includes both the primary shopping area and wider town centre area.~~	For **consistency with national policy** (ED56, ED117, ED151)
MM 407	78	5.17	~~For other town centre uses the test will start at number two in the list above.~~	For **consistency with national policy** (ED56, ED117, ED151)
MM 094	78	5.19	This Plan identifies thresholds for the application of the impact test in North Hertfordshire's towns in line with our evidence[76]. Applications for main town centre uses	For **effectiveness**; (ED56, ED117,

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			on sites outside the town centres, not otherwise in accordance with the development plan and exceeding the thresholds **in Policy ETC3** ~~below~~ must also be assessed against the impact considerations set out in Government guidance before planning permission will be granted.~~:~~ ~~• Hitchin: 2,500m² and above~~ ~~• Letchworth Garden City: 1,000m² and above~~ • ~~Baldock, Royston and elsewhere: 500m² and above~~ <u>Footnote 76</u> North Hertfordshire Town Centre and Retail Study Update (NLP, 2016)	ED151)
MM 095	79	ETC4	**Policy ETC4: Primary Shopping Frontages** Town Centre boundaries for Hitchin, Letchworth Garden City and Royston are shown on the ~~Proposals~~ **Policies** Map. Within the designated Primary Shopping Frontages, planning permission will be granted at ground-floor level: a. for retail A1 uses; or b. ~~Exceptionally~~ for an A3 ~~or similar~~ use if ~~they do~~ **it does** not, individually or cumulatively, undermine the retail function of the centre ~~and where the proposal will attract people to the centre, enhancing~~ **in the daytime or detract from** the centre's vitality and viability**.**	For **effectiveness** and **consistency with national policy** following Matter 14 hearing sessions; (ED56, ED117, ED151)
MM 096	79	ETC5	**Policy ETC5: Secondary Shopping Frontages** In the Secondary Shopping Frontages of Hitchin, Letchworth Garden City, Baldock and Royston, as shown on the ~~Proposals~~ **Policies** Map, planning permission will be granted at ground-floor level: a. for retail, professional services and restaurants (A1, A2**,** ~~or~~ A3**, A4 and A5**); or b. ~~exceptionally~~ for other main town centre uses if ~~they do~~, **it does** not individually or cumulatively, undermine the retail function of the centre ~~and where the proposal will attract people to the centre, enhancing~~ **or detract from** the centre's vitality and viability.	For **effectiveness** and **consistency with national policy** following Matter 14 hearing sessions (ED56, ED117, ED151)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 097	80	5.24	For Secondary Frontages, the policy is more flexible, allowing retail, office and ~~restaurant~~ **food/beverage uses** (A1, A2**,** ~~and~~ A3**, A4 and A5**) uses based on their contribution to vitality and viability and their ability to attract people to the centre. ~~Other uses such as pubs (A4) and hot food takeaways (A5) can add to an areas attractiveness and vitality, however, control is needed to ensure that these uses do not detract from the centre and affect the shopping pattern.~~	For **effectiveness** consequential to MM096 (ED56, ED117, ED151)
MM 098	80	5.25	Evidence in the form of predicted footfall, opening times and linked trips will be required for any application seeking to meet the exception criteria. Where a shop unit has been vacant for an extended period of time (normally at least ~~six months~~ **one year**), documentary evidence should demonstrate that all reasonable attempts to sell or let the premises for the preferred use(s) have failed.	For **effectiveness**; (ED56, ED117, ED151)
MM 099	80	ETC6	**Policy ETC6: Local Centres** Within Local Centres, as shown on the **Policies** ~~Proposals~~ Map or identified in approved masterplans **for the strategic site allocations**, planning permission will be granted where: a. it is for use class A1, A2, A3, A4, A5, D1 or D2 at ground floor level; b. ~~The centre would continue to provide a range of uses with the majority of units being retained in A1 use~~ **any change of use from class A1 would maintain the general vitality and viability of the centre**; and c. **the centre would continue to provide a range of uses with a majority of units being retained in A1 use so as to not undermine the provision of local shopping facilities.** ~~Any change of use from class A1 would:~~ ~~i. maintain the general vitality and viability of the centre; and~~ ~~ii. not seriously diminish the provision of local shopping facilities.~~ Proposals for over 500**sq.m** ~~m²~~ gross will not generally be suitable in local centres.	For **effectiveness** and **consistency with national policy** following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 100	81	ETC7	**Policy ETC7: ~~Scattered~~ Local community shops and services in towns and villages** Planning permission for small-scale proposals providing new shops and services ~~will be granted within existing settlements~~ to serve the **day-to-day needs of the** local community ~~as an exception to the sequential approach set out in Policy ETC3(a)~~ **will be**	For **effectiveness**; following Matter 14 hearing session (ED56, ED117,

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			granted where: • **The site is within a defined settlement boundary;** • **In the case of Category B villages, the site is within the built core; or** • **In the case of Category C settlements, the proposed development meets the criteria of Policy CGB2b.** Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where: a. there is another shop, service or facility of a similar use available for customers within a**n 800m** ~~convenient~~ walking distance; and b. the proposed replacement use would complement the function and character of the area. An exception to criterion (a) above will only be permitted if it can be demonstrated that the unit **is no longer required to meet the needs of the local community, including through evidence of at least twelve months active marketing.** ~~has remained vacant for a year or more, and documentary and viability evidence has been provided that all reasonable attempts to sell or let the premises for similar uses in that period have failed.~~	ED151)
MM 101	81	5.34	New facilities of an appropriate scale and location within ~~Category A and Category B villages~~ **towns, villages and smaller settlements** will generally be supported **subject to meeting the criteria of Policy CGB2b where applicable** ~~without the need for sequential testing of alternate locations~~.	For **effectiveness**; (ED56, ED117, ED151)
MM 408	81	Paragraph 5.36	These facilities should be protected wherever possible and the policy seeks to prevent their loss. However, where it can be shown such facilities are no longer needed and not viable, then permission may be granted for a change of use. **Planning Applications seeking a change of use that is not for shops, services or similar facilities will need to be supported with evidence that at least twelve months of active marketing has been**	For **effectiveness**, consequential to MM100

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms, rental values and / or sales values of the site and similar properties, the benefits of the proposed use(s) and the impact on the community of such a loss of shops, services or similar facilities.	
MM 102	82	ETC8	**Policy ETC8: Tourism** Planning permission for tourism-related development will be granted ~~as an exception~~, **subject** to the sequential approach set out in Policy ETC3 where it: a. increases the attractiveness of the District as a tourist destination; b. improves visitor accommodation; or c. delivers sustainable tourist and visitor attractions in appropriate locations. ~~In the rural area outside settlement boundaries proposals will need to evidence why they can not be accommodated within existing settlements and how they will support the rural economy.~~	For **effectiveness** and **consistency with national policy** following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 103	82	5.41	~~Although~~ **The district of** North Hertfordshire is **itself** not a major tourist destination. **However,** there are a wide range of attractions in the District, particularly those based on heritage and the countryside. Some, such as Letchworth, the world's first Garden City, Royston Cave and the British Schools **and Museum** in Hitchin are unique. Knebworth House and **its** grounds **are** a major day visitor destination **in the region** and **unique nationally in their capacity** for **large** music. **The inclusion of a tourism policy reflects this sector's growing significance as a form of economic development, and its potential to diversify both urban and rural economies.**	For **effectiveness** and **consistency with national policy** (LP3)
		CHAPTER 6	**COUNTRYSIDE AND GREEN BELT**	
MM 104	84	Policy CGB1	**Policy CGB1: Rural Areas beyond the Green Belt.** In the Rural Areas beyond the Green Belt, as shown on the ~~Proposals~~ **Policies** Map, planning permission will be granted ~~where~~ **provided that** the development: a. is infill**ing development which does not extend** ~~within~~ the built core of a Category B village;	For **legal compliance** and **effectiveness** following Matter 15 hearing session

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			b. meets a proven local need for community facilities**,** ~~and~~ services or ~~rural~~ **affordable** housing **in an appropriate location**; c. is strictly necessary for the needs of agriculture or forestry; d. relates to an existing rural building; e. is a modest proposal for rural economic development or diversification; or f. would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.	(ED55, ED152)
MM 105	84	Paragraph 6.1	The Rural Area beyond the Green Belt covers the countryside to the east **and north** of the District that lies outside of the towns and ~~Category A~~ **larger** villages identified in Policy SP2. These areas do not meet the necessary criteria to be designated as Green Belt, but it is still necessary to impose restraints on development to prevent inappropriate schemes[x]. **[x] The Council's definition of "Rural Areas beyond the Green Belt" is not intended to replicate the NPPF definition of "rural areas" which also includes development within villages, as covered by other policies of this Plan.**	For **effectiveness** following Matter 15 hearing session (ED55, ED152)
MM 106	84	Paragraph 6.2	**Policy CGB1 sets out the broad typologies of development considered acceptable within the Rural Area Beyond the Green Belt.** Where schemes **fall within** ~~meet~~ one or more of the ~~criteria~~ **categories** above, they will be judged against other relevant policies of the Plan.	For **effectiveness** in interpreting Policy CGB1
MM 107	84	Policy CGB2	~~**Policy CGB2: Exception sites in rural areas**~~ ~~Planning permission for community facilities and services or affordable housing~~ ~~• Adjoining Category A villages;~~ ~~• Beyond the built core of Category B villages; or~~ ~~• Within Category C settlements~~ ~~will be granted where:~~ ~~a. It meets a proven local need as identified through a parish survey or other relevant study;~~ ~~b. There are no reasonable alternate, suitable and available sites within the defined settlement boundaries of relevant towns or Category A villages or the built core of relevant Category B villages;~~	For **effectiveness** and **consistency with national policy**; Consequential modification to MM108

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~c. The proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;~~ ~~d. The proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt or Rural Area beyond the Green Belt; and~~ ~~e. The public benefit of the proposal outweighs any harm that might arise against these aims.~~ ~~The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.~~	
MM 108	84	Policy CGB2 – New policies	**Policy CGB2a: Exception sites for affordable housing in the Green Belt** **Planning permission for limited affordable housing in the Green Belt** • **Adjoining Category A villages; or** • **Beyond the built core of Category B villages;** **will be granted provided that the land is identified for such development in a Neighbourhood Plan or:** **a. it meets a proven local need as identified through a parish survey or other relevant study;** **b. there are no reasonable alternate, suitable and available sites:** **i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or** **ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified;** **c. the proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;** **d. the proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt; and**	For **effectiveness** and **consistency with national policy** following Matter 15 hearing session (ED55, ED152)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			e. the public benefit of the proposal outweighs any harm that might arise against these aims. **Development permitted in Category C settlements within the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above.** **Policy CGB2b: Community facilities, services and affordable housing in the Rural Area Beyond the Green Belt** **Planning permission for community facilities, services or affordable housing in the Rural Area Beyond the Green Belt** **• Adjoining Category A villages; or** **• Beyond the built core of Category B villages** **will be granted provided that the land identified for such development in a Neighbourhood Plan or:** **a. it meets a proven local need as identified through a parish survey or other relevant study;** **b. there are no reasonable alternate, suitable and available sites:** **i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or** **ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified;** **c. any affordable housing would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;** **d. the proposed development would not have a substantial adverse impact on the openness or general policy aims of the Rural Area beyond the Green Belt; and** **e. the public benefit of the proposal outweighs any harm that might arise against these aims.**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Development permitted in Category C settlements in the Rural Area Beyond the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above **The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.**	
MM 109	85	Paragraph 6.5	This Plan proactively identifies a range of development allocations across the District. These will all be expected to contribute towards affordable housing provision **and, where justified, new infrastructure** resulting in a significant boost in new homes **and facilities** for local needs.	To ensure the Plan is **positively prepared**
MM 110	85	Paragraph 6.6	However, on occasion a small-scale need may still be identified for affordable housing or other types of community facilities to meet rural needs which cannot be met within the main towns**,** ~~and~~ **the** villages **identified for growth or on allocated sites**. This policy continues North Hertfordshire's historic approach of allowing specified development on exception sites.	For **effectiveness**; Consequential modification to MM010
MM 111	85	Paragraph 6.9	A number of the settlements identified in Policy SP2 are located relatively closely to one another and it may be possible to meet any such needs more sustainably in nearby settlements. In justifying the exception site, applicants should have regard to actual and potential sites **both within the parish where development is proposed and in other, nearby locations. In assessing compliance with criterion b of the policies, the Council will have regard to potential alternate sites within both a 15 minute drive time and a 30 minute journey time using passenger transport where the locations are connected by a route providing at least five services per weekday.**~~;~~ ~~• Within the parish where the development is proposed~~ ~~• In immediately adjoining parishes and towns; and~~ ~~• otherwise within a reasonable travelling distance (by various modes)~~	To aid in interpretation of proposed Policies CGB2a and CGB2b and for **effectiveness** following Matter 15 hearing session

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~of the location where the need has been identified.~~	
MM 112	86	Policy CGB3	**Policy CGB3: Rural workers' dwellings** Planning permission for **isolated** new homes **in the countryside** to support ~~existing~~ agricultural, forestry and other rural businesses will be granted ~~where~~ **provided that**: a. there is a clearly established existing functional need; b. the unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and should remain so; c. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and d. the proposal responds appropriately to the site's local context **and the needs of the business** in terms of design, scale and function. **Where accommodation is proposed in association with a new business, applicants will need to demonstrate the business is viable with secure future prospects as an exception to criterion (b).** **If a new home is deemed essential to support a rural business, it should first be permitted through a time-limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need.** **Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business.** Planning permission for the removal of agricultural occupancy conditions will only be granted where: i. the circumstances which led to the imposition of the relevant condition(s) have significantly changed; ii. the building is demonstrably not required or suitable for an agricultural or rural business use; and iii. it is clearly evidenced that there is no further need in the locality for an	For **effectiveness** and **consistency with national policy** following Matter 15 hearing (ED55, ED152)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			agricultural worker's dwelling. **Where proposals are for development that would be inappropriate in the Green Belt, this policy will be used to help consider and assess any case of very special circumstances.**	
MM 113	86	Paragraph 6.17	~~If a new home is deemed essential to support a rural business, it should first be permitted through a time-limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need. Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business.~~	For **effectiveness**; Consequential modification to MM112 [CGB3]
MM 114	87	Policy CGB4	**Policy CGB4: Existing ~~rural~~ buildings in the Rural Area Beyond the Green Belt** Planning permission for the re-use, replacement or extension of buildings in the ~~Green Belt or~~ Rural Area beyond the Green Belt will be granted ~~where~~ **provided that**: a. any existing building to be converted **for re-use** does not require major extension or reconstruction; b. the resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the ~~Green Belt or~~ Rural Area beyond the Green Belt than the original building(s); and c. any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.	For **effectiveness** and **consistency with national policy** following Matter 15 hearing session (ED55, ED152)
MM 115	87	After paragraph 6.21 (new paragraph)	**National policy provides clear guidance on proposals for the re-use, replacement or extension of buildings in the Green Belt which will be used, alongside the detailed design policies of this plan for relevant applications.**	For **effectiveness**; Consequential to MM114
MM 116	87	Paragraph 6.22	**We consider that a broadly consistent approach is also justified in the Rural Area Beyond the Green Belt to** ~~In these cases, we will~~ ensure that **similar** proposals do not cause harm ~~to the rural area~~. Such harm may come from a variety of sources. The extension, alteration or replacement of buildings can change their character negatively, for example where a modest cottage, over time, becomes a mansion.	For **effectiveness**; Consequential to MM114
MM	88	Policy CGB5	**Policy CGB5: Urban Open Land**	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
117			In areas of Urban Open Land, as shown on the ~~Proposals~~ **Policies** Map, planning permission will be granted ~~where~~ **provided that** the development: a. would provide land or limited ancillary built facilities for: i. outdoor sport, outdoor recreation or cemeteries; ii. rural land uses or buildings appropriate in an urban fringe location; or iii. landscaping**, essential transport infrastructure** or other earthworks associated with the development of adjoining allocated sites; b. is low intensity in nature; and c. would maintain openness and respect the transition from the urban area to the rural area beyond.	following Matter 10 (Baldock) hearing session and for **legal compliance** following Matter 15 hearing session (ED55, ED152)
MM 118	88	Paragraph 6.28	However it is also recognised that, in appropriate circumstances, this land could provide opportunities for the location of **access roads or other transport infrastructure,** general landscaping, school playing fields, sports pitches or other low-intensity uses associated with nearby development and / or the adjoining settlements. Where such uses are sought within Urban Open Land, all reasonable attempts should be made to maintain openness and careful consideration should be given to the scale of any ancillary **buildings** and treatments such as boundary fencing or bunding.	For **effectiveness**; Consequential modification to MM117; Omission in Proposed Submission LP
		CHAPTER 7	**TRANSPORT**	
MM 119	89	Policy T1	**Policy T1: Assessment of transport matters** Planning permission will be granted **provided that** ~~where~~: a. development would not ~~adversely~~ **lead to highway safety problems or cause unacceptable** impact**s** upon **the** highway **network**~~ and safety~~; b. mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7; c. suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and d. for major developments, applicants demonstrate (as far as is practicable) how: i. the proposed scheme would be served by public transport; ~~and~~ ii. safe, direct and convenient routes for pedestrians and cyclists will be	For **effectiveness** following Matter 16 Hearing Session (ED55, ED153);

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			provided**; and** **iii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.**	
MM 120	90	Policy T2	**Policy T2: Parking** Planning permission will be granted **provided that**: ~~where~~: a. parking **for residential development** is provided in accordance with the minimum standards set out **in Appendix 4 of** this Plan; **x. parking for non-residential development is provided having regard to the standards for non-residential development set out in the relevant Supplementary Planning Document;** b. proposals have regard to relevant Supplementary Planning Documents, strategies or advice and; c. applicants clearly identify how they provide for all likely types of parking demand **and demonstrate that parking will be safe and of a design and layout that will function satisfactorily.** **Variations from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.**	For **effectiveness** following Matter 16 Hearing Session (ED55, ED153, NHDC Matter 16 statement)
MM 121	91	Paragraph 7.15	~~Residential~~ **P**arking standards **for residential car and cycle parking** are set out in Appendix 4 of this Plan. Parking provision in accordance with these standards will generally meet the day to day needs of the occupiers but without over provision. Relevant applications will be required to meet these standards. Recommended standards for other uses, and other types of parking, ~~including cycle parking,~~ are set out in supplementary guidance[86]. This document also provides general guidance on issues such as design and layout. <u>Footnote:</u> [86] Vehicle Parking at New Development Supplementary Planning Document (NHDC, 2011)	For **effectiveness** following Matter 16 Hearing Session (ED55, ED153);

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 122	91	After paragraph 7.16 (new paragraph)	**The policy also introduces some flexibility in the application of the standards. Where development proposals seek to reduce the standard, applicants will be required to demonstrate justification for such variation based on the principles of the NPPF (paragraph 39) and taking into consideration impact on on-street conditions such as highway safety, available on-street capacity as well as likely pedestrian and environmental impacts.**	For **effectiveness**; Consequential to MM121 following Matter 16 hearing session.
		CHAPTER 8	**HOUSING STRATEGY**	
MM 123	92	Policy HS1	**Policy HS1: Local Housing Allocations** Local Housing Allocations are listed by parish and settlement in Chapter 13 and shown on the ~~Proposals~~ **Policies** Map. Planning permission for residential development and associated infrastructure on these sites will be granted ~~where~~ **provided that**: a. development broadly accords with the indicative number of homes shown; b. proposals successfully address site specific **policy** considerations; and c. unless site-specific **policy** considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this Plan. Planning permission for other uses will be refused.	For **legal compliance** and **effectiveness** following Matter 8 and Matter 15 hearing sessions.
MM 124	92	8.2	The remainder will be delivered through Local Housing Allocations within and adjoining the District's towns and villages. These are individually set out in the **policies in the** Communities chapter of this Plan.	For **effectiveness;** Consequential amendment to MM123 [HS1]
MM 125	92	Policy HS2	**Policy HS2: Affordable housing** Planning permission for new homes will be granted ~~where~~ **provided that**: a. Affordable housing ~~provision~~ is i. ~~maximised having regard to~~ **Provided in accordance with** the **following** targets **subject to viability** ~~set in this policy~~**:** **Size of site (gross dwellings)** — **Target percentage of dwellings to be affordable** **11 – 14 dwellings** — **25%** **15 – 24 dwellings** — **35%**	For **effectiveness** following Matter 8 hearing session (ED54, ED144)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			25 or more dwellings | **40%** ii. ~~made~~ **delivered** on-site **unless robustly justified**; **and** **iii. genuinely affordable to local people where rents or prices are linked to open-market values** b. The size, type and tenure of any affordable housing **meets** ~~has regard to~~: i. the Council's **expectation** ~~starting point for negotiation~~ that 65% of **the affordable housing required by criterion (a)(i)** ~~homes~~ will be rented and 35% other forms of affordable housing; ii. the housing needs of the area **including needs identified by relevant local authority housing register data, Neighbourhood Plans and any settlement- or parish-level surveys or assessments; and** ~~iii. the likely affordability of any affordable housing provision in real terms;~~ ~~iv. relevant local authority housing register data; and~~ v. the requirements of Policy HS3 and **will contribute to an appropriate** ~~the proposed~~ mix of housing across the site as a whole; c. the affordable housing is secured for first and subsequent occupiers through an appropriate condition or legal agreement providing for i. the retention of dwellings through the Council, a registered provider or similar body agreed with the Council; and ii. where appropriate, review mechanisms d. relevant Supplementary Planning Documents, strategies or advice have been taken into account. Where development of a site is phased or divided into separate parts, or could reasonably be considered part of a larger development which would exceed the thresholds, it will be considered as a whole for the purposes of affordable housing provision. ~~Size of site (gross dwellings)~~ | ~~Target percentage of dwellings to be affordable~~ ~~11 – 14 dwellings~~ | ~~25%~~ ~~15 – 24 dwellings~~ | ~~35%~~ ~~25 or more dwellings~~ | ~~40%~~	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 126	93	Paragraph 8.8	Affordable housing is provided for those who cannot access open market housing. It includes social rented and affordable rented housing and intermediate housing, such as shared ownership schemes **or other models where they meet the definition of Affordable Housing set in national policy**. **Affordable Housing is normally delivered in partnership with Registered Providers who assume long-term responsibility for the homes and can include schemes built through Community Land Trusts or other forms of co-operative provision.** It is secured with planning conditions and legal agreements to make sure that the benefit of the housing continues in the long term.	For **effectiveness** following Matter 8 hearing session (ED54, ED144)
MM 127	94	Paragraph 8.11	Our general expectation is that any affordable housing provision required and secured under this policy will be made on site. Although sites of between 10 and 14 units will deliver relatively low numbers of affordable homes, Registered Providers operating in the District are normally willing to take on these small groups of new homes. The onus will be firmly upon the applicant to ~~demonstrate that any exceptional circumstances exist to~~ **robustly** justify off-site provision **or** contributions in lieu**.** ~~or, on~~ **On** Strategic Housing Sites, **or other large schemes,** a phased approach to affordable housing delivery **will normally only be agreed where this is critical to ensuring viability and / or the provision of supporting infrastructure**. **The justification for any of these approaches will need to demonstrate how the scheme would contribute to the objective of delivering mixed and balanced communities**.	For **consistency with national policy**
MM 128	94	Paragraph 8.12	Our normal approach will be to request 65% rented tenures and 35% other tenures for affordable housing to meet the needs of local people **and ensure viability**. ~~This will be used as a starting point for negotiation, but this~~ **This** may change as the plan period progresses **in response to new evidence** or to reflect site-specific circumstances.	For **effectiveness**; Consequential amendment to MM125
MM 129	94	Paragraph 8.13	The strength of local house prices means that affordable housing products which are linked to open-market sales or rental values will remain out of reach for many households and this issue will need to be taken into consideration. **Affordable rent for larger (3+ bed) properties will normally be capped at below 80% of the local market rent. For shared ownership products, the most appropriate initial purchase percentages will be assessed on a case-by-case basis based upon local sales values. The Council will also consider the**	For **effectiveness**; To provide additional information to aid interpretation of Policy HS2(a)(iii)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			likely impacts of any proposed service (or other) charges in determining affordability.	(as amended)
MM 130	94	After paragraph 8.15 (new paragraph)	**All affordable housing will be secured through legal agreements. Where appropriate, these agreements will include mechanisms to ensure that those with local connections are given appropriate priority in the allocation of homes. This is particularly relevant for schemes outside of the main towns where occupants of affordable housing on both allocated and exception sites may need to demonstrate a connection either to the parish in which the housing is to be provided, or to another nearby parish where a specific need for affordable housing has been identified. A local connection to the District is normally required to be eligible for inclusion on the housing waiting list.**	For **effectiveness** following Matter 8 hearing session (ED54, ED144)
MM 131	95	Policy HS3 (a)(i)	**Policy HS3: Housing mix** Planning permission for new homes will be granted ~~where~~ **provided that**: a. An appropriate range of house types and sizes are provided taking into account: **x. the overall targets of this plan;** i. the findings of the most up-to-date **evidence including the most recent** Strategic Housing Market Assessment**, the Council's Self-Build Register and other relevant evidence of housing need**; ii. the location and accessibility of the site; and iii. recent completions, existing permissions and sites in the five year supply; and b. The scheme would provide a density, scale and character of development appropriate to its location and surroundings.	To ensure the Plan is **justified** and **effective** following Matter 8 hearing session (ED54, ED144)
MM 132	95	Paragraph 8.18	National policy requires local plans to provide for a mix of housing that meets the requirements of different groups within the community[92]. ~~Having regards to our evidence, we will seek~~ **Current evidence suggests it is most appropriate** to ~~deliver~~ **target** a broad balance between smaller (defined as 2-bed or less) and larger (3-bed or more) homes over the plan period. [92]Paragraph 50 of the NPPF	For **effectiveness;** Consequential amendment to MM131
MM	95	Paragraph 8.20	On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an	For **effectiveness;** Consequential

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
133			overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, **up-to-date evidence of housing need,** the criteria set out above and the outcomes from applying Policy HS2.	amendment to MM131
MM 134	96	Policy HS4	**Policy HS4: Supported, sheltered and older persons housing** Planning permission for sheltered and supported housing in uses classes C2 and C3 will be granted ~~where~~ **provided that**: a. there is good access to local services and facilities; b. the site is well served by public transport; c. appropriate levels of on-site landscaping, amenity space and car parking (for residents, visitors and staff) are provided; and d. it would accord with Policy HS3(b). Planning permission for residential developments of 100 units or more will be granted ~~where~~ **provided that an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.**~~; and~~ ~~e. an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.; and~~ ~~f. on Strategic Housing Sites, provision is made for some accommodation in Use Class C2.~~	For **effectiveness** following Matter 8 hearing session (ED54, ED144)
MM 135	96-97	Paragraph 8.29	On ~~the largest~~ **larger** housing sites we will ~~additionally~~ expect a ~~modest~~ proportion of ~~sheltered and / or supported housing to be provided~~ **new homes** to contribute towards the modelled demand for older persons housing[95]. This should include affordable housing provision where appropriate. **The most appropriate form(s) of provision will be assessed on a case-by-case basis. On some sites, the provision of a modest number of bungalows or smaller housing units that meet Accessible and Adaptable standards (see Policy HS5) may be the most appropriate approach. On larger sites we may seek a wider range of provision including sheltered and / or supported housing across both the market and affordable elements of provision.**	For **effectiveness;** To provide additional information to aid interpretation of Policy HS4 (as amended).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 136	97	Paragraph 8.30	All of our Strategic Housing Sites will be large enough to support the provision of local facilities such as shops and bus routes. It should be possible for each of the sites identified in Policy SP14 to SP19 to accommodate the requirements of this policy. **Any additional requirements for these sites in relation to C2 provision are set out in the site-specific policies.**	For **effectiveness**; Consequential to MM134
MM 137	97	Policy HS5	**Policy HS5: Accessible and adaptable housing** Planning permission for major residential development will be granted ~~where~~ **provided that:** a. applicants demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard; and b. on schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard[96].	For **effectiveness**
MM 138	98	Policy HS6	**Policy HS6: Relatives' and dependents' accommodation** Planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted ~~where~~ **provided that**: a. a genuine need for the accommodation is demonstrated; b. the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases; c. any development would not exceed the size of extensions that would otherwise normally be acceptable; and d. the occupation of the accommodation is restricted by condition. Free standing annexes will ~~exceptionally~~ be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible.	For **effectiveness** following Matter 8 hearing session (ED54, ED144)
MM 139	98/99	Policy HS7	**Policy HS7: Gypsies, Travellers and Travelling Showpeople** ~~Land at Pulmore Water, as shown on the Proposals Map, is allocated for the provision of 7 permanent Gypsy and Traveller pitches to meet the District's needs up to 2031.~~	To ensure the Plan is **positively prepared**, **justified**, **effective**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			The Council will protect existing and allocated lawful pitches for Gypsies and Travellers. **The following sites, as shown inset into the Green Belt on the Policies Map, are allocated for the provision of permanent Gypsy and Traveller pitches to meet the District's needs up to 2031:** • **Policy CD4 - Land at Pulmer Water is allocated for the provision of 8 permanent Gypsy and Traveller pitches; and** • **Policy CD6 - Land at Woodside Place, Danesbury Park Road is allocated for the provision of 4 permanent Gypsy and Traveller pitches.** **These sites are allocated solely for the accommodation of Gypsy and Travellers that meet the planning definition. Planning Permission will only be granted for development and occupation that meets the planning definition of Gypsy and Travellers. Other uses will not be permitted.** **There is no identified need to allocate any transit or travelling showpeoples' sites.** Planning permission for accommodation for Gypsies and Travellers or Travelling Showpeople will be granted where: a. it satisfies a demonstrated local need for accommodation; b. the intended occupants meet the **planning** definition of Gypsies and Travellers, or Travelling Showpeople, as set out in government guidance or case law; c. residents of the proposed site can access local services such as shops, schools, public transport and medical facilities within a reasonable distance from the site and where those facilities have capacity to meet the needs of the site's residents; d. the proposed site: i. does not conflict with any other development plan policy or national policy including flood risk, agricultural land classification, contamination and hazardous development, and has no significant adverse impact on the character and appearance of the countryside, or on features of significant biodiversity or heritage importance;	and **consistent with national policy** following Matter 12 hearing session (ED60, ED96, ED149)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			ii. has no significant adverse impact on the amenity of nearby residents or adjoining land users and can be successfully screened and contained within a specified boundary; iii. has adequate and safe access from a suitable road, and adequate parking, storage, turning and servicing on site; iv. is capable of being serviced with water, electricity, sewerage and rubbish disposal; and v. will provide a safe, inclusive and secure environment for the residents in an appropriate location to meet their needs. Where all the above criteria are met, proposals for sites for Gypsies, Travellers and Travelling Showpeople may be appropriate in the countryside as rural exception sites (in line with Policy CGB2**b**) but Green Belt policies would still apply.	
MM 140	99	8.41	The Local Plan should make appropriate provision to meet the needs of Gypsies, Travellers and Travelling Showpeople in North Hertfordshire. ~~There is recognition that the three groups are different and have very different needs, but for the purposes of this policy the key considerations are very similar.~~ **The Gypsy and Traveller Accommodation Assessment (2018)** [100] **provides evidence that there is no identified need for transit or travelling show people sites but a need to provide twelve pitches for Gypsies, eight at Pulmer Water and four at Danesbury Park Road.** [100] Gypsy & Traveller Accommodation Assessment Study – January 2018	For **effectiveness** following Matter 12 hearing session (ED60, ED96, ED149)
MM 141	99	8.42	There is currently one private Traveller site at ~~Pulmore~~ **Pulmer** Water in the parish of Codicote. This consists of twelve permanent pitches and six pitches **which have had** temporary **planning permission**. **There is also one unauthorised encampment in Danesbury Park Road. Sites CD4 and CD6 are allocated in this Local Plan to meet the identified need in the Accommodation Assessment.** ~~There are no public sites in the District.~~ Historically, the District has not been an area where significant numbers of Gypsies, Travellers or Travelling Showpeople have resided in or resorted to, which is	For **effectiveness** following Matter 12 hearing session (ED60, ED96, ED149).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			supported by figures for unauthorised encampments and developments.	
MM 142	99	8.44	Our evidence identifies a requirement for ~~7~~ **12** additional pitches over the period to 2031. The area **that was** covered by the temporary planning permission on the ~~Pulmore~~ **Pulmer** Water site **helps to** meet~~s~~ **the** requirement ~~though the existing permission expires in 2017~~ **by providing 8 pitches. The land at Woodside Place, Danesbury Park Road meets the requirement for the remaining four pitches.**	For **effectiveness** following Matter 12 hearing session (ED60, ED96, ED149).
MM 143	100	8.45	~~This area~~ **These two sites are** ~~is area is~~ therefore allocated for permanent provision. ~~and to provide certainty going forward.~~ Based on current evidence, it should prevent the need for future 'single issue' reviews of this policy and the long-term needs of these communities will be considered as part of the next general review of the plan alongside the needs of the settled community.	For **effectiveness** following Matter 12 hearing session (ED60, ED96, ED149).
		CHAPTER 9	**DESIGN**	
MM 144	101	Policy D1	**Policy D1: Sustainable design** Planning permission will be granted **provided that** ~~where~~ development proposals: a. Respond positively to the site's local context; b. Take all reasonable opportunities, consistent with the nature and scale of the scheme, to: i. create or enhance public realm; ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS); iii. reduce energy consumption and waste; iv. retain existing vegetation and propose appropriate new planting; v. maximise accessibility, legibility and **physical and social** connectivity **both internally and with neighbouring areas**; vi. future proof for changes in technology and lifestyle; vii. design-out opportunities for crime and anti-social behaviour; and viii. minimise the visual impact of street furniture and parking provision;	For **effectiveness** and **consistency with national policy** following Matter 17 and 20 hearing sessions (ED55, ED154, ED157)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			c. Have regard to the Design SPD, and any other relevant guidance; **x. Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and** d. For residential schemes, meet or exceed the nationally described space **standards** and **optional** water efficiency standards.	
MM 145	102	Paragraph 9.6	Using innovative design to reduce energy consumption and waste from the construction and use of buildings can optimise the potential of the site and have a positive influence on the environment. Development should ~~meet the requirements of the most up to date standards on~~ **seek to minimise** carbon emissions and ~~embedded~~ **maximise opportunities for the generation of energy from** renewable sources**, so far as is practicable given other policies in this plan and viability considerations**. ~~The reduction of carbon emissions should be achieved by both making new development as energy efficient as possible and through increasing the amount of energy gained from renewable sources.~~ The efficient use of new materials from local or sustainable sources, together with the reuse and recycling of materials will help to reduce the energy used and the waste created in the development. It will also help the development to achieve local character and distinctiveness. The policy encourages sustainable design, and the use of materials and technologies that will ensure that the energy used in the construction and throughout the life of the development will be minimised.	For **effectiveness** as proposed in LP3
MM 146	102	Paragraph 9.12	Development proposals should be in line with current regulations and guidelines and any future changes in Legislation or to the Building Regulations that will affect the sustainability of a building. **North Hertfordshire lies in an area of serious water stress. Both the Environment Agency and Anglian Water support the introduction of the optional water efficiency standard within the district therefore, the lower figure of 110 litres per person per day for water consumption is sought. The introduction of the lower standard will have a marginal impact on scheme viability in the area.**	To ensure the Plan is **justified** and **effective** (ED55, ED154)
MM 147	103	Paragraph 9.16	For development proposals in Letchworth Garden City reference should be made to the **Letchworth Garden City** Design Principles **set out in Appendix 5 of this Plan.** ~~available on the Heritage Foundation's website.~~	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 148	104	Policy D2	**Policy D2: House extensions, replacement dwellings and outbuildings** Planning permission for house extensions will be granted where: a. The extension is sympathetic to the existing house in height, form, proportions, **roof type,** window details, ~~and~~ materials and the **orientation of the main dwelling; and** b. ~~Pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey;~~ c. Rear extensions do not dominate adjoining properties and**:** ~~are well related to the levels of adjoining properties, the direction the house faces and the distance between the extension and the windows in the next door properties; and~~ **i. are well related to the floor levels of adjoining properties,** **ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and** **iii. Spacing between buildings ensures there is no harm to-the character and appearance of the streetscene.** ~~d. side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene.~~ Planning permission for replacement dwellings and outbuildings will be granted where: e. the proposal ~~enhances~~ **does not harm** the character and **appearance**~~setting~~ of the site; and f. the location of the proposal does not have an adverse impact on the character **and appearance** of the streetscene or area.	For **effectiveness**; following Matter 17 hearing session (ED55, ED154)
MM 149	104	After paragraph 9.23 (new paragraph)	**London Luton Airport immediately adjoins the District to the west. Development potentially affected by noise from the airport will need to ensure that appropriate mitigation measures are incorporated. Site-specific criteria for relevant allocated sites are set out in the Communities section of this plan.**	For **effectiveness**
MM	105	Policy D4	**Policy D4: Air quality**	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
150			Planning permission will be granted **provided that** ~~where~~ development proposals: a. give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use; b. propose appropriate levels of mitigation to minimise emissions to the atmosphere and their potential effects upon health and the local environment; and c. carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development, ~~otherwise the development may be refused~~. **Where an air quality impact assessment demonstrates that a development is unacceptable from a local air quality perspective the development will be refused.** Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere.	following Matter 17 and 21 hearing sessions (ED55, ED94, ED154, ED158)
MM 151	105	Paragraph 9.25	The outcome of the air pollution impact assessment will be used to determine the nature and scale of the steps that should be taken to remove or reduce the scale of those concerns. Ideally this will occur at the design, planning and/or development stage, but may in certain circumstances rely on post development mitigation measures. ~~It is conceivable that in certain circumstances the outcome of an air quality impact assessment may demonstrate that a development is unsustainable from a local air quality perspective and may be refused.~~	For **effectiveness**
MM 152	105	Paragraph 9.26	Two of the main roads that cross the District do so on a north – south axis: the A1(M) and A10. Another main road is the A505 that traverses the District on a southwest – northeast axis. It is the A505 that is currently directly associated with air quality concerns because it passes through the four main population centres of the District namely Hitchin,	For **effectiveness** (factual correctness)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Letchworth Garden City, Baldock and Royston. Of particular concern is the area in the south of Hitchin. Notably Stevenage Road (A602) near the Hitchin Hill roundabout, which has been designated an Air Quality Management Area (AQMA) and the Payne's Park roundabout at the A602 junction with the A505 which ~~is to be~~ **was** designated an AQMA in 2016.	
MM 153	106	Paragraph 9.30 1st sentence	The following are types of developments for which the Council would expect ~~consideration to be given to~~ the submission of an air quality impact assessment: …….	For **effectiveness** following Matter 21 hearing session.
MM 154	106	Paragraph 9.31	For other types of developments an air quality impact assessment will not be required but there will be ~~an expectation~~ **a requirement** for the developer to negotiate and agree air quality mitigation measures that are proportionate to the scale of the proposed development. **This requirement is in place to provide an opportunity to address the cumulative impacts of smaller, or less sensitively located, developments that nonetheless will be making a contribution to the emission of air pollutants**.	For **effectiveness** following Matter 21 hearing session.
		CHAPTER 10	**HEALTHY COMMUNITIES**	
MM 155	108	Policy HC1	**Policy HC1: Community facilities** Planning permission for new community facilities will be granted **provided that** ~~where~~ they are: a. appropriate in scale having regard to their local context; b. accessible by a range of transport modes; and c. would meet an identified need in the local community. **Proposals for the redevelopment of sporting facilities will be supported where the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss of the existing facilities.** The loss of community facilities will only be permitted where this is justified by: i. the provision of replacement facilities, either on site as part of the	For **consistency with national policy** (NHDC Matter 18 statement)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			development proposal or in an alternative appropriate location; ii. showing that there is no local need for the facility or service and that any appropriate, alternative community use of the existing premises to meet local needs is not required; or iii. demonstrating that the facility, or any reasonable replacement, is not, and will not be viable on that site.	
MM 156	108	Paragraph 10.5	It is important that these facilities are situated within local communities so that they are accessible; help to reduce the need to travel and provide opportunities for people to participate in activities within their own community. **One way that this can be achieved is through the shared use of facilities such as the dual use of school facilities for sport and other community uses in appropriate locations.**	For **effectiveness** (NHDC Matter 18 statement)
		CHAPTER 11	**NATURAL ENVIRONMENT**	
MM 157	110	Before Policy NE1 (New Policy NEx and supporting text)	**Policy NEx: Strategic green infrastructure** **Planning permission will be granted provided that development:** **a. protects, conserves and where possible enhances the strategic green infrastructure network;** **b. avoids the loss, fragmentation, severance or negative impact on the function of the strategic green infrastructure network;** **c. creates new strategic green infrastructure where appropriate and is accompanied by a plan for its long term maintenance and management; and** **d. has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network.** **11.x Protection of those sites which contribute to the diversity of strategic green infrastructure throughout the District from inappropriate development is**	For **consistency with national policy** and for **effectiveness** following Matter 19 hearing session (ED55, ED156)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place. **11.x This policy will also ensure that when new strategic green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long-term use.** **11.x North Hertfordshire has significant strategic green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan[1] and include:** • **ancient woodlands (e.g. at Newton Wood),** • **biodiversity rich landscapes (e.g. Therfield Heath),** • **other valued landscapes and the Chilterns AONB (see also policies NE2 and NE3)** • **chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley).** • **the historic designed landscapes of Letchworth Garden City and the literary associations of Forster Country, north of Stevenage, and** • **the rights of way networks, and long distance walking and cycling connections, e.g. the Chiltern Way, Hertfordshire way, National Cycle Route No.12.** **11.x The plan also identifies areas of strategic green infrastructure deficiency as well as opportunities to create new strategic green infrastructure not yet identified. New development should be connected to strategic green infrastructure networks which provide high quality, direct linkages across the development**	

[1] North Hertfordshire District Green Infrastructure Plan (2009)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			where possible. Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals from an early stage in the design process.	
MM 158	110	Policy NE1	**Policy NE1: Landscape** Planning permission will be granted for development proposals that: a. respect the sensitivities of the relevant landscape character area and ~~accord with~~ **have regard to** the guidelines identified for built development and landscape management; b. do not ~~have a detrimental impact on~~ **cause unacceptable harm to** the **character and** appearance of ~~their immediate surroundings and~~ **the surrounding area or** the landscape character area **in which the site is located, taking account of any suitable mitigation measures necessary to achieve this** ~~unless suitable mitigation measures can satisfactorily address the adverse impact~~; c. are designed and located to ensure the health and future retention of important landscape features; and d. have considered the long term management and maintenance of any existing and proposed landscaping.	For **consistency with national policy** and **effectiveness** following Matter 19 hearing session (ED55, ED156).
MM 159	110	Paragraph 11.3	The **guidelines referred to at criterion 'a.' of the policy originate from the** North Herts Landscape Study[107] ~~is~~ **which provides** an assessment of the character of the landscape within the District. There are 37 separate landscape character areas covering the District, some lie totally within the District while some extend into adjoining districts. The study provides a description of the distinctive characteristics of each landscape character area based on factors such as the geology, landform, soil types and historical activities for each area.	For **effectiveness** (NHDC Matter 19 Statement, para 9)
MM 160	110	Paragraph 11.4	The North Herts Landscape Study also identifies the inherent sensitivities of each character area in landscape and visual terms together with its capacity to accommodate a	For **effectiveness** following Matter

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			range of different types of development. Development should respect the sensitivities of each landscape character area and accord with the guidelines for managing change identified for each landscape character area in relation to built development and landscape management, **whilst recognising that some impacts on landscape are inevitable if future development needs are to be met**.	19 hearing session.
MM 161	110	Policy NE2 delete	~~**Policy NE2: Green infrastructure**~~ ~~Planning permission will be granted where development:~~ ~~a. protects, conserves and where possible enhances the green infrastructure network;~~ ~~b. avoids the loss, fragmentation, severance or negative impact on the function of the green infrastructure network;~~ ~~c. creates new green infrastructure is accompanied by a plan for the long term maintenance and management of any new green infrastructure proposed; and~~ ~~d. has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the green infrastructure network.~~	For **effectiveness** Consequential to MM157
MM 162	111	Paragraphs 11.5 to 11.7 delete	~~11.5 Protection of those sites which contribute to the diversity of green infrastructure throughout the District from inappropriate development is important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place.~~ ~~11.6 This policy will also ensure that where new green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long-term use.~~ ~~11.7 North Hertfordshire has significant green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan[108] and include ancient woodlands (e.g. at Newton Wood), biodiversity rich landscapes (e.g. Therfield Heath), chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley). They also include the historic designed landscapes of Letchworth~~	For **effectiveness** Consequential to MM157

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~Garden City and the literary associations of Forster Country, north of Stevenage. The plan also identifies areas of green infrastructure deficiency as well as opportunities to create new green infrastructure Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals from an early stage in the design process.~~ Footnote: ~~[108] North Hertfordshire District Green Infrastructure Plan (2009)~~	
MM 163	111	Policy NE3	**Policy NE3: The Chilterns Area of Outstanding Natural Beauty (AONB)** Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted ~~when~~ **provided that** it: a. is appropriate in scale having regard to national planning policy; b. conserves and **where possible** enhances the Chilterns AONB's special qualities, distinctive character **and** biodiversity, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation; c. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment; d. ~~meets the aims of~~ **has regard to** the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate; e. ~~complies with~~ **has regard to** the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and f. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.	For **consistency with national policy**; for **effectiveness** following Matter 19 hearing session (NHDC Matter 19 statement, para 15, ED55, ED156)
MM	112	Paragraph 11.12	The AONB is a nationally designated landscape and as such permission for major developments **within its boundaries** will be refused unless exceptional circumstances	For **effectiveness** following Matter

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
164			prevail as defined by national planning policy.[112] National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context.[113]	19 hearing session
MM 166	113	After paragraph 11.14 (New Policy NEx and supporting text)	**Policy NEx: Biodiversity and geological sites** **Planning permission will only be granted for development proposals affecting designated sites that:** **a. protect, enhance and manage designated sites in accordance with the hierarchy of designations listed in policy SP12;** **b. submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;** **c. demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to their status and the hierarchy of protection below:** **i. locating on an alternative site with a less harmful impact;** **ii. providing adequate mitigation measures; or** **iii. as a last resort compensated for.** **d. manage construction impacts by:** **i. demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction; and** **ii. providing a buffer of complimentary habitat for all connective features for wildlife habitats, ~~or~~ priority habitats and species.** **e. provide a long term management plan including mitigation measures as necessary.** **Development proposals on non-designated sites that include important habitats and species will be expected to meet the requirements of this policy.**	For **effectiveness** and **consistency with national** policy following Matter 19 hearing session (LP3, NHDC Matter 19 Statement, para 33, ED52, ED55, ED156)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			All development should seek to deliver net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible. **Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.** **11.xx Sites allocated in this Plan that have the potential to impact on designated biodiversity sites are required to provide an ecological survey and provide mitigation and/or off-setting measures as necessary. Where appropriate the Strategic Policies and Communities sections of this Plan provide site specific policies relating to the impact on designated sites, for instance on Therfield Heath SSSI or Wain Woods SSSI.** **11.xx Sites can contain important habitats or species even where they are not formally designated. These sites are identified by the Hertfordshire Environmental Records Centre as being of ecological interest and should be afforded protection.** **11.xx Ecological surveys will be expected to involve an objective assessment of ecological value. Surveys should be consistent with BS42020 Biodiversity- Code of Practice for Planning and Development, or as superseded, and use the Biodiversity Impact Calculator[x], or as superseded, to assess ecological value. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy and is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site.** **11.xx Where off-site compensation is delivered as a last resort, the ecological networks mapping system developed by the Herts and Middlesex Wildlife Trust and Local Nature Partnership should be used. This provides the basis of targeted habitat creation to maximise the benefits to biodiversity of any required ecological measures.** **11.xx Certain habitats (such as chalk grassland) are priority habitats for the District. Restoration, mitigation and any compensation measures should focus on these**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			priority habitats as described in the Hertfordshire Biodiversity Action Plan.[y] **11.xx Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where buffers are provided, these should be a minimum of 12 metres of complimentary habitat for all connective features for wildlife habitats or priority habitats.** **11.xx Where necessary, a management plan outlining mitigation measures may be required to sensitively manage any issues arising as a result of the development on biodiversity or geodiversity assets.** **11.xx Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity, which can be demonstrated by using the Biodiversity Impact Calculator.** **11.xx Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan.[z] Similarly, the provision of permanent integrated features for wildlife can contribute to net gains, for instance the provision of bat and swift boxes, particularly where development borders open space.** Footnotes: **[x] The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : http://www.environmentbank.com/impact-calculator.php** **[y]Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm** **[z] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 167	113	Policy NE4	**Policy NE4: Protecting ~~publically accessible~~ open space** Planning permission will **only** be granted for any proposed loss of open space ~~only where~~ **provided that**: (a) it can be demonstrated that the open space is surplus to requirements~~, or otherwise~~ **and** justified on the basis of: i. the quality and accessibility of the open space; ii. the extent to which the open space is serving its purpose; iii. the quality and accessibility of alternative public open space; and (b) it is mitigated against by: i. re-provision of an appropriate open space taking into account quality and accessibility; and/ or ii. financial contributions towards new or existing open space where: • the required provision cannot reasonably be delivered on-site; or • the required provision cannot be provided on site in full; and • the proposal has over-riding planning benefits. **Any built facilities within new or existing open space must be ancillary to the primary use and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape.**	For **effectiveness** as proposed in LP3
MM 168	113	Before Paragraph 11.15 insert (New Policy NEx)	**Policy NEx: New and improved open space** **Planning permission will be granted for development proposals that make provision for new and/or improved open space which:** **a. meets the needs arising from the development having regard to the Council's open space standards and other relevant guidance;** **b. contributes towards improving the provision, quality and accessibility of open space; and** **c. incorporate any necessary open space buffer(s) for landscape, visual, ecological or air quality reasons.** **Any on-site provision must include a long term maintenance and management plan,**	For **effectiveness** and **consistency with national policy** following Matter 19 hearing session (ED55, ED156)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			and where required phasing plans, to demonstrate delivery. **Proposals for new open spaces which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options.** **Financial contributions towards the provision of open space will be considered only where it can be demonstrated that the requirements of policy NE5 part (b)(ii) are met.** **Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole for the purposes of open space provision.**	
MM 169	114	Paragraph 11.15 delete	~~Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that the both the existing and future population of North Hertfordshire has sufficient access to open space.~~	For **effectiveness** consequential to reordering of policies.
MM 170	114	Paragraph 11.18	The Open Space Review **defines the types of open space**, sets out the current provision of open space, identifying deficits, surpluses as well as priorities for improvement **and suggested standards for open space provision associated with new development**. The review analyses open space provision in the four main towns of Hitchin, Letchworth Garden City, Baldock and Royston, as well as in rural areas. **The Council also currently has a number of Action Plans[x] that set out open space priorities, which along with other relevant guidelines[y] can be used when determining the type of open space required.** **<u>Footnotes:</u>** **[x] The Council's Action Plans include: Cemeteries and Closed Churchyards Action Plan; Outdoor Play Provision Action Plan; Outdoor Sports Facilities Action Plan; and the Allotments Action Plan.** **[y] Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor**	For **effectiveness** following Matter 19 hearing session (ED55, ED156).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Sport and Play: Beyond the Six Acre Standard, http://www.fieldsintrust.org/guidance	
MM 171	114	After paragraph 11.18 insert (New paragraphs)	**11.xx Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that ~~the~~ both the existing and future population of North Hertfordshire has sufficient access to open space. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.** **11.xx As well as guarding against losses we also need to ensure provision of open space on new development and securing improvement to existing spaces.** **11.xx It is vital to ensure that any on-site open space in new development is high quality, complements the landscape setting and is fully publically accessible to support sustainable and inclusive communities. Open space should be well integrated into the design of a scheme and located to achieve good access for all residents by suitable and sustainable modes of travel. Further to this, the provision of new open spaces across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites.** **11.xx The Open Space Review outlines locations where there is currently under-provision of certain types of open space and should be used in determining the most appropriate type of open space required.** **11.xx Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.** **11.xx In some developments, there may be a requirement for open space buffers to**	For **effectiveness** consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			protect against sources of pollution, such as roads or railway lines, or for landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary. **11.xx The Council will support proposals for facilities within new and existing open spaces, for instance changing rooms or a kiosk, where the proposed facility is ancillary to the primary use and is of a scale and design that is commensurate with the primary use. The Council will consider larger facilities where they are appropriate to the use of the open space in accordance with national policy and guidance.** **11.xx Long-term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come.** **11.xx It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. In these circumstances it may be acceptable for financial contributions to be provided towards the provision of open space.** **11.xx Where it can be demonstrated that open space cannot be provided on site a financial contribution towards the provision of new or enhancement of existing open space will be sought subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces. This is to ensure that the additional demand created by the proposed development is met.** **11.xx This Plan does not designate Local Green Space. However, the Council will**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.	
MM 172	114	Paragraphs 11.19 and 11.20 delete	~~The Open Space Review and any other relevant Council reports should be used when interpreting the above policy. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.~~ ~~Financial contributions may be appropriate subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces.~~	For **effectiveness** consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).
MM 173	114	Policy NE5 delete	~~**Policy NE5: New and improved public open space and biodiversity**~~ ~~Planning permission will be granted for relevant development proposals that:~~ ~~a. provide high quality, on-site, fully publically accessible open space having regard to the Council's open space standards;~~ ~~b. incorporate an open space buffer(s) where necessary for landscape, visual, ecological or air quality reasons;~~ ~~c. contribute to net gains for biodiversity, ecological networks and the water environment and/or restores degraded or isolated habitats; and~~ ~~d. submit a long term maintenance and management plan, and where required phasing plans, to demonstrate delivery.~~ ~~Any proposed facilities within open space must be small scale and ancillary to the primary use.~~ ~~Financial contributions towards the provision of open space as an exception to criterion (a) will be considered only in exceptional circumstances and where it can be~~	For **effectiveness** consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~demonstrated that the requirements of policy NE4 part (b)(ii) are met.~~ ~~Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole.~~	
MM 174	115 to 117	Paragraphs 11.21 to 11.40 delete	~~11.21 To support growth over the plan period, relevant development proposals will be expected to contribute towards open space provision in the District. Relevant development proposals are:~~ ~~• over 200 residential units; or~~ ~~• over 10,000 sqm gross external floorspace; or~~ ~~• where a specific need has been identified by the Council.~~ ~~11.22 It is vital to ensure that any on-site open space is high quality, complements the landscape setting and is fully publically accessible to support sustainable and inclusive communities. Further to this, the provision of new open spaces across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites.~~ ~~11.23 The Open Spaces Review undertaken in 2016 sets out open space standards that should be taken into account when determining the quantity of open space provision required. These standards will also be used at masterplanning stage for the strategic sites outlined in the Plan.~~ ~~11.24 Where large-scale developments are intended to be phased over a number of years, forward projections of the population and / or households may be considered.~~ ~~11.25 Whilst in most cases open space provision on-site will be required as the development exceeds the thresholds set out above, there may be instances where there is a specific need for open space. For example, in an area with an~~	For **effectiveness** consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~open space deficiency, or where an open space improvement project has been identified.~~ ~~11.26 The Open Spaces Review also outlines locations where there is currently under-provision of certain types of open space. This Review, or as superseded, should be used in determining the most appropriate type of open space to provide or contribute towards.~~ ~~11.27 In addition, the Council has a number of other relevant documents which can be used when determining the type of open space required. The Green Space Management Strategy and accompanying Action Plan sets out priorities for open space for across the District between 2014 and 2019. The priority actions are disaggregated by the type of open space, timescales and cost within a clear framework for delivery.~~ ~~11.28 The Council also currently has a number of Action Plans that that set out open space priorities comprising:~~ ~~• Cemeteries and Closed Churchyards Action Plan~~ ~~• Outdoor Play Provision Action Plan~~ ~~• Outdoor Sports Facilities Action Plan~~ ~~• Allotments Action Plan~~ ~~11.29 Play and recreational space has an important role in the function of many of the District's open spaces. Play space provision should be made in accordance with the relevant guidelines.[116] A balance must be achieved between a level of supervision for child safety and crime prevention, and the potential for noise amenity impacts.~~ ~~11.30 No additional allotment sites are designated in this Plan. However, the Council will require appropriate contributions towards allotment provision given the~~	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~demand for allotment space.~~ ~~11.31 This Plan does not designate Local Green Space. However, the Council will support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.~~ ~~11.32 Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.~~ ~~11.33 It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. As such, in exceptional circumstances it may be acceptable for financial contributions to be provided towards the provision of open space.~~ ~~11.34 Where a financial contribution is accepted instead, or in addition to, on-site open space provision, the contribution will be allocated to new open space provision elsewhere, or improvements towards existing open spaces. This is to ensure that the additional demand created by the proposed development is met.~~ ~~11.35 The Council will support proposals for facilities within open spaces, for instance changing rooms or a kiosk, where the proposed facility is small scale and ancillary to the primary use. The Council will take a flexible approach to the format and scale of the floorspace in accordance with national policy and guidance.~~ ~~11.36 The provision of open space can also serve a dual purpose of flood risk management, and the Council will encourage proposals that provide multiple benefits.~~	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~11.37 In some developments, there may be a requirement for open space buffers to protect against sources of pollution, such as roads or railway lines, or for landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary.~~ ~~11.38 Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity, which can be demonstrated by using the Biodiversity Impact Calculator[117].~~ ~~11.39 Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan[118]. Similarly, the provision of permanent integrated features for wildlife can contribute to net gains, for instance the provision of bat and swift boxes, particularly where development borders open space.~~ ~~11.40 Long-term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come, and to provide necessary protection to biodiversity assets.~~ Footnotes: ~~[116] Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, http://www.fieldsintrust.org/guidance~~ ~~[117]The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : http://www.environmentbank.com/impact-calculator.php~~ ~~[118]Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm~~	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 175	117	Policy NE6 delete	~~**Policy NE6: Designated biodiversity and geological sites**~~ ~~Planning permission will only be granted for development proposals affecting designated sites that:~~ ~~a. protect, enhance and manage designated sites in accordance with the following hierarchy of designations;~~ ~~• Internationally designated sites~~ ~~• Nationally designated sites~~ ~~• National Planning Policy Framework sites~~ ~~• Locally designated sites~~ ~~b. submit an ecological survey and demonstrate that adverse effects can be satisfactorily minimised by following the hierarchy below:~~ ~~i. locating on an alternative site with a less harmful impact;~~ ~~ii. providing adequate mitigation measures; or~~ ~~iii. as a last resort compensated for.~~ ~~c. manage construction impacts by:~~ ~~i. demonstrating how existing wildlife habitats will be retained, safeguarded and managed during construction; and~~ ~~ii. providing a buffer of complimentary habitat for all connective features for wildlife habitats, or priority habitats: and~~ ~~d. provide a long term management plan including mitigation measures as necessary.~~ ~~Development proposals on non-designated sites that include important habitats and species will be expected to meet parts (b) to (d) of this policy.~~ ~~Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Wildlife Sites.~~	For **effectiveness** consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 176	117 to 119	Paragraphs 11.41 to 11.52 delete	~~11.41 Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. This includes six Sites of Special Scientific Interest (SSSIs) as shown on the Proposals Map and eight designated Local Nature Reserves (LNRs).~~ ~~11.42 There are also a number of National Planning Policy Framework sites comprising ancient woodland, and aged or veteran trees. Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District's woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity.~~ ~~11.43 Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan[119] sets out an approach to biodiversity at the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.~~ ~~11.44 The District has over 300 designated Wildlife Sites.[120] The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.~~ ~~11.45 Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.~~ ~~11.46 Sites allocated in this Plan that have the potential to impact on designated biodiversity sites are required to provide an ecological survey and provide mitigation and/or off-setting measures as necessary. Where appropriate the~~	For **effectiveness** consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~Strategic Policies and Communities sections of this Plan provide site specific policies relating to the impact on designated sites, for instance on Therfield Heath SSSI or Wain Woods SSSI.~~ ~~11.47 Sites can contain important habitats or species even where they are not formally designated. These sites are identified by the Hertfordshire Environmental Records Centre as being of ecological interest and should be afforded protection.~~ ~~11.48 Ecological surveys will be expected to involve an objective assessment of ecological value. Surveys should be consistent with BS42020 Biodiversity- Code of Practice for Planning and Development, or as superseded, and use the Biodiversity Impact Calculator[121] or as superseded, to assess ecological value. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy.~~ ~~11.49 Where off-site compensation is delivered as a last resort, the ecological networks mapping system developed by the Herts and Middlesex Wildlife Trust and Local Nature Partnership should be used. This provides the basis of targeted habitat creation to maximise the benefits to biodiversity of any required ecological measures.~~ ~~11.50 Certain habitats (such as chalk grassland) are priority habitats for the District. Restoration, mitigation and any compensation measures should focus on these priority habitats as described in the Hertfordshire Biodiversity Action Plan.[2]~~ ~~11.51 Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where buffers are provided, these should be a minimum of 10 metres of complimentary habitat for all connective features for wildlife habitats or~~	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~priority habitats.~~ ~~11.52 Where necessary, a management plan outlining mitigation measures may be required to sensitively manage any issues arising as a result of the development on biodiversity or geodiversity assets.~~ Footnotes: ~~[119] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm~~ ~~[120] Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites.~~ ~~[121] The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : http://www.environmentbank.com/impact-calculator.php~~	
MM 177	119	Policy NE7	**Policy NE7: Reducing flood risk** Planning permission for development proposals will be granted **provided that** ~~where~~ (as applicable): **x. Development is located outside of medium and high risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible;** a. **Where (x.) is not possible, application of** the sequential and exception tests **is demonstrated where development is proposed in areas of flood risk** ~~as set out in the NPPF have been applied~~ using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps; b. a FRA has been prepared in accordance with national guidance **that considers the lifetime of the development, climate change impacts and safe access and egress**;	For **effectiveness** following Matter 19 hearing session (NHDC Matter 19 hearing statement, para 36; LP3 and MoU5)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~c. a reduction in flood risk will be managed through flood resistant, resilient design and construction;~~ d. it will be located, designed and laid out to ensure the risk of flooding is **reduced** ~~minimised~~ whilst not increasing flood risk elsewhere; **x. the impact of any residual flood risk will be minimised through flood resistant, resilient design and construction**; e. **any** flood protection and mitigation measures ~~which may be~~ necessary **will** ~~do~~ not ~~have an unacceptable impact on~~ **cause harm to** nature conservation, heritage assets~~,~~ **and / or** landscape and recreation **and, where possible, will have a positive impact in these respects** ; and f. overland flow routes and **functional floodplain** ~~flood storage~~ areas are protected from all development other than that which is "water compatible" and this must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.	
MM 178	120	Paragraph 11.55	Where development is proposed in an area at risk from flooding, the applicant will be required to demonstrate that the site passes the flood risk Sequential Test before providing a Flood Risk Assessment (FRA) as part of the planning application submission. The flood risk Exception Test may also need to be demonstrated at this stage. An FRA is applicable to development over 1 hectare in flood zone 1 and all types of development in flood zones 2 and 3. Flood risk impacts should be taken into account for the lifetime of the development, and consideration given to the mitigation that needs to be provided for the increased future flood risk with predicted climatic changes**. This should include appropriate consideration of downstream flood risks and, where necessary, on site attenuation to address this.**	For **effectiveness** as proposed in LP3
MM 179	120	Policy NE8	**Policy NE8: Sustainable drainage systems** Planning permission for development will ~~only~~ be granted **provided that** ~~where~~: a. the most **appropriate** sustainable drainage solution is used **taking into account technical, viability and design issues** to reduce the risk of surface water	For **effectiveness** following Matter 19 hearing session (LP3, NHDC

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			flooding, enhance biodiversity, water quality and provide amenity benefits; b. it aims to mimic the natural drainage patterns and processes as far as possible**; and** c. drainage solutions follow the SuDS hierarchy.~~; and~~ ~~d. developers have consulted with the Lead Local Flood Authority at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.~~	Matter 19 Statement, ED55, ED156)
MM 180	120	Paragraph 11.58	The Council will consult and work with the Lead Local Flood Authority[123] (LLFA)**,** ~~and~~ the Environment Agency **and Internal Drainage Boards** as required on development proposals that are at risk from flooding or may contribute to additional surface run off. At risk areas are identified in the SFRA and mitigation measures need to be considered when designing development in order to reduce the risk of flooding from surface water. **When selecting appropriate drainage techniques, it is important to try and maximise the number of benefits, and to prioritise the most sustainable approaches taking into consideration appropriate design and financial viability issues. These techniques can be set out in the form of a hierarchy.** Evidence will need to be provided that development has followed the surface water management hierarchy as detailed below.	For **effectiveness**; following Matter 19 hearing session (LP3, ED55, ED156)
MM 181	121	Paragraph 11.59	For major development the LLFA is a statutory consultee in relation to the management of surface water drainage. Whilst SuDS is only a requirement for major development, it is recommended for all development to ensure surface water is appropriately managed. **Developers should consult with the Lead Local Flood Authority and / or the Internal Drainage Board at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.**	For **effectiveness** (NHDC Matter 19 statement, para 45).
MM 182	122	Policy NE9 1st sentence and criteria 'a'	**Policy NE9: Water quality and environment** Planning permission for development proposals will be granted **provided that** ~~where~~ they make appropriate space for water, including (as applicable): a. maintaining a minimum ~~9~~ **8** metre [124] wide undeveloped buffer zone from all designated main rivers; b. maintaining a minimum 5m wide undeveloped buffer zone for ordinary watercourses; and	To ensure the Plan is **justified** (NHDC Matter 19 statement, para 48)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			c. river restoration and resilience improvements where proposals are situated close to a river or considered to affect nearby watercourses. [124] Water Resources Act 1991	
MM 183	122	Paragraph 11.60 final sentence	Groundwater is an important resource for both water supply and biodiversity as it discharges into surface waters and wetlands, and maintains river and stream flows during dry spells. Most potable water (water which is safe to drink) in North Hertfordshire is abstracted from the ground. As a consequence it can be vulnerable to pollutants. It is therefore important to protect these water resources from any potential pollutants and recapture as much water run off as possible. Development proposals therefore must demonstrate that available improvements in the efficiency of water use, surface drainage systems and pollution prevention measures have been optimised, and that they have strived to mitigate future problems. Policy ~~NE9~~ **NE11**: Contaminated Land specifically sets the requirements for contaminated land.	For **effectiveness**
MM 184	122	After paragraph 11.63 (new paragraph)	**Main rivers are watercourses shown to be designated as main on the Environment Agency's statutory flood map[x]. These are usually a larger stream or river with a significant effect on the overall drainage of a catchment area, however smaller watercourses can also be designated as main rivers. The Environment Agency has authority, powers, rights and responsibilities for regulating main rivers. Ordinary watercourses are any other river, stream, ditch or culvert (other than a public sewer) that is not a designated Main River. The responsibility for maintenance of these lies with anyone who owns the adjacent land or property. Where these fall in Internal Drainage Board (IDB) land they are regulated by the IDB, outside of this North Hertfordshire District Council will be the regulator.** **Footnote:** **[x] Flood Map for Planning - https://flood-map-for-planning.service.gov.uk/**	For **effectiveness**; following Matter 19 hearing session (ED55, ED156)
MM 185	123	Policy NE10	**Policy NE10 : Water conservation ~~Framework Directive~~ and wastewater infrastructure** Planning permission for new development will be granted **provided that** ~~where;~~ a. it does not result in the deterioration of any watercourse in accordance with	For **effectiveness** following Matter 19 hearing session

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			the **Water Environment** (Water Framework Directive) **Regulations 2017** (WFD); b. it helps contribute towards the **Water Framework Directive** (WFD) actions and objectives. c. it helps achieve the objectives **set out in** ~~of flood management goals from~~ the Anglian and Thames River Basin Management Plans; ~~and~~ d. mechanisms for delivering any necessary new or improved water **and/ or wastewater** infrastructure are secured under the requirements of Policy SP7; **and** e. **adequate foul water treatment and disposal already exists or can be provided in time to serve the development.** New development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and **consequential** wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites.	(LP3, MOU2, MOU5, MOU6, ED55, ED156)
MM 186	123	Paragraph 11.66	As a result there is little environmental capacity that can be taken up without causing a breach of statutory environmental targets including the **Water Environment (**Water Framework Directive**) Regulations 2017** (WFD).[126.] Additionally water supply also has implications under the WFD, not just water quality. The Great Ouse and Thames catchments are both highly water stressed. Any proposed increase in groundwater abstraction from the**se** catchment**s** is also likely to have implications on compliance with WFD regulations ~~also.~~ [126] For information on the Water Framework Directive, see: ~~http://www.environment-agency.gov.uk/research/planning/33362.aspx~~ **http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/About.aspx**	For **effectiveness** consequential to MM185 (ED55, ED156)
MM 187	123	After paragraph 11.67 (new paragraph)	**At present only the River Ivel is at a "good" status while the rest of the water bodies in North Hertfordshire are failing. Further information in relation to the water bodies in North Hertfordshire is available on the Environment Agency's Catchment Data Explorer**[x]	For **effectiveness**; (NHDC Matter 19 statement, para

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			including measures that will help achieve their objectives. Developers will be expected to contribute towards measures and objectives through their development proposals. **Footnote:** **[x] http://environment.data.gov.uk/catchment-planning/**	56, LP3, MoU5)
MM 188	124	Policy NE11	**Policy NE11: Contaminated land** Planning permission for development affecting **or affected by** contaminated land will be granted **provided that** ~~where~~: a. a contaminated land study / contaminated land risk assessment is submitted as part of the application b. appropriate mechanisms are in place to investigate, **characterise the risks** and ~~where necessary~~ remediate the **contamination to remove the** risks, **or reduce the risk to an acceptable level**; and c. the site is suitable for ~~the new~~ use taking account of ground conditions, **groundwater vulnerability** and pollution arising from previous **land** use and land remediation **in reference to relevant guidance (and any subsequent updates)**[x]. **Footnote:** **[x] Groundwater Protection: Principles and practice (GP3), https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3; Model Procedures for the Management of Land Contamination, https://www.gov.uk/guidance/land-contamination-risk-management**	For **effectiveness**; (NHDC Matter 19 statement, para 61, LP3, MoU5)
MM 189	124	Paragraphs 11.72 and 11.73 (Delete and insert new paragraphs)	~~11.72 There are numerous sites in the District which are potentially affected by contamination as a consequence of their historical land uses.~~ ~~11.73 The policy addresses the protection of the health of end users of proposed developments, as well as the protection of the historic, built and natural environment, including groundwater. The latter is of particular relevance in North Hertfordshire because much of the District's water supply comes from an~~	For **effectiveness** (LP3, MoU5)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~unconfined aquifer.~~ **11.xx Decisions should ensure that the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.** **11.xx Much of the area covered by this plan overlies Secondary and Principal Aquifers. Abstractions are located throughout the plan area, with WFD aquifers and rivers present. Source Protection Zones (1 to 3) and landfills are present within the plan area, and mostly in the areas around Hitchin, Letchworth, Baldock, Royston, Ashwell and Stevenage. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. The use of groundwater for local drinking water supplies in the area makes it particularly vulnerable to pollution.** **11.xx Certain new activities need to be deterred in sensitive areas based on their intrinsic hazard to sensitive receptors (e.g. groundwater, Principal Aquifers, Source Protection Zones). Close to sensitive receptors a precautionary approach is likely to be taken even where the risk of failure is low as the consequences may be serious or irreversible.** **11.xx Where risks from landfill gas are likely to arise, where land contamination may be reasonably suspected, or particularly environmentally sensitive developments (e.g. petrol filling stations) are proposed for sensitive sites, developers are encouraged to hold pre-application discussions. A Preliminary Risk Assessment (PRA) should be undertaken as the first stage in assessing these risks and is a requirement for validating relevant planning applications.**	
MM 190	125	Policy NE12	**Policy NE12 : Renewable and low carbon energy development** Proposals **for solar farms involving the best and most versatile agricultural land and proposals for wind turbines will be determined in accordance with national policy.** Proposals for **other** renewable and low carbon energy development which would	For **consistency with national policy** following

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			contribute towards reducing greenhouse gas emissions will be permitted subject to an assessment of the impacts upon: i. landscape quality, landscape character and visual amenity, including consideration of cumulative impacts of development; ii. environmental assets; iii. the historic environment, including the impact on the setting of historic assets ; iv. the transport network; v. air quality; vi. aviation interests; and vii. the amenity of residents. In assessing renewable and low carbon energy proposals against the above criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions, and the social benefits of community owned schemes where this is relevant. Proposals for decentralised energy schemes associated with development of the strategic sites allocated in the Plan will be encouraged subject to an assessment of the impacts. In all cases, end of life/redundant plant, buildings, apparatus, and infrastructure must be removed and the site restored to its former state or a condition agreed with the Council.	Matter 19 hearing session (ED55, ED156)
MM 191	126	Paragraph 11.77	The Hertfordshire Renewable and Low Carbon Energy Technical Study identifies energy opportunity areas in the District. This may assist developers to choose the appropriate renewable technology, depending on the location of the development. The Study also identified that there may be areas of opportunity to investigate decentralised energy schemes, this could be particularly relevant in those areas where larger scale development	For **consistency with national policy** (NHDC Matter 19 Statement, para

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			may take place. Broadly, decentralised energy schemes refer to energy that is generated off the main grid and can include micro-renewables, heating and cooling. Schemes can serve a single building or a whole community. Although development proposals for renewable and low carbon energy will be supported in appropriate locations, it is also important that development proposals incorporate energy efficient measures to help reduce the demand for energy in the first place. **The Council is mindful that an appropriate balance must be maintained between the benefits of renewable energy and other constraints and considerations in accordance with national Planning Practice Guidance (PPG)**.	72).
		CHAPTER 12	**HISTORIC ENVIRONMENT**	
MM 192	127	Policy HE1 (i) Additional criterion and paragraph	**Policy HE1: Designated heritage assets.** Planning applications relating to Designated heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification Statement that: i. assess**es** the significance of heritage assets, including their setting, ~~impacted by the proposal;~~ ii. ~~justify~~ **justifies** and detail**s** the impacts of any proposal upon the significance of the designated **heritage** asset(s); and iii. inform**s** any necessary ~~mitigation~~ measures to minimise or mitigate against any identified harms.~~;~~ Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable): a. enable the heritage asset to be used in a manner that secures its conservation and preserves its significance; b. incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; **and** **c. will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.** **Where substantial harm to, or loss of significance, of a designated heritage asset is**	For **effectiveness** and **consistency with national policy** following Matter 20 hearing session (NHDC Matter 20 Statement, ED55, ED157)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.	
MM 193	128	Policy HE2	**Policy HE2: Heritage at risk** Planning permission will be granted for proposals that seek to ~~restore~~ **conserve** or provide new uses for designated heritage assets identified on the national register, or the **Council's 'At Risk'** ~~local risk~~ register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use. Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully ~~implemented~~ **assessed**.	For **effectiveness** and **consistency with national policy** (NHDC Matter 20 Statement , para 13)
MM 194	128	Policy HE3	**Policy HE3: ~~Local heritage~~ Non-designated heritage assets** ~~Permission for the loss of a building of local interest will only be granted where~~ **Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:** a. the replacement building contributes to preserving the local character and distinctiveness of the area; and b. **where the asset is located in a conservation area** a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.	For **effectiveness** and **consistency with national policy**, following Matter 20 hearing session (ED55, ED157)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 195	128	After paragraph 12.7 (new paragraph)	**Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This policy is concerned with those non-designated heritage assets that are locally listed, such as Buildings of local interest.**	For **effectiveness**; Consequential to MM194 following Matter 20 hearing session (ED55, ED157)
MM 196	129	Policy HE4	Policy HE4: Archaeology Permission for development proposals affecting heritage assets with archaeological interest will be granted **provided that**: ~~where~~: a. developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation. b. It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and c. where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost. Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance. **Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.**	For **effectiveness** (NHDC Matter 20 Statement, para 17).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		CHAPTER 13	**COMMUNITIES**	
MM 197		All tables	Local Housing Allocations and site-specific **policy** criteria *All site references to be prefaced with "***Policy***" e.g.* ~~Site~~ **Policy** AS1	For **effectiveness**; To ensure policy status is afforded to the site-specific criteria
MM 198	133	Paragraph 13.1	This chapter sets out the site allocations for development for each community in North Hertfordshire. It identifies the detailed site-specific **policy** criteria for each local housing allocation. Retail and employment allocations are also identified and site- specific **policy** criteria are provided where considered necessary.	For **effectiveness**; Consequential modification to MM197 [above]
MM 199	133	Paragraph 13.2	All development sites listed in this chapter are shown on the ~~Proposals~~ **Policies** Map. The communities are generally based on the established network of town and parish boundaries[138] and are arranged alphabetically as follows: <u>Footnote:</u> [138] Exceptions to this include where development is proposed on the edge of an existing settlement but using land (partly) in an adjoining parish. Sites on the edge of Baldock but in Clothall parish, for example, are included in the Baldock section.	For **legal compliance**
		ASHWELL		
MM 200	135	Paragraph 13.5	Ashwell is identified as a Category A village. A development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Ashwell's development needs during this Plan period.	For **legal compliance**
MM 201	135	Paragraph 13.7	One housing site is identified in Ashwell for 33 new homes. ~~62~~ **71** further homes have been built or granted planning permission since 2011.	**Positively prepared**; Updated housing monitoring information

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 202	135	Policy AS1	Land west of Claybush Road — 33 homes • Provision of **vehicular and** pedestrian access into the village; • Sensitive design and layout required in terms of ridge line and setting within landscape, **retain existing boundary hedgerows and supplement with** additional planting ~~required~~ on the east and west boundaries to improve views from Arbury Banks and screen properties on Claybush Road; • Heritage Impact Assessment required informing design and layout at southern extent of site to respect setting of Arbury Banks Scheduled Ancient Monument and the views of St Marys Church; and • Provide archaeological survey prior to development.	For **effectiveness** following Matter 11 Hearing session to clarify access (ED95, ED148A)
MM 203	135	Table after Policy AS1	Total allocated sites — 33 homes Completions and permissions — ~~62~~ **71** homes Total allocated, completed and permitted — ~~95~~ **104** homes	**Positively prepared**; Updated housing monitoring information
		BALDOCK		
MM 204	137	Paragraph 13.16	Baldock is classed as a town in Policy SP2~~: Settlement Hierarchy~~. A boundary for the town is shown on the ~~Proposals~~ **Policies** Map. Beyond this boundary is classed as Green Belt.	Consequential modification to MM010 [SP2]; for **legal compliance**
MM 205	137	Paragraph 13.19	8 housing sites are allocated in and around Baldock. These will deliver an estimated 3,436 new homes (3,136 during the plan period to 2031). A further ~~154~~ **212** new homes have been built or granted planning permission since the start of the plan period in 2011.	**Positively prepared**; Updated housing monitoring information
MM 206	138	Policy BA2	Land **south**-west of Clothall Road (Clothall parish) — 200 homes • Creation of appropriate, defensible Green Belt boundary along **the south-eastern** ~~south-western~~ perimeter of **the** site; • Appropriate mitigation measures for noise associated with the A505 to	For **effectiveness**; NHDC Matter 10 statement, factual correction

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			potentially include insulation and orientation of living spaces; • Proposals to be informed by a site-specific landscape assessment; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon Weston Hills Local Wildlife Site; • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.	

MM 207	138	Policy BA3	Land south of Clothall Common (Clothall parish) ~~200~~ **245** homes
			• Deliver~~, in combination with Site BA4,~~ a southern link road connecting ~~Wallington Road to~~ the B656 Royston Road **to Wallington Road or the A507 Clothall Road within the southern bypass;**
			• **Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA4;**
			• **Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network**
			• Site layout to take account of existing wastewater infrastructure;
			• Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need;
			• Appropriate mitigation measures for noise associated with the A505 to ~~potentially~~ include:
			  ○ insulation and orientation of living spaces; **and**
			  ○ **maintaining or re-profiling the existing bunding towards the east of the site with no housing permitted on or beyond its (revised) alignment;**
			• Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor ~~along northern perimeter of~~ **through the** site;
			• Incorporate ordinary watercourses (and any appropriate measures) within
				For **effectiveness** to provide better policy control over the land following Matter 10 Hearing session (ED128, ED146A).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			comprehensive green infrastructure and / or SUDs approach; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; • Proposals to be informed by a site-specific landscape assessment; • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.	
MM 208	139	Policy BA4	Land east of Clothall Common (part in Clothall parish) — ~~95~~ **50** homes • ~~Deliver, in combination with Site BA3, a southern link road connecting Wallington Road to the B656 Royston Road;~~ • **Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA3;** • **Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network;** • Site layout to take account of existing wastewater infrastructure • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; • Proposals to be informed by a site-specific landscape assessment; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution • Archaeological survey to be completed prior to development.	For **effectiveness**; following Matter 10 Hearing session (ED128, ED146A)
MM 209	139	Policy BA5	Land off Yeomanry Drive — 25 homes • Site layout to take account of existing wastewater infrastructure; • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; • Appropriate treatment of ~~south-eastern and south-western~~ **site** boundaries to	For **effectiveness** as proposed in LP3

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			maintain access to, and integrity of, Footpath Baldock 036 **and east-west green corridor**; • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.	
MM 210	140	Table After Policy BA11	Total allocated sites* — 3,386 homes Completions and permissions — ~~204~~ **212** homes Total allocated, completed and permitted 2011-2031* — ~~3,290~~ **3,298** homes	**Positively prepared**; Updated housing monitoring information
MM 211	141	Policy BA10	Royston Road — 19.6 • **A masterplan to be secured prior to the approval of any detailed matters;** • Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock**;** • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution**;** • **Landscaping to enhance the ecological value of the railway corridor and reinforce a defensible Green Belt boundary to the east;** • **Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use;** • Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common; • **Retaining framed views of St Mary's Church from within and beyond the site;** • Archaeological survey to be completed prior to development; **and** • **Use of green roofs on buildings in order to create a less harsh urban-rural transition to the Green Belt on the eastern side of this allocation.** ***Designated employment areas*** BE1 — Bondor Business Centre — 2.5	To ensure the Plan is **positively prepared**, **justified**, **effective** and **consistent with national policy** following Matter 13 hearing session (LP3, MOU5, ED56, ED150)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			BE2 | Royston Road | 3.3 ~~***Parts of employment areas designated for business use only***~~ ~~BB1~~ | ~~Bondor Business Centre East~~ | ~~1.0~~	
MM 409	142	Paragraph 13.30	Additionally a southern link road is ~~also~~ proposed to enable the development of **site** BA3 ~~and BA4 but also improving~~**. This will improve** connectivity to the south of the town providing the ability to bypass this junction. **The detailed alignment of the link road will be determined through the Development Management process. This may require the existing bunding at the eastern end of the proposed link road to be re-profiled. The agreed route of the southern link road through the bunded area will mark the outer limits of built development in this part of the site.**	For **effectiveness**
MM 212	142	After 13.30 (new paragraph)	**Baldock has historically experienced air quality issues associated with traffic in the town. However, these measures should help to ensure that relevant Air Quality Objectives are not exceeded as a consequence of growth. Detailed assessments will be required in line with Policy D4 when larger sites (including BA1 to BA4) are brought forward for development.**	For **effectiveness** as proposed in LP3
		BARKWAY		
MM 213	143	Paragraph 13.35	Barkway is ~~identified as a Category A~~ **one of five** village**s where higher levels of growth will be supported.** ~~in the settlement hierarchy and~~ **It** is the largest in population terms of three villages located in the area to the east of the A10 and to the south of Royston. Despite this, facilities are limited and so residents would **presently** be likely to travel to either Royston to the north or Buntingford to the south for many day to day items. A development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Barkway's development needs during this Plan period.	Consequential modification to MM010 [SP2] for **effectiveness**; for **legal compliance**
MM 214	143	Paragraph 13.37	Three sites are allocated in Barkway for an estimated 173 new homes. A further ~~31~~ **37** homes have been built or granted planning permission since 2011.	**Positively prepared**; Updated housing monitoring information
MM	144	Policy BK2	Land off Windmill Close | 20 homes	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
215			• ~~Part of the site to be retained as open space; and~~ • Archaeological survey to be completed prior to development	following Matter 11 hearing session (ED95, ED148A)

MM 216	144	Policy BK3	Land between Cambridge Road & Royston Road — 140 homes
			• Development should be set back from the road;
			• Lower density housing would be appropriate on the eastern part of the site;
			• Incorporation of ~~footpath~~ **Bridleway** Barkway 017 as a north-south green corridor through the site;
			• Appropriate treatment of northern boundary to maintain alignment and integrity of Bridleway Barkway 018
			• Explore opportunities for connecting road from Royston Road to Cambridge Road having regard to heritage considerations (below);
			• Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for pedestrian and cycle access;
			• Provision of local convenience shop;
			• **Approximately 1.5 hectares of land at the south-west of the site secured as a reserve site for primary education;**
			• Site layout designed to integrate with any future use of **land identified for** ~~adjoining reserve~~ school site;
			• Development should include extensive tree planting, maintenance of the existing boundaries and hedgerows.
			• **Development should include measures to minimise impact on Newsells Park Stud, in terms of proximity of built development, noise and increased activity;**
			• Sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include:
			  ○ Reinforcing of hedgerows and landscaping along site boundaries; and
			  ○ Access arrangements designed to minimise harm to heritage assets
				For **effectiveness** as proposed in LP3 and following Matter 11 hearings (ED95, ED148A).

MM	144	Table after Policy BK3	Total allocated sites — 173 homes	**Positively**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
217			Completions and permissions: ~~31~~ **37** homes Total allocated, completed and permitted: ~~204~~ **210** homes	**prepared**; Updated housing monitoring information
MM 218	144	Paragraph 13.38	The visible economic activity of the village is limited to a petrol filling station/garage~~, soft furnishings business~~ and car repairs business. Barkway Park Golf Club is also located near to the edge of the village.	For **effectiveness** as proposed in LP3
MM 219	144	Paragraph 13.39	The existing first school site in Barkway is constrained and is considered difficult to expand. Hertfordshire County Council hold a reserve school site in the village, lying ~~between sites BK1 and~~ **within site** BK3. This will be retained providing the opportunity to respond to the increase in the number of dwellings for the village.	**For effectiveness**; Consequential modification to MM216
MM 220	145	After paragraph 13.41 (new paragraph)	**Newsells Park Stud is an established rural business which lies directly to the north of site BK3. The stud is a specialist business which relies on the adjoining pasture land to create the best conditions for rearing foals. Development on site BK3 will need to take into account any potential impact from noise, increased activity and other forms of disturbance both during construction and throughout the occupancy of the scheme.**	**For effectiveness**; Consequential modification to MM216
		COCKERNHOE AND EAST OF LUTON		
MM 221	150	Paragraph 13.66	Cockernhoe **& Mangrove Green** is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to include both the village **of Cockernhoe & Mangrove Green** and the adjoining expansion of Luton. Outside this boundary the rest of the Cockernhoe ward is classed as Green Belt.	For **effectiveness** following Matter 5 hearing session
		CODICOTE		
MM 222	152	Paragraph 13.74	Codicote is ~~identified as a Category A~~ **one of five** village**s where higher levels of growth will be supported**. The development boundary shown on the ~~Proposals~~ **Policies** Map to	Consequential modification to

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Codicote's future development needs.	MM010 [SP2] for **effectiveness** and for **legal compliance**
MM 223	152	Paragraph 13.77	Four sites are allocated in and around Codicote village for an estimated 315 new homes. A further ~~49~~ **52** homes have been built or granted planning permission with the parish since 2011.	**Positively prepared;** Updated housing monitoring information
MM 224	152	Policy CD1	Land south of Cowards Lane — 73 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • **Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site;** • **Contribution towards school expansion on site CD5;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;** • Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon ~~Hollands~~ **Hollards** Farm Meadow Local Wildlife Site and adjoining priority woodland habitat.	For **effectiveness** following Matter 11 Hearing session and to correct factual error (ED96, ED148B)
MM 225	153	Policy CD2	Codicote Garden Centre, High Street — 54 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;	For **effectiveness** as suggested in LP3 and following

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• **Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site;** • **Contribution towards school expansion on site CD5;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;** • **Access through site to adjoining sports field and community centre;** • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon adjoining priority deciduous woodland habitat; • Sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles; • **Retain and strengthen existing boundary hedgerows.**	Matter 11 Hearing session (ED96, ED148B).
MM 226	153	Policy CD3	Land north of The Close — 48 homes • **Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site;** • **Contribution towards school expansion on site CD5;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;** • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Sensitive incorporation of Footpaths Codicote 007 and 008 as ~~perimeter~~ features ~~around~~ **within** the site ~~and~~ **providing** a connection from the High Street to the wider countryside; • Heritage impact assessment (including assessment of significance) and	For **effectiveness** following Matter 11 Hearing session (ED96, ED148B)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.	

MM 227	153	Policy CD5	Land south of Heath Lane — 140 homes
			• Land broadly to the east of the current alignment of footpath Codicote 014 to be reserved for expansion of the existing school;
			• **Site CD5 to be developed first to ensure availability of land for expansion of existing school to accommodate additional pupils arising from the allocated sites;**
			• **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;**
			• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;
			• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;
			• Consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest including:
			  ○ Codicote Lodge Icehouse & surrounds Local Wildlife Site;
			  ○ Heath Plantation Local Wildlife Site;
			  ○ Meadow NW of First Spring Local Wildlife Site; and
			  ○ Priority deciduous woodland habitat adjoining the site;
			• Sensitive incorporation of existing rights of way, including footpaths Codicote 014, 015 & 016 as green corridors through the site connecting the existing village to the wider countryside;
			• Proposals to be informed by a site-specific landscape assessment, particularly ensuring development at the south-west of the site does not encroach beyond acceptable limits into longer views across the Mimram Valley;
			• Lower density of development to southern edge of site to respect local character; and
				For **effectiveness** following Matter 11 Hearing session (ED96, ED148B)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings.	
MM 228	154	Table after Policy CD5	Total allocated sites: 315 homes Completions and permissions: ~~49~~ **52** homes Total allocated, completed and permitted: ~~364~~ **367** homes	**Positively prepared**; Updated housing monitoring information
MM 229	13.78	Paragraph 13.78	A site adjoining the existing Gypsy and Traveller site at ~~Pulmore~~ **Pulmer** Water has been identified for **eight** ~~six~~ additional pitches **and a site at Danesbury Park Road for four pitches**.	To ensure the Plan is **positively prepared**, **justified**, **effective** and **consistent with national policy** following updated evidence (ED60)
MM 230	154	Policy CD4	Land at ~~Pulmore~~ **Pulmer** Water, St Albans Road ~~7~~ **8** Ref: CD4 — Site: Land at Pulmore Water, St Albans Road — Pitch estimate: ~~6~~ **8**	As above
MM 231	154	New Policy CD6	**Land at Woodside Place, Danesbury Park Road 4**	As above
MM 232	154	Paragraph 13.80	The existing 1 FE Codicote school regularly fills most of its available places from the local area. Its current site is physically constrained. Expansion of the existing primary school is required to accommodate demand from the additional residential development **within sites CD1, CD2, CD3 and CD5 as well as other dwellings that may come forward** ~~that is planned~~ in Codicote. **Expansion of the existing primary school will require site CD5 to come forward first to provide the land with the other three sites coming forward shortly after to ensure the necessary contributions for the expansion are available at**	For clarity and **effectiveness** following Matter 11 hearing session Matter 11 Hearing session

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			the right time.	
MM 233	154	After paragraph 13.81 (new paragraph)	**Some minor roads leading to/from Codicote may require mitigation. This includes Bury Lane/Park Lane to Old Knebworth, and St. Albans Road. The effects of increased traffic through the village centre could also be off-set by environmental improvements.**	For **effectiveness** as (NHDC Matter 11 statement, ED105)
		GRAVELEY AND NORTH OF STEVENAGE		
MM 234	155	Paragraph 13.86	Graveley is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Graveley's future development needs.	For **legal compliance**
MM 235	155	Paragraph 13.89	Our strategic site to the north of Stevenage is located in Graveley parish. One site is allocated within the village for an estimated 8 new homes. A further ~~8~~ **10** homes have been built or granted planning permission since 2011.	Factual update
MM 236	155	Table after Policy GR1	Completions and permissions: ~~8~~ **10** homes Total allocated, completed and permitted: ~~916~~ **918** homes	**Positively prepared**; Updated housing monitoring information
		GREAT ASHBY AND NORTH-EAST STEVENAGE		
MM 237	156	Policy GA1 (new criteria to be added)	Land at Roundwood (Graveley parish): 330 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Sensitive integration into existing settlement in terms of development layout and building orientation; • Principal vehicular access taken from existing residential streets within Great Ashby • **Provision for sustainable modes of transport having regard to the**	For **effectiveness**; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Stevenage Mobility Strategy; • **Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;** • **Contribution towards appropriate GP provision across the north of Stevenage sites;** • Maintain general integrity of Weston Road, including as a through route for pedestrians and cyclists • Retention and sensitive treatment of priority woodland habitats surrounding site to north and west; • Consider and mitigate against any adverse impacts upon adjacent local wildlife site at Parsonsgreen Wood; • Integration of Footpath Graveley 010 as a perimeter feature around the north of the site; • Sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church.	
MM 238	157	Paragraph 13.99	Our proposals for site GA2 also require consideration of education provision, ~~including a minimum requirement~~ **reserving land** to provide a new 2FE primary **/ 4FE secondary 'all through'** school. ~~Between them, t~~**T**hese measures ~~should~~ **will** ensure sufficient provision to serve Great Ashby as a whole.	For **effectiveness** (NHDC Matter 10 statement)
MM 239	157	After paragraph 13.99 (New paragraph)	**The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaking on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.**	For **effectiveness**; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM	157	Paragraph 13.100	Our transport modelling does not identify any specific mitigation scheme requirements for Great Ashby. **There are however local concerns that Back Lane, a narrow minor road**	For **effectiveness**; following Matter 10

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
240			**which leads to Church Lane in Gravely, could be used by increased numbers of vehicles leaving the new development sites, and that junctions in Graveley itself will suffer from congestion as a result of increased flows . These issues are also part of wider network issues concerning junction 8 of the A1(M) and alternative routeings to this, which are being reviewed by the Council and HCC, and which will propose mitigation measures in the area. These will be reflected in future iterations of the Infrastructure Delivery Plan. Any transport proposals should consider the effects on adjacent networks and communities such as Graveley , and propose suitable mitigation; the analysis should also consider cumulative impacts.** ~~However, i~~It is **also** recognised that there are localised highway issues in the area, particularly relating to on-street car parking[141]. The~~se~~ **parking issues** have arisen, in part, as a result of national planning policies in place at the time Great Ashby was developed which restricted the amount of off-street car parking the District Council could require. **These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.** <u>Footnote:</u> [141] This also explains why high-level traffic modelling, which will not contain this level of intelligence, considers there to be sufficient capacity.	hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM 241	157	Paragraph 13.101	**Some elements of** ~~P~~**p**otential **solutions to these issues** ~~highway management measures~~, such as the use of Traffic Regulation Orders (TROs) **to deal with parking issues**, lie outside the direct control of the planning system and it is therefore not for this Local Plan to dictate the most appropriate solution(s).	For **effectiveness**; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM 242	157	Paragraph 13.102	It is recognised that a careful balance needs to be struck between facilitating new development, **encouraging sustainable travel choices,** ensuring safe vehicular access throughout Great Ashby, the provision of parking places and the need to ensure that any measures which might be implemented do not simply displace problems to other **less**	For **effectiveness**; following Matter 10 hearing session (NHDC Matter 10

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			appropriate locations.	statement, ED96, ED105, ED147)
MM 243	158	Paragraph 13.103	We will continue to work with the community council**, Stevenage Borough Council** and highway authority to determine the most appropriate solution(s). Sites in Great Ashby will need to ensure that any transport assessments appropriately take these matters into account and contribute reasonably to any necessary mitigation measures, or wider strategies which may seek to address these issues.	For **effectiveness**; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM 244	158	After Paragraph 13.103 (new paragraph)	**Our evidence identifies that the three housing allocations proposed to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.**	For **effectiveness**; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
		HEXTON		
MM 245	159	Paragraph 13.108	Hexton is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent.	For **legal compliance**
MM 246	159	Paragraph 13.111	There are no sites allocated for residential development in Hexton. Planning permission has been granted for ~~one~~ **two** new home**s** since 2011.	**Positively prepared**; Updated housing monitoring information
		HITCHIN		
MM 247	161	Paragraph 13.122	Hitchin is classed as a town under Policy SP2. A settlement boundary is defined for the town (shown on the ~~Proposals~~ **Policies** Map), within which new development is	For **legal compliance**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			encouraged. Beyond the settlement boundary is Green Belt.	
MM 248	162	Paragraph 13.126	Seven sites are allocated in and around Hitchin for an estimated ~~1,009~~ **971** new homes. The significant majority of these will be built at our Strategic Housing Site at Highover Farm. A further ~~638~~ **702** homes have been built or granted planning permission in Hitchin since 2011.	**Positively prepared**; Updated housing monitoring information
MM 249	162	Policy HT2	Land north of Pound Farm (St Ippolyts parish) — 84 homes • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • **No residential development within Flood Zone 2**; • Maintain appropriate buffer zone from Ippolitts Brook at south-east of site; • Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); • **Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary;** • Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets.	For **effectiveness** Following Matter 10 hearing session (ED95, ED146A)
MM 250	162	Policy HT3	Land south of Oughtonhead Lane — 46 homes • Access from Westbury **Close** ~~Way or Long Innings~~ whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003); • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • **Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary;** • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 251	HT5	Policy HT5	Land at junction of Grays Lane & Lucas Lane — 16 homes • Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to**, and general integrity and character of,** Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; • **Retain and reinforce planting along western boundaries to protect openness of Green Belt beyond the allocation;** • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)
MM 252	HT6	Policy HT6	Land at junction of Grays Lane & Crow Furlong — 53 homes • Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to**, and integrity and character of,** Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; • Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • **Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary;** • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; • Archaeological survey to take place prior to development.	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)
MM 253	163	Policy HT8	Industrial Area, Cooks Way — ~~50~~ **12** homes • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Site layout designed to take account of existing wastewater infrastructure; • Higher intensity development to take account of site location and surrounding	For **effectiveness** following Matter 10 hearing session (LP3, ED95, ED146A)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			completed schemes. • **Development should not prejudice future use of the safeguarded rail aggregate depot**	.
MM 254	163	Table after Policy HT10	Total allocated sites: ~~1,009~~ **971** homes Completions and permissions: ~~638~~ **702** homes Total allocated, completed and permitted: ~~1,647~~ **1,673** homes	**Positively prepared**; Updated housing monitoring information
MM 397	163	Paragraph 13.128	The following sites are designated employment areas shown on the ~~Proposals~~ **Policies** Map. Applications will be considered in accordance with our detailed policies.	For **legal compliance**
MM 398	164	Table after Paragraph 13.128	**Ref** / ~~**Employment allocations and site-specific criteria**~~ ***Designated employment areas*** / **Hectares** HE1 / Wilbury Way / 38.9 HE2 / Burymead Road / 7.1 HE3 / Station approach / 1.4 HE4 / Land adjacent to Priory Park / 0.9 ~~***Parts of employment areas designated for business use only***~~ ~~HB1 / Wilbury Way / 3.6~~ ~~HB2 / Cadwell Lane / 0.8~~ ~~HB3 / Burymead Road / 7.1~~ ~~HB4 / Land adjacent to Priory Park / 0.9~~	To ensure the plan is **effective** and **justified** following Matter 13 Hearing Session (ED56, ED150)
MM 255	164	Paragraph 13.132	A need for additional retail floorspace has been recognised **by the Council** and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. **The retail capacity projections[x] are district wide and can be met within the district. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Hitchin indicate the potential for growth of 11,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor**	To ensure the Plan is **positively prepared**, **justified** and **effective** following Matter 14 hearing sessions (ED56, ED151)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail. ~~Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000m² of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment.~~ **Footnote:** **[x]North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)**	
MM 256	164	After paragraph 13.132 (New Paragraph)	**For allocation purposes, the capacity has been distributed between three of the four Town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.**	To ensure the Plan is **positively prepared**, **justified** and **effective** following Matter 14 hearing sessions (ED56, ED151)
MM 257	164	Paragraph 13.133	**Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000 gross sq.m of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment across the entire allocated site.** Redevelopment of this area at a suitable scale and reflecting the historic properties of Hitchin town centre has the potential to enhance the character, appearance and significance of this area.	To ensure the Plan is **positively prepared**, **justified** and **effective** consequential to MM255 (ED56, ED151)
MM 258	164	After paragraph 13.133 (new paragraphs)	**Paynes Park could deliver up to 3,000 gross sq.m additional retail floorspace and overall the remaining potential retail capacity for Hitchin of 4,100 gross sq.m will need to be met on a district wide basis. The retail study briefing note[x] indicates in its summary table that by 2031 the District as a whole will have effectively met its current capacity projections.** **A concept framework / masterplan will be initiated by the District Council to address**	To ensure the Plan is **positively prepared**, **justified** and **effective** following Matter 14 hearing sessions

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			the requirements of Policies HT11 and HT12. It will consider existing and potential land uses, capacities for development and place-making. It will illustrate the disposition and connectivity of current and potential land uses including retail; employment / commercial; housing; community facilities; formal/informal public open space; the market; links to car parks, bus stops, key footpaths, cycle tracks and vehicular routes as well as guidance on how these routes will align through and around the framework / masterplan area connecting to surrounding neighbourhoods. The framework / masterplan will also consider the phasing and deliverability of any site-specific proposals. **New footnote:** **[x]Retail Study Briefing Note (Lichfields, 2017)**	(ED56, ED151)
MM 259	164	Paragraph 13.134	The~~is~~ scheme**s** will be **main town centre uses** ~~retail-~~led. Consequently, no specific housing allocation ~~or requirement~~ is identified, and any residential units here will contribute towards the ~~windfall~~ **other** allowances identified in Policy SP8**(c)** of this Plan.	For **effectiveness** following Matter 14 hearing sessions (ED56, ED151)
MM 260	164	After paragraph 13.135 (new paragraphs)	**Any major planning application within the allocation area on the Policies Map, should have regard to the concept framework / masterplan. Any major planning application which comes ahead of the concept framework / masterplan will be considered in accordance with the criterion in Policy HT11.** **The Hitchin Town Centre Strategy review will commence in advance of the second period of the Local Plan; being informed by the preceding Concept Framework.**	For **effectiveness** following Matter 14 hearing sessions (ED56, ED151)
MM 261	165	Ref to Policy	**~~Retail allocations and site-specific criteria criteria~~ Town Centre Uses allocations and site-specific criteria**	For **effectiveness** following Matter 14 hearing sessions (ED56, ED151)
MM 262	165	Policy HT11	**~~Retail~~ Town Centre Uses allocations and site-specific criteria** Churchgate and its surrounding area — Mixed-use	To ensure the Plan is **positively**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source

			• Redevelopment to provide ~~approximately~~ 4,000~~m²~~ ~~of~~ gross **sq.m** of additional ~~main~~ **A1, A3, A4, and A5** town centre uses ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.**
			• ~~Provision of residential accommodation on upper floors;~~
			• **Preparation of a concept framework / masterplan to enable:**
			  ○ Identification of suitable, long-term location**(s)** for Hitchin Market;
			  ○ Ensure an appropriate level of car parking is retained and / or provided across the town ~~centre~~ as a whole;
			  ○ Provision of high quality public realm including strengthened pedestrian links between Market Place, Queen Street, Portmill Lane, Bancroft and along the River Hiz;
			  ○ Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including:
			  ▪ Protection of key views of Grade I listed St Mary's Church, including from Hollow Lane;
			  ▪ Consideration and sensitive treatment of key listed buildings and their settings including the Sun Hotel, the Biggin and various buildings in Market Place;
			  ▪ Retention and enhancement of terracing to River Hiz **having regard to identified Flood Zone**;
			  ▪ Any replacement buildings required to:
			  • respect existing building frontage lines on Sun Street and Market Place; and
			  • provide architectural variation to reflect rhythm of historic building plots.
				prepared, **justified** and **effective** following Matter 14 hearing sessions (ED56, ED151)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Archaeological survey to be completed prior to development; **and** • **Ensure an appropriate level of car parking is retained and / or provided across the town as a whole.**	

MM 263	165	Policy HT12	Paynes Park — Mixed use
			• Redevelopment to provide approximately ~~4,000m² of~~ **3,000** gross **sq.m of** additional ~~main~~ **A1, A3, A4, and A5** town centre uses floorspace **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.**
			• **Preparation of a concept framework / masterplan to enable:**
			  ○ Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including:
			  ○ Protection and enhancement of Paynes Park House and The Cock Public House which lie within the site boundary;
			  ○ Respect for the setting of the Green Hythe, Bank Flat and 3-4 High Street which are adjacent to the site;
			  ○ Incorporating and maintaining alignment of PROW along West Alley (Hitchin 090);
			  ○ Environmental improvements to the area and frontage along Paynes Park; and
			• **Ensure an appropriate level of car parking is retained and / or provided across the town as a whole.**
				To ensure the Plan is **positively prepared**, **justified** and **effective** following Matter 14 hearing sessions (ED56, ED151)

MM 264	166	Paragraph 13.145	All schemes in Hitchin will be required to make reasonable contributions towards the funding of these works, **and to walking and cycling schemes in Hitchin which aim to influence mode share and free up capacity for new development.** ~~However, appropriate funding arrangements will need to be made. These need to reflect the fact~~	For **effectiveness** (NHDC Matter 10 statement, ED105)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~that background traffic growth triggers the requirement for the schemes with new development than utilising some of the additional capacity that would be provided.~~ **In some cases, existing traffic or background growth may result in junction capacity issues, and new development will further increase these problems. However any additional capacity developed to resolve existing or background growth issues will also be taken up by new development, and appropriate contributions are therefore likely to be required.**	
		HOLWELL		
MM 265	169	Paragraph 13.151	There are no sites allocated for residential development in Holwell. ~~10~~ **12** homes have been built or granted planning permission since 2011.	**Positively prepared**; Updated housing monitoring data
		ICKLEFORD		
MM 266	169	Paragraph 13.155	Ickleford is identified as ~~a Category A~~ **one of five** village**s where higher levels of growth will be supported**. The development boundary **of Ickleford** is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. Most of the rest of the parish is classed as Green Belt, save a small area in the far north of the parish on the Bedfordshire border which is Rural Area Beyond the Green Belt.	For **effectiveness**; consequential modification to MM010 [SP2]
MM 267	169	Paragraph 13.157	Three sites are allocated around the edge of Ickleford village for an estimated 199 new homes. ~~10~~ **11** further new homes have been built or granted planning permission since 2011.	**Positively prepared**; Updated housing monitoring data
MM 268	169	Policy IC1	Land at Duncots Close — 9 homes • Address existing surface water flood risk issues through SUDs or other appropriate solution; • No built development in north-east corner of site to protect views from Grade I listed church;	For **effectiveness**, following Matter 11 hearing session (NHDC Matter 11 Statement, ED96,

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• **Retain and reinforce planting along site boundaries to minimise heritage and Green Belt impacts** • Archaeological survey to be completed prior to development. • **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.**	ED148B)
MM 269	169	Policy IC2	Burford Grange, Bedford Road — 40 homes • **Provision of a pedestrian crossing point over the A600 to connect to the existing footpath network and ensure safe access;** • **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;** • Consider and mitigate against any adverse impacts **upon** key features of interest of adjoining local wildlife site (Westmill Lane) • Site layout designed to take account of existing wastewater infrastructure; • **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;** • **Retention of planting at south and west of the site to ensure integrity of revised Green Belt boundary;** • **Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.**	For **effectiveness**, following Matter 11 hearing session (LP3, NHDC Matter 11 Statement, ED96, ED105, ED148B)
MM 270	170	Policy IC3	Land at Bedford Road — 150 homes • **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;** • **Approximately two hectares of land secured as a ~~a~~ ~~appropriate~~ ~~solution for~~ reserve site for a** primary **school** ~~education requirements having regard to up-to-date assessments of need~~; • Appropriate junction access arrangements to Bedford Road;	For **effectiveness**, following Matter 11 hearing session (LP3, NHDC Matter 11 Statement, ED96, ED105, ED148B)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Sensitive incorporation of Footpaths Ickleford 013 & 014 as green routes around the edge of the site including appropriate measures to reinforce the new Green Belt boundary along their alignment; • Integration of Bridleway Ickleford 015 as a green corridor through the site; • Sensitive treatment of priority deciduous woodland habitat or, where this cannot be (fully) retained, compensatory provision elsewhere within or adjoining the site; • Development proposals to be informed by site-specific landscape assessment; • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Archaeological survey to be completed prior to development; • **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.** • **Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.** • ~~Consider and mitigate against potential adverse impacts of sites on Oughtonhead Lane SSSI.~~	
MM 271	170	Table after Policy IC3	Completions and permissions: ~~10~~ **11** homes Total allocated, completed and permitted: ~~209~~ **210** homes	**Positively prepared**; Updated housing monitoring data
MM 272	170	Paragraph 13.158	Our transport modelling work does not identify any specific mitigation works that are required on the Ickleford road network. Development here will, however, contribute toward traffic generation within Hitchin and appropriate contributions will be sought towards identified schemes in the town. **Any transport assessments for sites in Ickleford should also consider the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes.**	For **effectiveness**, following Matter 11 hearing session (NHDC Matter 11 Statement, ED105)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 273	170	Paragraph 13.160	Ickleford Primary is a 1FE school ~~and regularly fills most of its available places from the local area~~. However, it is located on a constrained site. The school premises lie partially within the Conservation Area and the original school building is listed. There is no capacity to expand within the current site **but the advantages of keeping the school at the historic centre of the village are recognised in both functional and heritage terms**.	For **effectiveness**, following Matter 11 hearing session (ED96, ED148B)
MM 274	170	After Paragraph 13.160 (new paragraph)	**As well as serving Ickleford, the school also admits pupils from northern Hitchin as well as outlying rural areas and settlements. The amount of development proposed for Ickleford may result in a need for additional primary school provision. However, it is not possible to say at this point exactly how or when this provision might be needed. The additional demand created by new development in Ickleford may be offset, either in whole or in part, by changes to school admission patterns outside of the village.**	For **effectiveness**, following Matter 11 hearing session (ED96, ED148B)
MM 275	170	Paragraph 13.161	~~The estimated number of homes on site~~ **Site** IC3 **reserves sufficient land to provide** ~~makes allowance for the provision of~~ a new primary school of up to 2FE ~~on this site~~ **should this prove necessary**. This would allow for the relocation of the existing school and **/ or** additional provision to meet requirements arising from new development if this is determined to be the most appropriate solution. **The Council will work with the school, Hertfordshire County Council and other stakeholders as required to monitor the demand for school places. All options for the retention of the existing school in its current form, its expansion within or adjoining its existing site or splitting provision across the two sites will be fully explored before any decision is taken to relocate Ickleford Primary to the reserve site within IC3.**	For **effectiveness**, following Matter 11 hearing session (ED96, ED148B)
MM 276	171	Paragraph 13.163	Anglian Water consider there is capacity in the relevant treatment works to support the level of growth proposed. **There have been local incidents of sewer flooding and all sites will be required to robustly assess wastewater drainage requirements.**	For **effectiveness**, following Matter 11 hearing session (ED96, ED148B)
MM 277	171	After paragraph 13.163 (new paragraph)	**Hertfordshire County Council, as minerals planning authority, has identified a potential resource block (and associated buffer) to the north of Hitchin. Sites IC2 and IC3 lie within these areas. These sites will be subject to consultation with the mineral planning**	For **effectiveness** and consequential to MM269 [IC2] &

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			authority to determine whether prior extraction (or any other relevant measure) is necessary to avoid sterilisation of any minerals resource.	MM270 [IC3]
		KELSHALL		
MM 278	172	Paragraph 13.168	No sites are allocated in Kelshall for residential development. ~~One~~ **No** new homes ~~has~~ **have** been built **or granted planning permission** in the parish since 2011.	For **effectiveness**; Error in submitted plan
		KIMPTON		
MM 279	173	Paragraph 13.171	Kimpton is identified as a Category A village under policy SP2. It has been excluded from the Green Belt with its settlement boundary being shown on the ~~Proposals~~ **Policies** Map. Blackmore End is classed as a Category B settlement. It has also been excluded from the Green Belt and infilling development that does not extend the built up area into the surrounding countryside will be permitted. Peters Green is a Category C settlement. Development here will be restricted to limited affordable housing and facilities for local community needs in accordance with our detailed policies.	For **legal compliance**
MM 280	173	Policy KM3	Land north of High Street — 13 homes • Address existing surface water **and groundwater** flood risk issues through SUDs or other appropriate solution; • Sensitive design to minimise impacts upon adjoining Conservation Area.	For **effectiveness** following Matter 11 Hearing session (ED95, ED147)
MM 281	173	After paragraph 13.174 (new paragraph)	***Infrastructure and mitigation*** **There are known flooding issues in Kimpton, from both surface water and groundwater, particularly along Claggy Road which acts as a flood route into the High Street. Development in Kimpton will be required to achieve the equivalent of greenfield run off rates to ensure existing issues are not exacerbated.**	For **effectiveness** consequential to MM280 [KM3]
		KING'S WALDEN		
MM	174	Policy KW1	Land west of The Heath, Breachwood Green — 16 homes	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
282			• Appropriate noise monitoring and mitigation measures, to potentially include insulation and appropriate orientation of living spaces, demonstrating WHO and BS8223 standards will be met; • Reprovision of existing allotments subject to up-to-date assessments of need; • Sensitive treatment on site frontage to minimise impacts upon setting of nearby Listed buildings on The Heath; • Reinforce western site boundary to screen views, enhance Green Belt boundary and maintain rural setting of Listed buildings on Brownings Lane; • ~~Incorporation~~ **Provision** of ~~Footpath Kings Walden 008 as~~ green corridor through the site **linking Footpath Kings Walden 008 with Footpath Kings Walden 014.**	following Matter 11 Hearing session (ED95, ED147)
		KNEBWORTH		
MM 283	176	Paragraph 13.185	Knebworth is identified as a Category A village. It is excluded from the Green Belt with a settlement boundary shown on the ~~Proposals~~ **Policies** Map. General development will be permitted in this area. The rest of the parish is designated Green Belt. Old Knebworth is identified as a Category B village within the Green Belt where limited infilling will be allowed.	For **legal compliance**
MM 284	176	Paragraph 13.188	This Plan identifies four local housing allocations within Knebworth for an estimated 598 new homes. A further ~~65~~ **138** homes have already been built or granted planning permission **within the parish**.	**Positively prepared**; Factual update
MM 285	177	Policy KB1	Land at Deards End — 200 homes • **Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;** • Sensitive design and / or lower density housing at east of site to respect setting of Deards End Lane Conservation Area and listed buildings; • Creation of appropriate, defensible Green Belt boundary along north-western	For **effectiveness** following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			perimeter of site; • **Detailed scheme layout to be informed by site-specific visual impact assessment to mitigate Green Belt impacts to the fullest reasonable extent;** • Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument); • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces; • Consider and mitigate against potential adverse impacts upon Knebworth Woods SSSI and priority habitat (deciduous woodland) adjoining site; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	
MM 286	177	Policy KB2	Land off Gypsy Lane — 184 homes • **Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;** • Sensitive design and / or lower density housing where site affects setting of Stockens Green Conservation Area; • Creation of appropriate, defensible Green Belt boundary along southern perimeter of site; • **Approximately two hectares of land to the south of Gypsy Lane and adjoining the existing settlement reserved as an appropriate site for p**rovision of 1FE Primary School • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Address existing surface water flood risk issues, including any run-off from A1(M), through SUDs or other appropriate solution;	For **effectiveness** following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument); • Appropriate noise mitigation measures, to potentially include buffer strip, insulation and appropriate orientation of living spaces; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	
MM 287	177	Policy KB3	Chas Lowe site, London Road — 14 homes • Address existing surface water flood risk issues through removal of hardstanding, SUDs or other appropriate solution. • **Parking provision to ensure no detrimental impact upon the operation of the High Street**	For **effectiveness** following Matter 10/11 hearing (ED128, ED147)
MM 288	178	Policy KB4	Land east of Knebworth — 200 homes • **Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;** • Structural landscaping and planting to provide and / or reinforce Green Belt boundary to east; • ~~Up to 4ha of l~~**L**and **north of Watton Road reserved** for **long-term secondary** education ~~purposes subject to up-to-date assessments of~~ need**s**; • Integrate Bridleway Knebworth 001 as part of green infrastructure strategy; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Preserve ~~longer~~ views from Knebworth to wider countryside along dry valley to south of Watton Road; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	For **effectiveness** following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)
MM	178	Table after Policy KB4	Completions and permissions — ~~65~~ **138** homes	**Positively**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
289			Total allocated, completed and permitted ~~663~~ **736** homes	**prepared**; Factual update
MM 290	178	Paragraph 13.189	The facilities of Knebworth are designated as a village centre in our retail hierarchy under policy SP4. Applications in this area, outside of the allocated housing site, will be assessed using our detailed development management policies. The village centre is shown on the ~~Proposals~~ **Policies** Map and the detailed in Appendix **3** ~~4~~.	For **legal compliance** and error
MM 291	178	Paragraph 13.191	**Land will be reserved within** Site KB2 ~~will~~ **to** provide an additional primary school that will meet the needs arising from new development at the west of Knebworth and provide capacity to serve some existing residential areas. **Land at the south-east of the KB2 allocation is most suited for this provision which should additionally seek to maximise the distance of the school from the A1(M).**	For **effectiveness** following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)
MM 292	178	Paragraph 13.192	There is currently no secondary education provision in Knebworth. Pupils travel to a variety of schools in Hitchin, Stevenage and Welwyn Garden City. ~~Although some of these journeys can, and are, made by public transport, many are also made by car. This contributes to some of the known traffic issues in the town and across the wider road network~~	For **effectiveness** (NHDC Matter 11 statement)
MM 293	178	Paragraph 13.193	~~New development, particularly on site KB4 to the east of Knebworth, provides the opportunity to look at alternate approaches.~~ Making smaller-scale secondary provision, possibly as an 'all-through school'[144] may be an appropriate solution which meets future needs, benefits existing residents and provides a more sustainable approach. [144] All-through schools make provision for all children from age 4 to 18. See Policy SP10.	For **effectiveness** (NHDC Matter 11 statement)
MM 294	179	Paragraph 13.194	**It is currently anticipated that any secondary school provision in Knebworth will not be required until the late 2020s at the very earliest. To ensure an appropriately sized site can be made available, land to the north of Watton Lane at the east of the village is reserved for this purpose.** We will **continue to** work with Hertfordshire County Council, the Parish Council, the landowner and Knebworth Primary School to **monitor long-term education needs across the Stevenage School Place Planning Area and** explore the most	For **effectiveness** (NHDC Matter 11 statement)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			appropriate education solution for this site.	
MM 295	179	Paragraph 13.195	Our transport modelling does not identify any specific mitigation scheme requirements for Knebworth. However, the high street**, including the junction of Stevenage Road/London Road/Watton Road and Station Road,** is a known pinch point, particularly when delays or incidents on the A1(M) result in the B197 being used as an alternate route between Welwyn Garden City and Stevenage. **There are also issues of poor pedestrian/cycle access along Station Road under the railway line, and similar issues at Gun Lane and new development will be expected to consider improvements to walking/cycling conditions in these locations and make reasonable contributions to secure their delivery.**	For **effectiveness** (NHDC Matter 11 statement, ED105)
MM 296	179	Paragraph 13.200	~~A planning application~~ **Planning permission** has ~~recently~~ been ~~submitted~~ **granted** for a new library, doctors' surgery and pharmacy on the site of the current library within the identified village centre.	**Positively prepared** (NHDC Matter 11 statement)
		LETCHWORTH GARDEN CITY		
Ref.	**Page (LP1)**	**Policy / Paragraph**	**Modification**	**Reason / source**
MM 297	181	Paragraph 13.211	Letchworth Garden City is the District's second largest urban area, with only slightly fewer people than neighbouring Hitchin. Letchworth has largely grown to fill most of the space between Hitchin and Baldock, leaving little room for further growth that does not erode the separation between those towns. North and south of the town are the villages of Stotfold (in Central Bedfordshire) and Willian. A settlement boundary is defined for the town (shown on the ~~Proposals~~ **Policies** Map) within which new development is encouraged. Beyond the settlement boundary is Green Belt.	For **legal compliance**
MM 298	182	Paragraph 13.214	New development within Letchworth Garden City will need to demonstrate how it accords with the **Letchworth** Garden City **Design** principles **as set out in Appendix 5**.	For **effectiveness;** Consequential to MM144 and MM147.

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 299	182	Paragraph 13.215	Fourteen sites are allocated in Letchworth for an estimated ~~1,546~~ **1,523** additional dwellings. A further ~~594~~ **592** homes have been built or granted planning permission since 2011 and the town will see more than 2,000 new homes built over the plan period.	**Positively prepared;** Error in submitted Plan; updated housing monitoring data
MM 300	182	Policy LG4	Land north of former Norton School, Norton Road — 45 homes • Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area; • ~~Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate;~~ • Address existing surface water flood risk through SUDs or other appropriate solution, particularly on the western boundary of the site; • Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; • Archaeological survey to be completed prior to development.	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)
MM 301	183	Policy LG5	Land at Birds Hill — 86 homes • Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations; • Appropriate mitigation measures for noise associated with railway and / or adjoining employment are to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area; • Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses • Sensitive design where site affects setting of the Letchworth Conservation Area and Grade II Listed buildings on Birds Hill;	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Retention of ~~any buildings of historic and/or architectural interest~~ **the following non-designated heritage assets[x] or, where this cannot be achieved, justification for their loss:** ○ **Gunmetal & Bronze, Letchworth Casting Co. Ltd, Casting House** ○ **Ogle** ○ **Vantage Point, Tenement Factory** New Footnote: **[x] As identified in *Design Principles for Industrial Premises in Letchworth Garden City,* Letchworth Garden City Heritage Foundation, 2015**	
MM 302	183	Policy LG6	Land off Radburn Way — 35 homes • Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; • ~~Retention of an area of priority orchard habitat within any scheme with appropriate~~ **Off-site** compensatory **re**provision ~~for any~~ **of former priority orchard** habitat ~~lost as a result of development~~.	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)
MM 303	183	Policy LG9	Former Lannock School — 45 homes • ~~Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate;~~ • Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles; • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution.	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)
MM 304	184	Policy LG10	Former playing field, Croft Lane — 37 homes • ~~Justification for the loss of outdoor sports facilities. Re-provision or contributions towards improvements to existing provision where appropriate;~~ • Sensitive design and lower density development to minimise harm to the	For **effectiveness** following Matter 10 hearing session (ED95, ED146A)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Croft Lane Conservation Area and setting of the Grade II Listed Buildings along Cashio Lane, Croft Lane and Norton Road; • Access arrangements to minimise impact upon heritage assets; • Provide archaeological survey prior to development.	
MM 305	185	Table after Policy LG10	Total allocated sites: 1,523 homes Completions and permissions: ~~594~~ **592** homes Broad location – Letchworth Garden City town centre: 50 homes Total allocated, completed and permitted: ~~2,167~~ **2,165** homes	**Positively prepared**; Updated housing monitoring information
MM 399	185	Paragraph 13.217	~~In order to help deliver the additional local jobs estimated to be needed in the District over the plan period, policy SP3 identifies that 1.5 hectares of employment land should be allocated at the former Power Station on Works Road, partly to compensate the loss of employment sites on the western fringes of the main employment area, but also to provide new employment space for business growth.~~	**Positively prepared**; allocation has been built; consequential to MM014
MM 400	185-186	Table after Paragraph 13.217	**Ref** / ~~**Employment allocations and site-specific criteria**~~ ***Designated employment areas*** / **Hectares** ~~LG12~~ / ~~Former power station, Works Road~~ / ~~1.5~~ ~~***Designated employment areas***~~ LE1 / Works Road / 70.9 LE2 / Blackhorse Road / 11.8 LE3 / Icknield Way / 11.4 LE4 / Spirella / 2.8 ~~***Parts of employment areas designated for business use only***~~ ~~LB1~~ / ~~Amor Way~~ / ~~0.2~~ ~~LB2~~ / ~~Blackhorse Road North~~ / ~~4.8~~ ~~LB3~~ / ~~Icknield Way North~~ / ~~3.7~~ ~~LB4~~ / ~~Icknield Way South~~ / ~~3.0~~ ~~LB5~~ / ~~Spirella~~ / ~~2.8~~	To ensure Plan is **positively prepared, justified and effective** as discussed at Matter 13 Hearing Session (ED56, ED150)
MM 401	186	Paragraph 13.218	Letchworth has the second largest town centre in the District as identified on the Policies Map. The town centre contains both primary and secondary frontage located in the main	For **legal compliance**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			retail area around Eastcheap, Leys Avenue, Station Road and the Garden Square shopping centre. These areas will be defined on the ~~Proposals~~ **Policies** Map.	
MM 306	186	Paragraph 13.219	~~There is no immediate identified need (up to 2021) for additional retail floorspace in Letchworth as existing permissions and filling vacant units help meet the town's short term requirement. However, beyond 2021 there is a need to identify sites to accommodate additional floorspace. This will be in the form of mixed use allocations.~~ **A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections[x] are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Letchworth indicate the potential for growth of 9,200 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.** **For allocation purposes, the capacity has been distributed between three of the four town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.** Footnote: **[x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)**	To ensure the Plan is **positively prepared, justified and effective** following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 308	186	Paragraph 13.220	~~Additionally, in the longer term~~ Letchworth has the potential capacity to meet wider District needs, recapturing trade that is currently diverted to Hitchin. There are a number of opportunities within the town centre boundary that could accommodate this additional provision as detailed in the policies below.	For **effectiveness** following Matter 14 hearing sessions (ED56, ED117, ED151)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 309	186	Ref to Policy	~~Retail allocations and site-specific criteria~~ Town Centre Uses allocations and site-specific criteria	For **effectiveness** following Matter 14 hearing sessions; (ED56, ED117, ED151)

MM 310	186	Policy LG19	~~Retail~~ **Town Centre Uses allocations and site-specific criteria**
			The Wynd, Openshaw Way — Mixed use
			• Redevelopment to provide ~~approximately~~ 4,500~~m² of~~ gross **sq.m of** additional **A1, A3 and A5** ~~main~~ town centre uses ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout, flood risk and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout, flood risk and transport terms.**
			• No net loss of residential accommodation;
			• Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole;
			• A public pedestrian link should be provided through the site from Norton Way South and Howard Gardens;
			• Sensitive design to respect Letchworth Conservation Area and the listed building at 52-58 Leys Avenue;
			• Address existing ~~surface water~~ flood risk issues, including any run-off, **through preparation of a site-specific flood risk assessment and the provision of** SUDs or other appropriate solution.
				For **effectiveness** following Matter 14 hearing sessions (ED56, ED117, ED151)

MM 311	186	Policy LG20	Gernon Road — Mixed use • Redevelopment to provide ~~approximately~~ 1,000~~m² of~~ gross **sq.m of** additional **A1, A3, A4, and A5** ~~main~~ town centre uses ~~floorspace~~ **at groundfloor level,**	For **effectiveness** following Matter 14 hearing sessions

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			subject to an up-to date assessment of retail capacity and supply. ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.** ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.** • Development should seek to retain parts of the library that make a positive contribution to the appearance and street-scene; • Development should enhance the setting of Broadway Gardens; • Preservation or enhancement of the setting of the listed museum; • Sensitive design to respect Letchworth Conservation Area and Letchworth Museum, Vasant Hall and Town Hall listed buildings; • Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.	(ED56, ED117, ED151)
MM 312	187	Policy LG21	Arena Parade — Mixed use • Redevelopment to provide ~~approximately~~ 5,000~~ m²~~ ~~of~~ gross **sq.m of** additional **A1, A3, A4, and A5** town centre use**s** ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.** ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.** ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.** • No net loss of residential accommodation; • Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole; • Maintenance of building lines along Broadway and Eastcheap; • Improve east to west pedestrian links; • Vehicle access/egress and servicing should be from Broadway; • Sensitive design to respect Letchworth Conservation Area and the Town Hall	For **effectiveness** following Matter 14 hearing sessions (ED56, ED117, ED151)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			and Broadway Chambers listed buildings; • Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.	
MM 313	187	After Policy LG21 (New paragraphs)	**The allocation of sites LG19, LG20 and LG21 will not prejudice other re-development proposals, which would be of benefit to the vibrancy and vitality of the town centre; taking into consideration of the Local plan as a whole.** **The Letchworth Garden City Town Centre Strategy review will commence within twelve months of the adoption of this plan, which working with landowners, the local community, the Business Improvement District and other key stakeholders will consider up-to-date retail projections and if growth is still required, how to accommodate that growth.**	For **effectiveness** following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 314	187	Before paragraph 13.221 and after new paragraphs at MM313 (New paragraphs)	**The schemes will be main town centre uses led. Consequently, no specific housing allocation is identified and any residential units here will contribute towards the windfall and other allowances identified in Policy SP8, c of this Plan. The projected additional 50 homes in the housing trajectory for Letchworth Garden City are expected to be completed within the broad location defined as the Town Centre Boundary on the Policies Map.**	For **effectiveness** following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 315	187	Paragraph 13.225	~~Further schools provision will be needed~~. **Any further primary school places that are required in addition to the proposed new school north of Letchworth will be met through expansions.** ~~However,~~ Hertfordshire County Council **have confirmed that the expansion of Fearnhill School can meet demand for additional secondary school places beyond 2028.** ~~need to undertake further work to determine which schools have capacity to expand on their existing sites and how this relates to the proposed pattern of development across the town. This applies to both primary and secondary level education.~~	For **effectiveness**
MM 316	188	Paragraph 13.228	Schemes in Letchworth will be required to make reasonable contributions towards these schemes and / or other schemes in nearby locations (see Baldock and Hitchin sections of this chapter in particular) where traffic generation arising from new development will	For **effectiveness**; (NHDC Matter 10 Statement, ED105)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			have an impact. **In addition schemes will be required to make contributions to walking and cycling schemes in Letchworth which aim to influence mode share and free up capacity for new development.**	
		LILLEY		
MM 317	189	Paragraph 13.236	No sites are allocated in Lilley for residential development. ~~One new home has~~ **Two new homes have** been granted planning permission since 2011.	**Positively prepared**; Updated housing monitoring information
		LOWER STONDON		
MM 318	190	Paragraph 13.237	Lower Stondon lies outside of North Hertfordshire in neighbouring Central Bedfordshire. It consists of the original village core and more recent development which lies between the A600 Bedford Road and Henlow airfield **in Henlow parish**. This development extends to the administrative boundary between the two authorities.	For **effectiveness** as proposed in LP3
MM 319	190	Paragraph 13.239	Land within North Hertfordshire adjoining Lower Stondon is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed.	For **legal compliance**
MM 320	190	Policy LS1	Land at Bedford Road — 120 homes • Appropriate junction access arrangements to Bedford Road **having regard to the likely impacts of development on the A600**; • **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;** • Sensitive integration into existing settlement, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Sensitive incorporation of Footpaths Ickleford 001 & 002 as green routes through and around the edge of the site; • No residential development within Flood Zones 2 or 3;	For **effectiveness** following Matter 11 hearing session (NHDC Matter 11 Statement ED96, ED148B)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Incorporate ordinary watercourses (and any appropriate measures) and address existing surface water flood risk issues within comprehensive green infrastructure and / or SUDs approach; • Development proposals to be informed by site-specific landscape and heritage assessment **which determines the likely impacts on Old Ramerick Manor and its surroundings**; • Development-free buffer along eastern edge of site to minimise harm to adjacent listed building; • Archaeological survey to be completed prior to development.	
MM 321	191	Paragraph 13.244	Site LS1 will require the creation of a new access onto the A600 Bedford Road. The most appropriate solution, along with any consequential works – such as changes to speed limits entering / exiting the village from / to the north – will be explored through transport assessments. **Any transport assessment should also consider the traffic implications for the A600, and the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes**.	For **effectiveness** following Matter 11 hearing session (NHDC Matter 11 Statement ED96, ED105, ED148B)
		OFFLEY		
MM 322	194	Paragraph 13.260	Offley is identified as a Category A village, with a settlement boundary shown on the ~~Proposals~~ **Policies** Map. The remainder of the ward is classed as Green Belt.	For **legal compliance**
MM 323	194	Paragraph 13.262	No sites are allocated in Offley. Since 2011, ~~73~~ **76** new homes have been built or granted planning permission in the Offley ward of the parish.	**Positively prepared**; Updated housing monitoring information
		PIRTON		
MM 324	195	Paragraph 13.265	Pirton is designated as a Category A village, with a settlement boundary shown on the ~~Proposals~~ **Policies** Map within which development will be allowed. The majority of the remainder of the parish is classed as rural area beyond the Green Belt, apart from a small section of Green Belt in the south-east of the parish.	For **legal compliance**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 325	195	Paragraph 13.266	Pirton has a conservation area covering much of the older part of the village, including the site of the castle, Great Green and Little Green. The parish church of St Mary is a Grade I listed building. To the west of the village in the Chilterns, High Down House is also a Grade I listed building. **There are three Scheduled Ancient Monuments (SAM), a moated site at Rectory Farm, Toot Hill Motte and Bailey and an Anglo-Saxon settlement to the east of Priors Hill and north of Danefield Road.**	For **effectiveness** following Matter 11 Hearing session
MM 326	195	Paragraph 13.267	No sites are allocated in Pirton by this Plan. ~~Around 94~~ **103** homes have been built or granted planning permission since 2011[147]. ~~[147] Outline planning permission has been granted for up to 82 new homes at Holwell Turn. The precise number of homes to be built will be determined by a detailed, 'reserved matters' application. An estimate of 70 homes has been used for the purposes of calculating overall housing numbers in this Plan. This figure is without prejudice to the determination of any future planning applications on this site.~~	**Positively prepared**; Updated housing monitoring information
		PRESTON		
MM 327	196	Policy PR1 (New criterion)	Land off Templars Lane — 21 homes • Consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI; • Sensitive design that considers any impacts upon the setting of Preston Conservation Area and adjacent listed buildings; • **Retention of hedgerow boundary with Butchers Lane;** • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	For **effectiveness** following Matter 11 Hearing session (ED96, ED148C)
MM 328	196	After table (new paragraph)	***Infrastructure and mitigation*** **Wain Woods SSSI (Site of Special Scientific Interest) lies approximately 200m to the north of Preston and is accessed by the Public Rights of Way network. Any potential impacts that could be associated with an increase in visitor numbers to the SSSI, such as trampling of vegetation or dog fouling should be addressed through mitigation**	For **effectiveness** following Matter 11 Hearing Session

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			measures such as interpretation leaflets.	
		RADWELL		
MM 329	197	Paragraph 13.276	No sites are allocated for residential development in Radwell. Since 2011, ~~six~~ **10** new homes have been either built or granted planning permission.	**Positively prepared**; Updated housing monitoring information
		REED		
MM 330	198	Paragraph 13.279	Reed is identified as a Category A village in the settlement hierarchy. A settlement boundary is shown on the ~~Proposals~~ **Policies** Map within which development will be allowed. The remainder of the parish is classed as rural area beyond the Green Belt.	For **legal compliance**
MM 331	198	Paragraph 13.281	One site is allocated in Reed for an estimated 22 new homes. A further ~~12~~ **13** new homes have been built or granted planning permission since 2011.	**Positively prepared**; Updated housing monitoring information
MM 332	198	Table after Policy RD1	Total allocated sites: 22 homes Completions and permissions: ~~12~~ **13** homes Total allocated, completed and permitted: ~~34~~ **35** homes	**Positively prepared**; Updated housing monitoring information
		ROYSTON		
MM 333	199	Paragraph 13.285	Royston is the third largest of the four towns in North Hertfordshire when measured by population. The relative isolation of the town means that it plays an important service role for many of the surrounding villages in both Hertfordshire and Cambridgeshire. A settlement boundary is defined for the town (shown on the ~~Proposals~~ **Policies** Map) within which additional development will be allowed.	For **legal compliance**
MM	200	Paragraph 13.289	Eight sites are allocated in Royston providing a total of more than 1,000 new homes. ~~663~~	**Positively**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
334			**708** further homes have been built or granted planning permission since 2011.	**prepared**; Updated housing monitoring information
MM 335	200	Policy RY1	Land west of Ivy Farm, Baldock Road — 279 homes • ~~Appropriate solution for primary education requirements having regard to up-to-date assessments of need and geographical distribution of existing provision~~ **Approximately 1.7 hectares of land at the east of the site reserved for provision of 2FE First School**; • Retention of Public Right of Way Royston 017 as a green corridor through the site; • Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; • Design to minimise visual impact of the development from Therfield Heath; • Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; • Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development. • Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows).	For **effectiveness** (ED80)
MM 336	200	Policy RY2	Land north of Newmarket Road — 330 homes • New vehicular access from the A505; • ~~Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up-to-date assessments of need;~~ • Design to minimise visual and landscape impact, including development limits below the 70 metre contours;	For **effectiveness** consequential to MM335

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• Undertake an ecological survey (including reptiles) due to adjacent habitats and provide mitigation and/ or off-setting measures as necessary. Developer to ensure management of the chalk grassland; • Protect and enhance hedgerows and trees where possible. Retain roadside trees and tree clump along the A505 and Newmarket Road; • Address potential surface water flood risk through SUDs or other appropriate solution; • Additional wastewater treatment capacity to be provided prior to commencement of development; • Archaeological survey to be completed prior to development.	
MM 337	201	Policy RY4	Land north of Lindsay Close — ~~40~~ **100** homes • Access connecting from Old North Road in the west to Burns Road at the east; • Appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces; • Site design and landscaping to mitigate landscape impacts; • Protect and enhance tree belts where possible; • Address existing surface water flood risk through SUDs or other appropriate solution, particularly to the east of the site; • Site layout design to take account of existing wastewater infrastructure; • Undertake a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts impacts **to demonstrate no adverse impact on future residents. To provide evidence to demonstrate that a suitable distance is provided from Royston City Water Recycling Centre and sensitive development (buildings that are regularly occupied) as part of the detailed planning of the site** ~~and provide mitigation measures where necessary~~.	For **effectiveness** (ED3, MOU2, ED95, ED146B).
MM 338	201	Policy RY5	~~Agricultural supplier, Garden Walk — 20 homes~~ ~~• Retain tree belts where possible;~~ ~~• Address surface water flood risk through SUDs or other appropriate solution,~~	**Positively prepared;** Site implemented

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~particularly along Garden Walk;~~ • ~~Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation.~~	(ED95, ED146B)
MM 339	201	Policy RY7	Anglian Business Park, Orchard Road — ~~48~~ **60** homes • Higher density/flatted development may be achieved given surrounding built form; • Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations; • Address potential surface water flood risk through SUDs or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure.	**Positively prepared** (NHDC Matter 10 Statement)
MM 340	202	Policy RY8	Land at Lumen Road — 14 homes • Ensure appropriate residential amenity having regard to adjoining employment uses • Design and layout to take account of foul pumping station within proximity to the site ensuring a buffer of 15m from the boundary of proposed occupied buildings; • Address potential surface water flood risk through SUDs or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure; • ~~Phasing of development to link with Sewage Treatment Works improvements;~~ • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Sensitive design and / or lower density housing where the site affects the setting of the Grade II Listed 21 Mill Road.	For **effectiveness** (LP3 and MOU2)
MM	203	Policy RY10	Land south of Newmarket Road — 300 homes • ~~Appropriate solution for education requirements arising from sites RY2 and~~	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
341			~~RY10 having regard to up-to-date assessments of need;~~ • Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible; • Design and layout to respond to topography; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	consequential to MM335
MM 342	202	Table after Policy RY11	Total allocated sites: ~~1,049~~ **1,101** homes Completions and permissions: ~~663~~ **708** homes Total allocated, completed and permitted: ~~1,712~~ **1,809** homes	**Positively prepared;** Updated monitoring information
MM 402	203	Paragraph 13.293	The town centre contains both primary and secondary shopping frontages which will be defined on the ~~Proposals~~ **Policies** Map for the main retail area around the High Street, Market Hill, Lower King Street and Melbourn Street.	For **legal compliance**
MM 403	203	After Paragraph 13.293 (new paragraphs)	**A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections[x] are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from completing centres. The capacity projections for Royston indicate the potential for growth of 7,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance warns that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.** **For allocation purposes, the capacity has been distributed between three of the four Town centres' in the District. Baldock does not have an allocation due to no sites being**	To ensure the Plan is **positively prepared, justified and effective** following Matter 14 hearing sessions (ED56, ED117, ED151)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			presented as available to the Council. **[x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)**	
MM 404	203	Paragraph 13.295	This scheme will be **main town centre uses** ~~retail~~ led. Consequently, no specific housing allocation or requirement is identified, and any residential units here will contribute towards the ~~windfall~~ **other** allowances identified in Policy SP8**(c)** of this Plan.	For **effectiveness** following Matter 14 hearing sessions; (ED56, ED117, ED151)
MM 343	204	Paragraph 13.299	Hertfordshire County Council has recently provided additional First School capacity within the town. As a consequence, it is considered that existing **first** school sites have been developed to capacity.	For **effectiveness;** Factual update
MM 344	204	Paragraph 13.300	A further 2FE will be required over the plan period. This is the County Council's preferred school size and ~~would normally~~ **will** require the provision of ~~one~~ new ~~site~~ **premises on site RY1 at the west of the town**. **Demand for middle and upper school places will be met through the expansion of existing premises.** ~~However, the majority of new development in Royston will be around the peripheries of the existing town. It may be more appropriate for the provision of two separate, smaller schools to the east and west of the town respectively to best accommodate future patterns of demand and increase the sustainability of new developments in these locations.~~	For **effectiveness** (ED80)
MM 345	204	Paragraph 13.301	In its role as Highway Authority, Hertfordshire County Council has recently developed a new county-wide transport model, 'COMET'. ~~This will be used to identify transport mitigation schemes in the Royston Area.~~ **This has identified that a number of improvement schemes will be required in Royston by 2031. Particular congestion points identified included:** • **A505/ A10 Roundabout;** • **A505/ A1198 Roundabout; and** • **A10/ Newmarket Road/ Melbourn Street Roundabout**	For **effectiveness** as (NHDC Matter 10 statement, ED105)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			In line with the Transport Strategy, development in Royston will be required to consider the implications of their schemes on these locations and make reasonable contributions towards improvements and / or other schemes improving walking and cycling in Royston which aim to influence mode share. These will be reflected in future iterations of the Infrastructure Development Plan.	
MM 346	204	After paragraph 13.302 (New paragraph)	**For site RY4, an odour assessment will need to demonstrate that a suitable distance is provided between the Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed planning of the site**.	For **effectiveness** (LP3, MOU2).
		RUSHDEN		
MM 347	205	Paragraph 13.307	There are no sites allocated for residential development in Rushden. ~~Two~~ **No** new homes have been built **or granted planning permission** since 2011.	For **effectiveness;** Error in submitted plan
		SANDON		
MM 348		Paragraph 13.310	Sandon is classed as a Category A village, with a settlement boundary within which further development will be allowed shown on the ~~Proposals~~ **Policies** Map. The remainder of the parish is classed as Rural Area Beyond the Green Belt.	For **legal compliance**
MM 349		Paragraph 13.312	There are no sites allocated for residential development in Sandon. ~~13~~ **16** new homes have been built or granted planning permission since 2011.	**Positively prepared;** Updated housing monitoring data
		ST IPPOLYTS		
MM 350	207	Paragraph 13.316	The northern part of the parish forms part of the town of Hitchin. St Ippolyts **& Gosmore** is classed as a Category A village, with the boundary drawn so as to include **the main built area of both settlements** ~~Gosmore~~. The settlement boundary is shown on the ~~Proposals~~ **Policies** Map within which development will be allowed.	For **effectiveness** to accurately reflect the presence of two distinct built areas;

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
				for **legal compliance**
MM 351	207	Paragraph 13.319	Two sites are allocated in St Ippolyts **& Gosmore** for an estimated 52 new homes. A further 34 homes have been built or granted planning permission in the parish since 2011.	For **effectiveness** to accurately reflect the presence of two distinct built areas
MM 352	207	Policy SI1	Land south of Waterdell Lane — 40 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • **Additional planting to provide a continuous hedgerow boundary around the south-west of the site** • **Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces**	For **effectiveness** following Matter 11 hearing session (LP3, ED96, ED148C).
MM 353	208	Policy SI2, after 3rd bullet (new criterion)	Land south of Stevenage Road — 12 homes • Archaeological survey to be completed prior to development. • Trees should be incorporated into the design of the development; • Maintain the existing right of way through the site • **Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living**	For **effectiveness** as proposed in LP3
		ST PAULS WALDEN		
MM 354	209	Paragraph 13.324	Whitwell is classed as a Category A village, with a boundary shown on the ~~Proposals~~ **Policies** Map within which further development will be allowed. The remainder of the parish is classed as Green Belt.	For **legal compliance**
MM 355	209	Paragraph 13.326	One site is allocated in St Paul's Walden at Whitwell for an estimated 41 new homes. **This was granted planning permission on appeal in 2017.** A further nine homes have been built or granted planning permission since 2011.	For **effectiveness**; Factual update following Matter 11 hearing session

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 356	209	Policy SP2 ~~SP2~~ **WH1**	Land between Horn Hill and Bendish Lane, Whitwell — 41 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Address existing surface water flood risk issues through SUDs or other appropriate solution; • **Creation of a green corridor through site to link to the** ~~Integration of~~ Byway Open to All Traffic St Paul's Walden 036; ~~as a green corridor through the site and boundary feature~~; • **Maintain extensive areas of open space around the southern and western parts of the site to blend the development in to the surrounding area and help the transition from a built up village to rural undeveloped land.** • **Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.** • Sensitive design approach, particularly towards north-east of site to minimise impacts on adjoining Conservation Area.	For **effectiveness** following Matter 11 hearing session (LP3, NHDC Matter 11 Statement, ED96, ED148C)
		THERFIELD		
MM 357	210	Paragraph 13.329	Therfield is identified as a Category A village, with a settlement boundary within which additional development will be allowed shown on the ~~Proposals~~ **Policies** Map. The remainder of the parish is classed as Rural Area beyond the Green Belt.	For legal compliance
MM 358	210	Paragraph 13.331	One site is allocated in Therfield for an estimated 12 new homes. ~~10~~ **11** further homes have been either built or granted planning permission since 2011.	Updated housing monitoring information
MM 359	210	Policy TH1	Land at Police Row — 12 homes • ~~Frontage development facing Police Row only;~~ • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • ~~No infiltration drainage SUDs (or other) features without prior consent of~~	For **effectiveness** following Matter 11 hearing session (ED96, ED148C).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			~~Environment Agency;~~ **Any infiltration drainage SuDS (or other features) must have regard to Environment Agency groundwater bore holes;** • **Design with sensitivity to the nearby listed buildings and their setting;** • **Retain open space to the southeast corner of the allocation from the edge of the hedgerow of the western boundary and directly eastwards to Police Row, to prevent coalescence between Therfield and Hay Green;** • An assessment of the impact of development on the Therfield Conservation Area **must** ~~should~~ be undertaken **to address the opportunity to make a sensitive entrance to the Conservation Area**; • Archaeological survey to be completed prior to development.	
MM 360	210	Table after Policy TH1	Total allocated sites: 12 homes Completions and permissions: ~~10~~ **11** homes Total allocated, completed and permitted: ~~22~~ **23** homes	**Positively prepared;** Updated housing monitoring information
		WESTON		
MM 361	212	Paragraph 13.340	Weston is classed as a Category A village, with a settlement boundary defined on the ~~Proposals~~ **Policies** Map within which additional development will be allowed. In the south of the parish site GA1 at Great Ashby is mostly in Weston parish. Most of the rest of the parish is classed as Green Belt, apart from the eastern edges of the parish which are classed as rural area beyond the Green Belt.	For **legal compliance**
MM 362	212	Paragraph 13.342	One site is allocated in Weston for an estimated 40 new homes. A further ~~seven~~ **eight** new homes have been built or granted planning permission.	**Positively prepared;** Updated housing monitoring information
MM 363	212	Policy WE1	Land off Hitchin Road: 40 homes • Site layout to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;	For **effectiveness** following Matter 11 Hearing Session (ED96, ED148C).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			• **Western hedgerow to maintained and strengthened to form a robust boundary;** • Archaeological survey to be completed prior to development.	
MM 364	212	Table after Policy WE1	Total allocated sites: 40 homes Completions and permissions: ~~7~~ **8** homes Total allocated, completed and permitted: ~~47~~ **48** homes	**Positively prepared;** Updated housing monitoring information
		WYMONDLEY		
MM 365	213	Paragraph 13.348	Little Wymondley is ~~classed a Category A~~ **one of five** village**s where higher levels of growth will be supported**.~~, with a~~ **The** settlement boundary **is** shown on the ~~Proposals~~ **Policies** Map within which additional development will be allowed.	Consequential modification to MM010 [SP2] for **effectiveness** and for **legal compliance**
MM 366	213	Paragraph 13.352	One site is allocated in Wymondley for an estimated 300 additional homes. ~~15~~ **17** further homes have been built or granted planning permission **in the parish** since 2011.	**Positively prepared;** Updated housing monitoring information
MM 367	213	Policy WY1	Land south of Little Wymondley: 300 homes • Appropriate solution for primary education requirements having regard to up-to-date assessments of need; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • **Undertake site specific Flood Risk Assessment to a**ddress existing surface water and ~~river~~ **fluvial** flood risk issues, particularly along Stevenage Road, **including the site's access,** ~~through~~ and help inform **SuDS** ~~SUDs~~ or other appropriate solution **to ensure that pre-existing flooding issues along Stevenage Road are not exacerbated. Hertfordshire County Council, as Lead**	For **effectiveness** following Matter 11 hearing session (LP3, MOU5, ED96, ED105 and ED148C).

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source

			Local Flood Authority (LLFA), and Stevenage Borough Council should be consulted.
			• Sensitive integration into the existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;
			• **Transport Assessment to identify and secure a package of improvements to Stevenage Road through Little Wymondley which mitigate the severance impact of the road between the north and south of the village and improves accessibility for non-motorised highway users.**
			• Proposals to be informed by a site-specific landscape assessment;
			• Appropriate mitigation measures for noise associated with A602 Wymondley Bypass to potentially include landscaping and / or insulation and appropriate orientation of living spaces;
			• Access to the site to take into account the impact on heritage assets and surface water flooding;
			• Minimise impact upon the heritage assets and their settings near the site, to include;
			  ○ Any access from Stevenage Road to consider impact upon setting of Listed Buildings;
			  ○ Consideration of key views from Wymondley Bury and St Mary's Church;
			  ○ Reinforcing existing boundary planting;
			  ○ Retention of significant groups of trees within the site;
			• Archaeological survey to be completed prior to development
			• **Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to historic landfill;**	

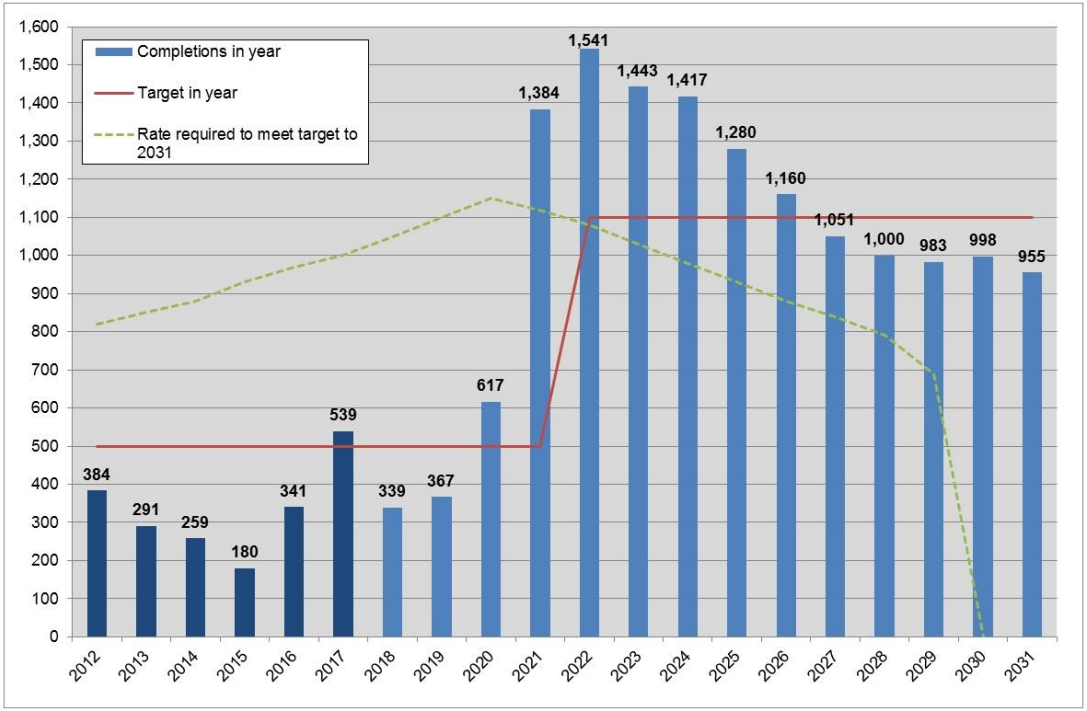
MM 368	214	Table after Policy WY1	Total allocated sites: 300 homes Completions and permissions: ~~16~~ **17** homes Total allocated, completed and permitted: ~~316~~ **317** homes	**Positively prepared;** Updated housing monitoring information

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 369	214	Paragraph 13.355	Our transport modelling identifies the junction between Hitchin Road and Arch Road in Great Wymondley as a location where a mitigation scheme will be required to support new development. **Some minor roads leading to and from the villages within Wymondley parish may require other traffic management measures which will also need to be investigated and will be reflected in future iterations of the Infrastructure Development Plan. Mitigation could include environmental improvements to the village centre. The mitigation of these issues will be part of the wider package of measures identified through the wider consideration of network issues concerning A1(M) J8 and alternate routeings to this.**	For **effectiveness** (NHDC Matter 11 statement, ED105).
MM 370	215	Paragraph 13.358	There are known flooding issues in Wymondley from both surface and ~~river~~ **fluvial** flooding. The key flood route broadly follows the alignment of Stevenage Road with an additional surface water flood route along Priory Lane. **Hertfordshire County Council Wymondley Flood Investigation Report, November 2014, makes recommendations to reduce the risk of flooding along Stevenage Road. These recommendations relate to measures upstream and outside of the site. However, implementation of an appropriate flood attenuation scheme on the site may support these measures and benefit the village by reducing the overall flooding risk.**	For **effectiveness** following Matter 11 hearing session (ED96, ED148B)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		SECTION 5	**IMPLEMENTATION, MONITORING AND REVIEW**	
		CHAPTER 14	**DELIVERY**	
MM 371	218	Paragraph 14.9	Whilst these issues are not absolute constraints to the Local Plan, continued and proactive engagement with relevant parties, such as the developers, Highways Agency and Highways Authority, the Local Education Authority, the Environment Agency and Water companies**, the Hertfordshire Local Enterprise Partnership** and the Hertfordshire Local Nature Partnership is fundamental in achieving appropriate solutions.	For **effectiveness** (LP3 & MoU9)
MM 372	222	After Table 2 (New Policy)	**Policy IMR1 Five Year Housing Land Supply** **In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:** **a. Deliver the total housing requirement of 15,950 net dwellings over the plan period on a stepped basis. The Council's five year housing land supply will be measured against housing requirement targets of:** **• 500 dwellings per annum for the plan period from 2011 to 31 March 2021; and** **• 1,100 dwellings per annum for the plan period from 1 April 2021 to 2031;** **b. Add any shortfall in housing delivery since the plan's start date, spread evenly over the remaining plan period, to the calculation of the requirement;** **c. Ensure that the supply of specific, deliverable sites includes a buffer (moved forward from later in the plan period) in line with national planning policy; and** **d. Monitor housing completions and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.**	To ensure Plan is **positively prepared**, **justified**, **effective** and **consistent with national policy** (ED53, ED140)
MM 373	222	After proposed new Policy IMR1 (new paragraphs)	**Figure 6 over-page shows the anticipated housing trajectory. This will be kept up-to-date in future monitoring reports. This programme of delivery will allow the plan to demonstrate a five-year land supply at the point of adoption and, subsequently, on an on-going basis.**	To ensure Plan is **positively prepared**, **justified**, **effective**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			In order to achieve this, the plan uses a stepped approach to the housing requirement. In the earlier stages of the plan period a lower housing requirement of 500 dwellings per annum is set with the step up occurring half way through the plan period rising to a requirement for 1,100 dwellings per annum in the latter half of the plan period. **This approach is linked to development strategy set out in this plan. A significant proportion of future new homes will be delivered upon new strategic sites. Delivery of these sites requires their release from the Green Belt which is achieved through this plan. However, this means that in the first half of the plan period from 2011 to 2021, reliance has been placed upon sites permitted under the previous policy regime, extant planning permissions and some of the smaller Local Housing Allocations.** **In the second half of the plan period beyond 2021, it is anticipated that the Strategic Housing Sites will become the main component of new housing supply. The stepped approach to housing delivery over the plan period allows a better match with actual and anticipated delivery.** **The same circumstances support a measured approach to meeting the shortfalls in housing delivery that have occurred since 2011. To this end the plan does not seek to meet the full extent of any backlog of delivery within the first five years (known as the *Sedgefield* approach) but rather seeks to meet this backlog over the remainder of the plan period (the *Liverpool* approach).** **In addition to the measures above, national policy requires a buffer, moved forward from later in the plan period, to be applied to the calculation of the five year supply[x]. This buffer should be a minimum of 5% but, where there has been a record of persistent under delivery of housing, this should be increased to 20%.** **In the period from the start of the plan period on 1st April 2011 to 31st March 2017 the delivery of housing completions in the District were well below the 500 dwelling per**	and **consistent with national policy** (ED53, ED140)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			annum required by IMR1, averaging 332 dwellings per annum. This necessitates the application of a 20% buffer at the point of the plan's adoption. **The delivery of sites over the plan period will be kept under review and it is anticipated that the District will be able to move to an application of a 5% buffer later in the plan period. The buffer requirement will be added to both the housing requirement and any backlog in delivery to be met over the five year period under assessment.** **These approaches are set out in Policy IMR1 and will be the basis of the housing land supply calculations that are produced for monitoring purposes over the plan period.** **[x] Paragraph 47 of the NPPF**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 374	223	Figure 6 Delete and replace with updated graph		To ensure Plan is **positively prepared**, **justified**, **effective** and **consistent with national policy** following Matter 5 & 6 hearings
MM 410	224	Paragraph 14.39	We are actively working with the other authorities in the HMA – Luton, Central Bedfordshire and Aylesbury Vale – to understand the extent to which the market area as a whole will be able to accommodate development needs[~~159~~]. **The authorities in the Luton HMA jointly commissioned and subsequently agreed a Growth Options Study[159]. This demonstrates sufficient potential capacity within the Luton HMA to accommodate Luton's unmet housing needs. The outcomes of this study will be tested through the individual examinations of the partner authorities' plans.** If there proves to be insufficient capacity within the Luton HMA, it will be necessary to look further afield for potential solutions. This would be likely to involve a number of authorities. [159] Luton Housing Market Area Growth Study (Land Use Consultants, ~~forthcoming~~ **2017**)	For **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 375	224	After paragraph 14.39 (new paragraphs)	**We will also work with these and other relevant authorities to understand, and holistically plan for, any long-term strategic infrastructure requirements arising from future growth. This will include consideration of any infrastructure that may be required within North Hertfordshire to facilitate the delivery of growth proposed in other authorities' plans or other long-term aspirations that may come to fruition over the plan period. Any proposals to expand London Luton Airport beyond the limits of its current planning permission would fall within the scope of this commitment.** **NHDC will be a co-commissioning authority for the A505 Corridor Study along with Luton Borough Council, Central Bedfordshire Council, Hertfordshire County Council and other neighbouring authorities as appropriate. The outcomes of this Study will determine the likely long-term cumulative traffic impacts of growth in the wider area on both Luton and North Hertfordshire and potential measures to mitigate these.**	For **effectiveness** following Matter 5 &Matter 6 hearings
MM 376	224	Paragraph 14.40	We will continue to engage constructively in ~~this process~~ **these processes** and, if necessary, consider how best to reflect the outcomes. Dependant on the nature of any issues raised, it may be possible to deal with this through partial or focused reviews of any relevant policy/ies.	Consequential to MM375 for **effectiveness**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		APPENDICES		
MM 405	227-228	Appendix 1, Table [*Only rows of the table with changes shown*]		For **legal compliance;** consequential to MM010, MM017, MM050, MM108, MM114, MM157, MM166, MM168, MM173 & MM175

District Local Plan No.2 with Alterations To be replaced		**Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031**	
Policy 3	Settlements within the Green Belt	Policy SP2	Settlement hierarchy **and Spatial Distribution**
Policy 5	Excluded villages	Policy SP2	Settlement hierarchy **and Spatial Distribution**
Policy 7	Selected villages beyond the Green Belt	Policy SP2 Policy D1	Settlement hierarchy **and Spatial Distribution** Sustainable design
Policy 8	Development in towns	Policy SP2	Settlement hierarchy **and Spatial Distribution**
Policy 9	Royston's development limits	Policy SP2 Policy CGB1 Policy CGB5	Settlement hierarchy **and Spatial Distribution** Rural areas beyond the Green Belt Urban Open Land
Policy 14	Nature conservation	~~Policy NE5~~ ~~Policy NE6~~ **Policy SP12** **Policy NEx** **Policy NEx**	~~New and improved public open space and biodiversity~~ ~~Designated biodiversity and geological sites~~ **Green Infrastructure, landscape and biodiversity** **Strategic Green Infrastructure** **Biodiversity and geological sites**
Policy 21	Landscape and open space patterns in towns	Policy NE4 **Policy NEx**	Protecting open space **New and improved open space**

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			Policy 25 Re-use of rural buildings — Policy CGB4: Existing ~~rural~~ buildings **in the Rural Area Beyond the Green Belt** Policy 29 Rural housing needs — Policy CGB2**a**: Exception sites ~~in rural areas~~ **for affordable housing in the Green Belt** **Policy CGB2b Community facilities, services and affordable hosing in the Rural Area Beyond the Green Belt** Policy 30 Replacement or extension of dwellings in the countryside — Policy CGB4: Existing ~~rural~~ buildings **in the Rural Area Beyond the Green Belt** Policy D2: House extensions, replacement dwellings and outbuildings Policy 42 Shopping — Policy SP4: Town **Centres,** ~~and~~ Local Centres **and Community Shops** Policy ETC3: New retail, leisure and other main town centre development	
MM 377	229-230	Appendix 2	The Local Plan ~~Proposals~~ **Policies** Map includes the following designations, which are set by, and specifically relate to, policies in the Plan: • Green Belt • Rural Area Beyond the Green Belt • Urban Open Land • ~~Business Areas~~ • Employment Areas • Employment Sites	For **legal compliance** and to ensure the Plan is **effective** and **justified** consequent to MM088

<table>
<tr><th>Ref.</th><th>Page (LP1)</th><th>Policy / Paragraph</th><th>Modification</th><th>Reason / source</th></tr>
<tr><td></td><td></td><td></td><td>

- Housing Sites
- Neighbourhood Centres
- Settlement Boundaries
- Town Centre Boundaries
- Primary Shopping Frontage
- Secondary Shopping Frontages
- Mixed use Allocations
- Safeguarded Land
- Gypsy / Traveller Site**s**

The ~~Proposals~~ **Policies** Map also includes the following designations, which although referred to by policies in the Plan, are not the responsibility of the Local Plan and the extents of the designations are not set by the Local Plan process…

[*remainder of Appendix unchanged]*

</td><td></td></tr>
<tr><td>MM 378</td><td>243</td><td>Appendix 4</td><td>

Appendix 4: Car Parking Standards

Residential Parking Standards

<table>
<tr><th>Class Use C3</th><th>Car Parking Standard</th><th>Minimum Cycle Parking Standard</th></tr>
<tr><td>1 bedroom</td><td>1 space per dwelling minimum</td><td rowspan="2">1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling</td></tr>
<tr><td>2+ bedrooms</td><td>2 spaces per dwelling minimum</td></tr>
<tr><td>Retirement</td><td>1 space per dwelling</td><td>1 secure and covered</td></tr>
</table>

</td><td>For effectiveness following Matter 16 hearing session (ED55, ED153); Consequential to MM120, MM121 and MM122</td></tr>
</table>

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source

developments (e.g. warden assisted independent living accommodation)	**minimum**	**space for residents per 5 units.**

The above ~~standard~~ **standards** will also require visitor / unallocated parking as set out below to be added. Garages will be counted towards meeting the standards only if they are at least 7m x 3m measured internally. **Reductions from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.** ~~Reductions will be considered only in exceptional circumstances e.g. in town centres or other accessible locations with the availability of a range of local services and good local sustainable transport options and for e.g. small-scale conversion of buildings for a small number of residential units in defined town centres.~~

Visitor/Unallocated Parking

Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard
~~Retirement developments (e.g. warden assisted independent living accommodation)~~	~~1 space per dwelling~~ ~~**minimum**~~	~~1 space per 8 units (visitors)~~
Visitor / unallocated	Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number) with the	**For above C3 general housing -** if no garage or secure area is provided within curtilage of

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			higher ~~lower~~ standard being applied where there are no garages in the schemes and the **lower** ~~higher~~ standard applied where every dwelling in the scheme is to be provided with a garage	dwelling then 1 covered and secure space per dwelling in a communal area ~~for residents plus 1 space per dwelling~~ for visitors **For C3 retirement developments - 1 covered and secure visitor space per 3 units**
			For the above ~~two~~ **visitor and unallocated parking** standards, reductions in provision will be considered where: 1. Alternative publicly available off-street parking is available within 2 minutes' walk of the site; 2. Visitor parking arising from small-scale (i.e. infill) development can be accommodated on-street without compromising highway safety, the amenity of existing residents or the ability for businesses to operate; or **3.** Relevant evidence is submitted by the applicant which supports a reduction in standard and considers existing and future car ownership and likely visitor **demand**.	
MM 379		Appendix 5 (new)	**Appendix 5: Letchworth Garden City Design Principles** **1. For development proposals in Letchworth, their overall layout and design should, as far as practicable, reflect 'Garden City' layout and design principles. Creative reinterpretation of the principles in the light of modern requirements will be sought, and a knowledge of the quality and variety of early garden residential**	For **effectiveness** following Matter 17 hearing session and consequential to MM147

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			development in the Garden City is a pre-requisite to the success of any proposals. The following notes are intended to give a guide to examples which might be studied, with benefit. **2. The term 'Garden City' is equated with open residential development, characteristically low density and generously landscaped with mature trees and hedges set amongst individual houses. This is only partly true. Many of the finest early Garden City layouts depended on a successful corporate design for the scheme as a whole, in addition to the individual features mentioned above. The key to success in the best of examples quoted below is the appreciation of the way houses are grouped to form a sequence of outdoor spaces related to each other and to the overall setting.** **3. The broadest overall effect is that of the vista. This has a formal quality exemplified by the broad tree-lined swathe which projects the main axis of the town across Norton Common, and was very effectively handled in the section of Broadway between the J.F. Kennedy Gardens and the Sollershotts where a double avenue of Lime trees was planted. Other principal approach roads of the town were treated in this manner, for example Norton Way South and Pixmore Way. In the latter, the articulated building lines of the early Letchworth U.D.C. Council housing was notably successful.** **4. In contrast, the principle of closure represented the breaking down of the street picture into sequences by means of closing the view at key points, particularly at road junctions. Notable examples are the view southwards into Rushby Mead from Hillshott analysed in detail below; The Crescent between Pixmore Way and Baldock Road where a series of spaces is created along a curved road; or more formally, in Jackmans Place around the triple road junction where a focal block is set across the view line. The use of an informal design approach should not be at the expense of purposeful design of space framed by buildings, an aspect always emphasised by Barry Parker and Raymond Unwin, consultant architects for the original Letchworth Plan of 1904 and much of the subsequent detailed layout of housing.**	

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			5. Within the street picture, accents were often created by variations in the building line. For example, the splayed arrangement of the tree blocks of Silver Birch Cottages in Station Road added visual interest to an otherwise monotonous road. Greens were used to create a corporate sense of design, for example at Westholm, Ridge Road and in the section of Lytton Avenue between Gernon Road and Pixmore Way. **6. Finally, group design was used as a means of giving identity to the various roads within the Garden City. The residential cul-de-sac, was one of the earliest instances of the use of a feature which is now common in housing layouts. Other means of grouping include the linking together of blocks at street corners, as at the junction of Ridge Avenue and Hillshott, and the use of linking walls and garages as in the groups at the junction of Lytton Avenue and South View. Occasionally, corners would be treated with blocks of striking design, for example the twin 'L' blocks which frame the north side of the junction between Sollershott East and Field Lane or the block boldly set diagonally across the acute angled junction between Sollershott East and South View.**	

The Policies Map is not defined in statute as a Development Plan document and the Inspector does not have the powers to recommend Main Modifications to it. However, as a consequence of the proposed Main Modifications set out in the remainder of this schedule or for the general effectiveness of the Plan, it will be necessary to make a number of amendments to the Proposed Submission Policies Maps. These are set out below. Detailed, individual maps are set out in the separate document, Proposed Changes to the Policies Map, which is available as a supporting document to the Main Modifications consultation.

Any comments on the changes to the Policies Map should, where possible, be directed to the relevant Main Modification(s) to the Plan.

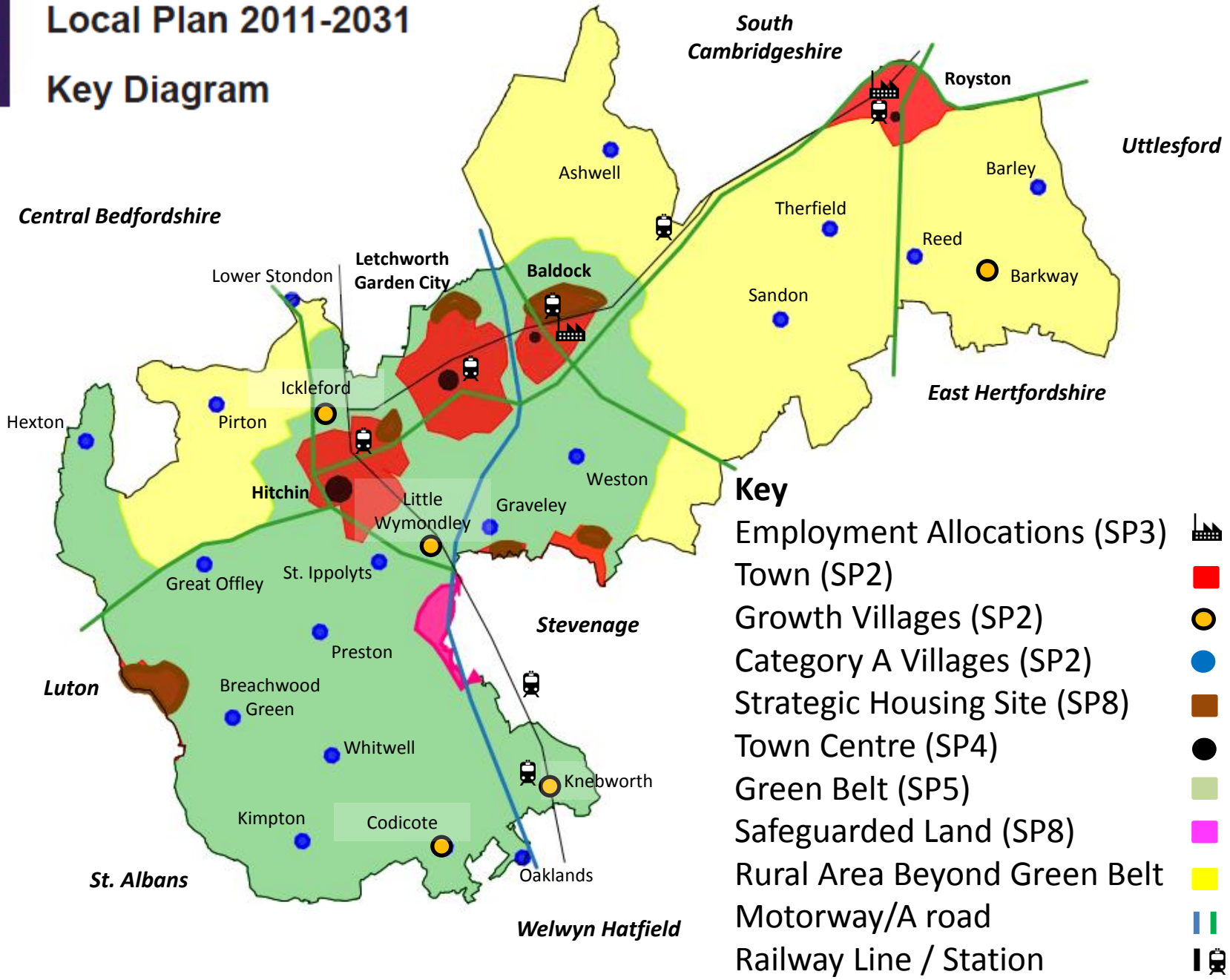
Ref.	Policy / Paragraph	Modification
	POLICIES MAP	
MM 380	Policy SP3	Remove Letchworth Power Station as an Employment Site (SP3) and denote and Employment Area (ETC1)
MM 381	Policy SP8	Amend legend for Letchworth Garden City Town Centre Boundary to identify that this also represents the 'broad location' for housing identified under Policy SP8
MM 382	Policy SP18	Include access route to allocation from Mendip Way
MM 383	Policy ETC1	Remove Business Areas annotation but retain underlying Employment Area status.
MM 384	Housing allocation WY1 / Urban Open Land	Amend alignment of housing allocation / urban open land boundary in line with Statement of Common Ground
MM 385	Policy HS7	Add additional Gypsy & Traveller allocation at Danesbury Park Road (CD6)
MM 386	Housing allocation BA2 / Green Belt boundary, Baldock	Amend allocation boundary to reflect land-ownership and defensible features

Ref.	Policy / Paragraph	Modification
MM 387	Housing allocations BA3 & BA4	Amend boundaries between sites and extend BA3 to incorporate 'white land'
MM 388	Housing allocation BK2	Reduce housing allocation to exclude open space
MM 389	Housing allocation BK3	Enlarge to housing allocation to include reserve school site
MM 411	Housing allocation HT2	Changed to omit small area of neighbouring property
MM 390	Housing allocation HT8	Reduce to reflect extent of land remaining for potential development
MM 391	Settlement boundary - Hitchin	Remove land east of Bedford Road that is not part of The Priory School
MM 392	Housing allocation RY5	Delete as allocation has been implemented
MM 393	Settlement boundary - Offley	Amend south east boundary of settlement to reflect curtilage boundary.
MM 394	Settlement boundary – Therfield	Amend the boundary around the southeast of the settlement (Hay Green) to more tightly follow the limit of existing development.
MM 395	Settlement boundary – Whitwell	Amend the settlement boundary in relation to Policy SP2 (Whitwell) to exclude the recreation ground to the south of the settlement
MM 396	Housing allocation SI1	Extend the site boundary to abut London Road

Annex 1: Key Diagram (MM007)

North Hertfordshire Local Plan 2011-2031

Key Diagram



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Sustainability Appraisal of the North Herts Submission Local Plan

MODIFICATIONS FOLLOWING PUBLIC EXAMINATION -SA REPORT ADDENDUM

INFORMING POSITIVE CHANGE

North Herts District Council

Sustainability Appraisal of the North Herts Submission Local Plan

Modifications following Public Examination - SA Report Addendum

VERSION	DATE	VERSION SUMMARY	APPROVALS
RO	1/10/18	Draft for client review	Principal authors: Gerard Couper
			Approved by: Tim Maiden
R1	9/11/18	Final for consultation	Approved by: Tim Maiden

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1 Introduction

The Local Plan

1.1 The North Hertfordshire Local Plan sets a strategic vision and spatial strategy for the District over the period 2011 to 2031. It includes strategic policies which provide the guidance on the main issues that the Plan seeks to address, and development management policies on the detailed requirements that must be met for planning permission to be granted. It also sets out the site allocations for each community with site-specific criteria for each local housing allocation.

1.2 The Plan was formally published in October 2016 and submitted for examination in June 2017. It was the subject of examination hearings from November 2017 to March 2018. Following the hearings, the Council submitted proposed modifications to ensure the plan's soundness to the Inspector, for his consideration. These came from a number of sources:

- The proposed modifications submitted by the Council alongside the Plan (Examination Library Reference LP3);
- Memoranda of Understanding, Statements of Common Ground or other agreements;
- The Council's Matters statements submitted to the examination in advance of the hearing sessions; and
- Changes discussed at the examination hearing sessions and recorded in the Action Lists on the Council's website.

1.3 The Inspector has now published his proposed Main Modifications for consultation.

Sustainability Appraisal (SA)

1.4 A process of Sustainability Appraisal (SA) has been undertaken alongside the development of the Local Plan. As noted in Planning Practice Guidance[1] *"sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives."*

1.5 SA must also meet the requirements for Strategic Environmental Assessment (SEA) which are outlined in the SEA Regulations[2]. SEA is similar to SA; the most substantial difference is that it focuses on environmental protection objectives only.

Nature and purpose of this SA report addendum

1.6 This report is an addendum to the SA report[3] which was published alongside the Proposed Submission Local Plan (Examination Library Reference LP4) (for clarity, this is referred to as 'the Main SA Report' in this Addendum). Its purpose is to review the Main Modifications which have been proposed to ensure that the final plan has been comprehensively appraised.

1.7 This report contains the following sections:

- Section 2, which outlines the sustainability appraisal framework which is used to test the sustainability of the Plan;
- Section 3, which describes the screening process used for the modifications;

[1] Paragraph: 001 Reference ID: 11-001-20140306
[2] The Environmental Assessment of Plans and Programmes Regulations 2004
[3] Draft Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

- Section 4, which describes the assessment of the modifications, including the ‘screened-in’ policies, the appraisal of site-specific policies, and consideration of the overall effect of the modifications plus the Submitted Plan;
- Section 5 briefly describes next steps.

2 Sustainability appraisal framework

2.1 In the sustainability appraisal process, the potential effects of a plan are tested against a series of objectives for sustainable development. For example, for an objective *to use resources efficiently,* the appraisal asks whether the plan will have a positive or negative effect on this objective.

2.2 The objectives are combined into an appraisal framework. This framework was used in all the stages of the SA process to test the Plan. It is shown in the table below, along with the questions used in the testing process. A slightly modified version was used for testing proposed sites and site policies. The objectives which address the issues which are required to be covered by the SEA Regulations[4] are shown underlined. The SA objectives were drawn up using the themes from the review of other Policies, Plans and Programmes, and drawing on the baseline review, and specifically the key sustainability issues identified. The SA is reported against the objectives, with the sub-objectives used for guidance in conducting the appraisal.

Table 1: Sustainability Appraisal framework

SA Objective[5]	SA Sub Objective: *will the policy or proposal help to…*
ECONOMIC ACTIVITY	
1 Achieve sustainable levels of prosperity and economic growth	• maintain a diversified economy, with increased resilience to external shocks? • encourage new business to start-up and thrive in the District? • support and encourage the rural economy and diversification? • support and promote sustainable tourism in towns and rural areas? • improve the quality of local jobs available to people in the District? • increase the skills base? • make the cost of housing more affordable to those employed 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>?	• promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value? • maximise reuse of vacant buildings and derelict land? • minimise the loss of the best and most versatile agricultural land? • reduce quantity of unremediated contaminated land?
<u>2(b) Provide access to green spaces</u>	• provide/improve access for all residents of the District to green spaces? • provide opportunities for people to come into contact with and appreciate wildlife and wild places? • maintain/improve the public right of way network?
<u>2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles</u>	• locate development so as to reduce the need to travel? • reduce car reliance, encourage walking, cycle, bus, and train use? • reduce road freight movements? • avoid exacerbating local traffic congestion? • provide affordable, accessible public transport in towns and in rural areas?

[4] Listed in Schedule 2
[5] Those relevant to the SEA Regulations are shown underlined

SA Objective[5]	SA Sub Objective: *will the policy or proposal help to…*
ENVIRONMENTAL PROTECTION	
3(a) Protect and enhance biodiversity	• protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats? • support and maintain extent of wetland habitat and river habitats?
3(b) Protect and enhance landscapes	• protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?
3(c) Conserve and where appropriate, enhance the historic environment	• 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?
3(d) Reduce pollution from any source	• improve the water quality of rivers and groundwater supplies? • achieve good air quality? • reduce ambient noise, especially from traffic? • reduce light pollution in the District? • protect soil quality?
CLIMATE CHANGE	
4(a) Reduce greenhouse gas emissions	• minimise energy consumption by transport and in buildings? • increase proportion of energy generated by renewable sources? • encourage use of local suppliers and the consumption of local produce?
4(b) Improve the District's ability to adapt to climate change	• reduce vulnerability to climate change, exploit any benefits? • avoid development in areas at risk from flooding?
A JUST SOCIETY	
5(a) Share benefits of prosperity fairly	• reduce disparities in income levels? • contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)? • provide employment and other opportunities for unemployed, especially long term unemployed and the disabled? • encourage entrepreneurial activity in deprived areas?
5(b) Provide access to services and facilities for all	• provide access to services and facilities without need to use a car? • retain rural services, especially shops, post offices, schools, health centres and bus services? • recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?
5(c) Promote community cohesion	• support development of voluntary sector? • encourage development of community run business? • encourage people's feelings of belonging, for example by providing community meeting places? • recognise and value cultural and ethnic diversity?
5(d) Increase access to decent and affordable housing	• help improve the quality of the housing stock and reduce the number of unfit homes? • increase access to affordable housing, particularly for the young, the disabled and key workers?

SA Objective[5]	SA Sub Objective: *will the policy or proposal help to…*
5(e) Reduce crime rates and fear of crime	• encourage crime reduction, particularly through the appropriate design of new development? • help reduce the fear of crime?
5(f) Improve conditions and services that engender good health and reduce health inequalities	• help promote healthy lifestyles? • improve access to health services by means other than private cars? • reduce ambient noise near residential and amenity areas? • reduce road accidents? • reduce accidents and damage from fires?
5(g) Increase participation in education and life-long learning	• improve access to skills learning by young people? • improve access to skills learning by adults?
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	• increase access to culture, leisure and recreational activities?
RESOURCE USE AND WASTE	
6(a) Use natural resources efficiently; reuse, use recycled where possible	• minimise the demand for raw materials? • encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods? • limit water consumption to levels supportable by natural process and storage systems? • protect groundwater resources? • promote sustainable drainage systems? • reduce minerals extracted and imported?
6(b) Reduce waste	• reduce, reuse or recycle waste generated?
TOWN CENTRES	
7 Promote sustainable urban living	• encourage wider range of shops and services in town centres? • encourage more people to live in town centres? • encourage mixed use developments in town centres? • improve transport connections in, and to, town centres? • encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services? • protect or improve the quality of the public realm in towns?

3 Screening of proposed modifications

Introduction

3.1 All the modifications have been through a through a review process, called screening to assess whether they are likely to have significant sustainability effects.

3.2 In addition, an appraisal of all the site-specific policies (including the modifications of them) has been undertaken. This is because these policies were not previously appraised having been produced following the appraisal of the submission version of the Plan[6]. More information on this process is included in section 4.

3.3 The screening reviewed all the proposed modifications to the Plan to answer the following questions:

- Is the proposed modification a significant change which is likely to have significant effects?
- Does the proposed modification constitute new Plan content which has not been appraised previously?
- Do any of the proposed modifications in combination with each other or with existing Plan content, result in cumulative, secondary or synergistic effects which are significant?

3.4 If the answer to any of these questions was yes, the modification was 'screened in' for further SA assessment. In this process a precautionary approach was taken, i.e. if there was uncertainty about the significance of the proposed modifications, they were screened in for further appraisal.

'Screened-in' modifications

3.5 The full findings of the screening process are included in Appendix A. This includes details of each modification, along with comment on the SA implications of the modification, and whether or not the modification was then screened in to the SA. Most of the proposed modifications were screened out as they do not materially alter the findings of the previous SA work. Table 2 includes all the modifications which were 'screened in' and the reasons for this.

Table 2: 'Screened-in' modifications

Sec.	Ref.	Policy/para.	Modification	SA implications
02	MM047 MM049	Policy SP11 New para	Addition of policy provision for additional wastewater treatment capacity and commentary on this	Likely to significantly affect the appraisal of this policy against the Resource Use and Waste objectives in the appraisal framework
03	MM168	New Policy NEx and new paragraph 11.18	New policy: New and improved open space and new supporting text	This policy contains much of the previous policy NE5 but is specifically focused on open space, rather than NE5's focus on open space and biodiversity. This, along with the additional supporting text may affect the appraisal of significant effects, particularly in relation to objective 3a (protect and enhance biodiversity) so needs to be fully

[6] The allocated sites had previously been assessed in the Main SA report, and this appraisal had informed the site- specific criteria in the submission Plan. However, through the examination process it was determined that these criteria should be viewed as policies, and it was agreed to appraise them to identify any significant effects that might arise from the application of the criteria.

				assessed against the SA framework.
04	MM230	New Policy CD6	Addition of new site for Gypsy and Traveller accommodation - Land at Woodside Place, Danesbury Park Road	The new site will need to be fully assessed against the SA framework.
05	MM372	New Policy IMR1	New policy: IMR1 Five Year Housing Land Supply	New policy needs to be assessed against the SA framework

4 Appraisal of the modifications

Appraisal of the 'screened-in' modifications

4.1 Appraisals were undertaken of the four screened-in modifications listed in the previous section. As described in section 2 above, this was done by testing them against the sustainability objectives contained in the SA Framework, as was done in all the earlier stages of the SA process. The results of this process are presented in appraisal matrices, which can be seen in Appendix B.

4.2 The findings are summarised below:

Table 3: Summary of appraisal of screened-in modifications

Ref.	Policy/para.	Modification	Significant sustainability effects and uncertainties	Changes recommended
MM047 **MM049**	Policy SP11 New para	Addition of policy provision for additional wastewater treatment capacity and commentary on this	The modification is likely to have a significant positive effect on reducing waste.	None
MM168	New Policy NEx and new paragraph 11.18	New policy: New and improved open space and new supporting text	The modification focuses the policy more tightly on provision of open space, and in doing so removes some of the previous significant positive effects of the previous policy on biodiversity, landscape and water quality.	None, as protection for biodiversity, landscape and water quality is provided for in separate policies in the Plan.
MM230	New Policy CD6	Addition of new site for Gypsy and Traveller accommodation - Land at Woodside Place, Danesbury Park Road	The new site will have a significant positive effect on access to housing. A significant negative effect has been identified on use of motor vehicles as there is no nearby bus stop. There are also uncertainties around potential land contamination and noise impacts from the M1.	Mitigation will be identified in the updated mitigation table and needs to be considered for inclusion in the site-specific criteria for this policy.
MM372	New Policy IMR1	New policy: IMR1 Five Year Housing Land Supply	The policy provides clarity about the procedures for monitoring the planned scale of housing which will be delivered in the District up to 2031. Therefore, it will have significant positive effects on access to housing, economic growth, and access to services, through increasing local demand and spend and creating jobs in construction and other development-related industry. The use of greenfield sites means that it is likely to have significant negative effects on development of greenfield land, access to green spaces, biodiversity, and the historic	None; this policy does not provide for increased development, it outlines a programme for monitoring the housing development proposed in the Plan. Mitigation of the negative environmental effects of this is addressed in other policies in the Plan.

			environment. This scale of development also means it is likely to have significant negative effects on pollution, greenhouse gas emissions, and resource use.	

Appraisal of site specific policies

4.3 As noted above, an appraisal of all the site-specific policies (including the modifications of them) has been undertaken. This covers the Strategic Housing Site policies in Section 02 (Policy SP14 onwards) and the whole of Section 04 (Allocations). The results of the appraisal are attached as Appendix C, which also includes recommendations. The recommendations and the Council's response are shown in the tables below.

Table 4 Recommendations for strategic sites

Strategic policy/site	Recommendations	Council response
SP14 Site BA1 –North of Baldock	The masterplan should also consider how the provision of a local centre and retail facilities can be planned to complement existing provision in Baldock.	Will be addressed by policy SP4. The scale of retail development in Site BA1 has been guided by the Council's evidence base which seeks to distribute future District-wide needs proportionately and having regard to the role and function of existing centres.
SP16 Site NS1 – North of Stevenage	The masterplan should consider opportunities for enhancement of greenspace and access to green spaces.	Will be addressed by policy NEx: New and improved open space
SP17 Site HT1- Highover Farm Hitchin	The policy should require and ecological appraisal in relation to Hitchin Railway Banks Wildlife Site	Hitchin Railway Banks Wildlife Site to be added to criterion j of Policy SP17.

Table 5 Recommendations for other sites

Policy/Site	Recommendations	Council response
Baldock		
BA3- Land south of Clothall Common, Baldock	Consider how access to the town centre through public transport, walking and cycling can be improved for the development.	Will be addressed by policies SP6, SP7, T1
Codicote		
CD1 –Land south of Cowards Lane, Codicote	Transport assessment should consider public transport	Will be addressed by policies SP6, SP7, T1

Policy/Site	Recommendations	Council response
	improvements to the village as potential mitigation of transport impacts .	
CD2 – Codicote Garden Centre	Consider public transport improvements to the village as potential mitigation of transport impacts	Will be addressed by policies SP6, SP7, T1
CD3 -Land NE of The Close, Codicote	Consider public transport improvements to the village as potential mitigation of transport impacts	Will be addressed by policies SP6, SP7, T1
CD5 - Land south of Heath Road, Codicote	Consider public transport improvements to the village as potential mitigation of transport impacts	Will be addressed by policies SP6, SP7, T1
CD6 - Land at Woodside Place, Danesbury Park Road, Codicote	Ensure potential impacts from noise and air pollution are mitigated	Will be addressed by policies D3 & D4
Graveley		
GR1- Land at Milksey Lane	Mitigation for noise from A1(M) should be provided	Will be addressed by policy D3
Hitchin		
HT11 – Churchgate, Hitchin	Ensure that development addresses fluvial and pluvial flood risks	Criterion relating to River Hiz amended; to be read in conjunction with Policies NE7 & NE8
Ickleford		
IC3 - Land at Bedford Road	Consider opportunities for improving public transport provision for site	Will be addressed by policies SP6, SP7 and T1
Knebworth		
KB1 –Land at Deards End, Knebworth	Transport Assessment to consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Will be addressed by policy D1
KB2 –Land at Gypsy Lane, Knebworth	Transport Assessment to consider ways of enhancing access routes to nearest open space, particularly for non-	Will be addressed by policy D1

Policy/Site	Recommendations	Council response
	motorised transport.	
Letchworth Garden City		
LG8 - Pixmore Centre, Letchworth	Consider requirement for SUDs or other appropriate measures in line with requirements for other sites affected by surface water flood risk.	Will be addressed by policies NE7 & NE8
LG14 - Nursery, Icknield Way, Letchworth.	As with other sites adjoining employment uses, consider inclusion of requirement to ensure appropriate residential amenity for any properties adjoining employment area.	Will be addressed by policy D3
LG15 - Garages, Icknield Way, Letchworth.	Consider inclusion of requirement to mitigate the impact of the nearby railway line.	Will be addressed policy D3
LG18-Former Depot, Icknield Way, Letchworth	Consider inclusion of requirement to mitigate the impact of the nearby railway line.	Will be addressed by policy D3
LG19 – The Wynd, Letchworth	Consider inclusion of requirement to address fluvial flood risks to site. Only pluvial risks currently addressed in the policy.	Make the following changes to the policy: • Deleting 'more vulnerable' A4 uses from the list of permitted uses in the first bullet; • Adding "flood risk" to the two 'sub-bullets' under the first bullet point: "…where these can additionally be accommodated in design, layout, **flood risk** and transport terms;"; and • Striking through "surface water" in the final bullet so it refers to all types of flood risk and requiring a site-specific FRA
Royston		
RY1 –Land west of Ivy Farm, Royston	It is recommended that a Mitigation Strategy be developed in consultation with Natural England to ensure that the developer contributes towards appropriate measures to protect the SSSI from	Existing criteria require mitigation of SSSI impacts. Statement of Common Ground with Natural England (ED52) requires completion of mitigation strategy in advance of Plan adoption. Outline planning permission granted

Policy/Site	Recommendations	Council response
	recreational pressures. The mitigation strategy should include appropriate monitoring.	subject to completion of legal agreement securing appropriate contributions.

Update to mitigation tables

4.4 The SA process is required to identify mitigation for the significant negative effects and uncertainties that it identifies. In the Main SA report[7] which was published alongside the Proposed Submission Local Plan (Examination Library Reference LP4) this was done primarily through the production of two tables identifying mitigation (referred to as 'mitigation tables') for the identified negative effects and uncertainties for all the sites allocated. The mitigation table for strategic sites is in Appendix 8 of that document, and the mitigation table for other sites is in Appendix 9. They each show:

- all the significant negative effects and uncertainties for the sites in the Plan;
- the policies in the Plan which address these effects and uncertainties;
- any suggested further mitigation measures necessary; and
- any remaining residual effects.

4.5 In the Main SA report, the mitigation tables did not include all the mitigation provided for in the site-specific policies discussed above. In this Annex, the Mitigation Tables have now been updated to include reference to all relevant site-specific policies in the Proposed Submission Local Plan (Strategic Housing Sites and allocations in the Communities section). They also include reference to any relevant new or revised site-specific policies contained in the proposed modifications. The updated Mitigation Tables are included as Appendix D.

Appraisal of the Submitted Plan including modifications

4.6 The Main SA report identifies the likely significant effects and uncertainties of the Proposed Submission Local Plan. This includes local and District-wide cumulative effects and cumulative effects which are likely to rise in combination with other plans, programmes and strategies. As discussed above, it also identifies mitigation for significant negative effects and uncertainties. Finally, it identifies residual significant sustainability effects of the Plan after mitigation (table 35 in the Main SA report).

4.7 The appraisal of the proposed modifications identified a small number of additional significant effects resulting from the changed policies, but these are very minor in the scale of the Plan as a whole, and cumulatively do not make a significant difference to the effect of the Submitted Plan. The addition of policy IMR1 simply reflects the need to manage overall housing delivery and does not represent an increased impact of the Plan. The appraisal of the site-specific policies identified some additional opportunities for mitigating significant negative effects and uncertainties of the Plan, but these effects arise from the site allocation, which had been assessed in the Main SA Report. The main impact of the proposed modifications in sustainability terms is to improve the mitigation of the effects of site provision, but this will not change the significance of the residual effects identified in the Main SA Report.

[7] Draft Sustainability Appraisal of North Hertfordshire Proposed Submission Local Plan

5 Next steps

5.1 Following on from the current consultation, the Inspector will consider all the representations received and decide on whether the Plan is 'sound' (potentially with further modifications) or whether further examination hearings are required.

5.2 Once the Inspector has considered the issues arising from the Main Modifications consultation, he will issue his final report. Subject to this deciding that the Plan is sound, or is capable of being made sound with Modifications, it will be adopted by the Council and published alongside a Final SA Report. Once the Plan is adopted, a SA Statement will be produced.

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Sustainability Appraisal of the North Herts Submission Local Plan

MODIFICATIONS FOLLOWING PUBLIC EXAMINATION -SA REPORT ADDENDUM, APPENDIX A

INFORMING POSITIVE CHANGE

North Herts District Council

Sustainability Appraisal of the North Herts Submission Local Plan

Modifications following Public Examination - SA Report Addendum, Appendix A

VERSION	DATE	VERSION SUMMARY	APPROVALS
RO	1/10/18	Draft for client review	Principal authors: Gerard Couper
			Approved by: Tim Maiden
R1	9/11/18	Final for consultation	Approved by: Tim Maiden

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Appendix A: Screening of proposed modifications

This Appendix shows the results of the screening of the proposed modifications. The findings are presented by the addition of two new columns to the seven sections in the schedule of modifications produced by the Council. These two columns comment on the SA implications for the modification, and whether or not the modification was screened in to the SA.

This document produced by the Council sets out a schedule of potential modifications to the North Hertfordshire Local Plan 2011-2031 arising from the Examination. These are drawn from a number of sources including:

- The proposed modifications submitted by the Council alongside the Plan (Examination Library Reference LP3);
- Memoranda of Understanding, Statements of Common Ground or other agreements;
- The Council's Matters statements submitted to the examination in advance of the hearing sessions; and
- Changes discussed at the examination hearing sessions and recorded in the Action Lists on the Council's website

Some modifications proposed in earlier documents or Hearing Statements have been subject to further change, or superseded, following discussion at the hearing sessions.

Text which would be added to the Plan as a consequence of these modifications is shown in **bold**.

Text which would be removed from the plan as a consequence of these modifications is shown ~~struck through~~.

Modifications are shown in document order.

Section 1 : Introduction and Context

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 001	0	About this consultation	Delete	None	No
		CHAPTER 1	**INTRODUCTION**		
MM 002	5	Paragraph 1.3	This Local Plan seeks to address the key issues facing North Hertfordshire and will set a strategic vision and spatial strategy for the District over the period 2011 to 2031. The Local Plan contains five main sections, not including the appendices. A separate Local Plan ~~Proposals~~ **Policies** Map is published alongside the Local Plan to show the spatial implications of policies	None	No
MM 003	6	Paragraph 1.4	It is important to note that the policies and supporting text in this Plan are inter-related and need to be read together when considering a specific proposal or issue. This Local Plan supersedes the saved policies from the 1996 North Hertfordshire District Local Plan No 2 (with Alterations). Appendix 1 provides a list of policies that have been superseded. Appendix 2 provides a list of Local Plan designations as shown on the ~~Proposals~~ **Policies** Maps and where to view other designations which policies in the Local Plan refer.	None	No
MM 004	7	Paragraph 1.12	The first step in preparing a neighbourhood plan is to define a neighbourhood area. There are currently ~~eleven~~ **twelve** neighbourhood planning areas designated within the District ~~with another two communities considering preparing a neighbourhood plan~~. **The Pirton Neighbourhood Plan was 'made' in 2018 and forms part of the Development Plan in this parish.** Those plans under preparation include the parishes of Kimpton, Ashwell, Codicote, Barkway and Nuthampstead, Ickleford, St Ippolyts, St. Pauls Walden, Wymondley, Preston and Knebworth **and the joint neighbourhood planning area of Bygrave, Baldock & Clothall**.	None. Factual update to background text only	No
		CHAPTER 2	**A PICTURE OF NORTH HERTFORDSHIRE**		
MM		After para 2.55	**The County Council's adopted Mineral Consultation Area Supplementary Planning**	None. This is an expansion of	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
005		[new paras.]	**Document identifies areas of the district where particular care is needed to prevent the unnecessary sterilisation of sand and gravel resources.** **In order to prevent sterilisation of mineral resources the council and developers will consider the effect of future development on mineral resources in these areas at an early stage and seek the advice of Hertfordshire County Council as the Mineral Planning Authority in accordance with the Minerals Consultation Area SPD (and any future revisions/successor).**	the existing background text which provides further information about how the Minerals Local Plan has been taken into account in the preparation of the Local Plan and how it will need to be taken into account in assessing the impact of potential future development.	

Chapter 3 : Spatial Strategy

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		CHAPTER 3	**SPATIAL STRATEGY AND SPATIAL VISION**		
MM 006	27	Vision (2nd bullet)	• A mixture of quality new homes including affordable houses with a choice of tenure catering for the needs of North Hertfordshire's residents **and, where appropriate, the wider housing market**, will be provided in appropriate sustainable locations.	None – the provision of housing for local residents as opposed to the wider housing market is not addressed by SA objectives	No
MM 007	30	After Ch.3	Add key diagram as shown at Annex 1 of this schedule	None.	No

Policy SP1 : Sustainable development in North Hertfordshire

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 008	31	Policy SP1 (c)(iv)	**Policy SP1: Sustainable development in North Hertfordshire** This Plan supports the principles of sustainable development within North Hertfordshire. We will: a. Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible; b. Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities; c. Grant planning permission for proposals that, individually or cumulatively: i. Deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan; ii. Create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices; iii. Provide the necessary infrastructure required to support an increasing population; iv. Protect key elements of North Hertfordshire's environment	Whilst the addition of explicit reference to biodiversity is important in relation to SA Objective 3(a) and means that the policy's support for this objective is strengthened, it would not significantly affect the appraisal of this policy. The appraisal scored this policy positively against this criteria because of its existing reference to the protection of the environment, landscapes and green infrastructure.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			including **biodiversity,** important landscapes, heritage assets and green infrastructure (including the water environment); and v. Secure any necessary mitigation measures that reduce the impact of development, including on climate change; and d. Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.		
MM 009	32	Para 4.7	In setting a framework for growth, this Plan also recognises the value of local knowledge and the importance of local choice. A number of parishes within the District are already designated Neighbourhood Planning areas and our Local Plan is structured flexibly in response. This chapter contains the **strategic** policies and aspirations with which any neighbourhood plans, or other local planning initiatives, must be in general conformity.	None	No

Policy SP2 : Settlement Hierarchy

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 010	32	Policy SP2	**Policy SP2: Settlement Hierarchy and Spatial Distribution** [x] **Between 2011 and 2031, the plan seeks to make provision for at least 15,950 new homes. Approximately 80%** ~~The majority~~ of the District's **housing** development **and the substantial majority of new employment, retail and other development** will be located within **the adjusted settlement boundaries of** ~~or adjoining~~ the following towns: • Baldock **(3,298 homes)**; • Hitchin **(1,679)**; • Letchworth Garden City **(2,167)**; • Royston **(1,797)**; • Stevenage (including Great Ashby)[32] **(1,830)**; and • Luton[32] **(2,100)** **Approximately 11% of housing, along with supporting infrastructure and facilities will be delivered in five villages identified by this Plan for growth:** • **Barkway (209)** • **Codicote (367)** • **Ickleford (210)** • **Knebworth (736)** • **Little Wymondley (306)**	These modifications involve: - the addition of more specific wording (including housing numbers) to more clearly explain the spatial strategy and the role of neighbourhood planning. These do not significantly alter the effects of the policy on the SA objectives. - some changes to the description of Category A villages. Where these are reflected in	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			The remaining development will be dispersed across the District as set out below. **In Category A villages, ~~G~~g**eneral development will ~~also~~ be allowed within the defined settlement boundaries of ~~the Category A villages of~~: • Ashwell; • ~~Barkway;~~ • Barley; • Breachwood Green; • Cockernhoe **& Mangrove Green**; • ~~Codicote;~~ • Graveley; • Hexton; • ~~Ickleford;~~ • Kimpton; • ~~Knebworth;~~ • ~~Little Wymondley;~~ • Lower Stondon[32]; • Oaklands[32]; • Offley; • Pirton; • Preston; • Reed; • Sandon; • St Ippolyts **& Gosmore**; • Therfield; • Weston; and • Whitwell. Infilling development which does not extend the built core of the village will be allowed in the Category B villages of:	changes to the settlement-specific policies in chapter 13 of the Plan, they will have significant SA implications requiring further appraisal. However, because the appraisal of this policy deals with the broad effects of the policy as a whole, these would not impact on the appraisal outcomes for this policy. - the identification of five villages which can support higher levels of growth. These modifications do	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Blackmore End; • Kelshall; • Old Knebworth; • Great Wymondley; • Lilley; • Rushden; • Newnham; • Wallington; and • Hinxworth; • Willian. • Holwell; ~~Only l~~ **L**imited affordable housing and facilities for local community needs **meeting the requirements of Policy CGB2** will be allowed in the Category C settlements of: • Bygrave; • Langley; • Peters Green; and • Caldecote; • Nuthampstead; • Radwell • Clothall; **Development outside of these locations or general parameters will be permitted where this is supported by an adopted Neighbourhood Plan. Under the provisions of national policy at the time of this Plan's examination, Neighbourhood Plans cannot allocate sites in the Green Belt or amend Green Belt boundaries** **[x] This is the total of planned, permitted and completed development for the period 2011-2031 as shown in Chapter 13 of the submitted plan. These figures are <u>not</u> a target and do not necessarily represent the maximum number of new homes that will be built.**	not involve increased housing allocations within these villages so, although presented differently, the broad spatial effects of the policy remain the same.	
MM 011	33	After paragraph 4.11 (new paragraphs)	**Based on the policies and allocations of this plan, it is anticipated that at least four in every five new homes delivered over the plan period will be built within the adjusted settlement boundaries of the towns. These will remain the primary focus for employment, retail and other development. The balance of new development will be distributed across North Hertfordshire's villages and the**	These modifications provide greater clarity about the	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			remainder of the District. **Much of this growth will be delivered on sites allocated for development by this Plan. This will be supplemented by (often smaller) 'windfall' sites which come forward within the settlement boundaries and parameters identified in Policy SP2 as well as any further sites subsequently identified through Neighbourhood Plans. These schemes may include opportunities for self-build development.**	spatial strategy but do not significantly alter the overall effects of the related policy (SP2) on the sustainability objectives.	
MM 012	34	After paragraph 4.12 (new paragraph)	**Five villages have been identified that can support higher levels of growth:** • **Knebworth and Codicote are the two largest villages within North Hertfordshire and support a range of services, including a station at Knebworth;** • **Ickleford and Little Wymondley provide opportunities to accommodate further residential development in close proximity to neighbouring towns along with sustainable transport connections; and** • **Barkway as a focus for development in the rural east of the District.**	See above regarding modifications to policy SP2 above.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 013	34	Paragraph 4.13	**The** Category A villages, normally ~~those~~ containing primary schools, all have defined boundaries within which development will be allowed and sites have been allocated to meet the District's overall housing ~~totals~~ **requirement**. ~~Category A villages have defined settlement boundaries and~~ **These villages** are excluded from the policy designation (either Green Belt or Rural Area Beyond the Green Belt – see Policy SP5) which affects the surrounding countryside.	Since this specifically refers to category A villages and the five villages which can accommodate more growth have been removed from the Category A list, this would imply that those five villages are no longer excluded from policy SP5. However, since the policy already allowed for new development on greenfield sites and on the edges of existing settlements, this modification would not significantly alter the appraisal findings.	No

Policy SP3 : Employment

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 014	35	SP3	**Policy SP3: Employment** The Council will proactively encourage sustainable economic growth, support new and existing businesses and seek to build on the District's strengths, location and offer. We will a. **Allocate** ~~Bring forward~~ an adequate supply ~~and range~~ of employment land ~~in Hitchin, Letchworth Garden City, Baldock and Royston~~ **to meet the needs of the Functional Economic Market Area** ~~requirements of the local economy~~ over the plan period to 2031. **The allocations as shown on the Policies Map are :** ~~i.~~ **i.** east of Baldock **BA10** (19.6ha); and ~~ii.~~ **ii.** west of Royston **RY9** (10.9ha); b. ~~Designate~~ **Safeguard** ~~the~~ Employment Areas within the District's main settlements**, as shown on the Policies Map,** to enhance and **protect their** ~~safeguard~~ employment potential; ~~c. Support additional employment provision through the new designations allocations shown on the on the Policies Map designations at :~~ ~~i. the former Power Station, Letchworth Garden City (1.5ha);~~ ~~ii. east of Baldock (19.6ha); and~~ ~~iii. west of Royston RY9 (10.9ha);~~ d. Work with landowners, developers and, for allocated **housing** sites on the edge of the District, adjoining authorities to identify an appropriate amount	The principal modification from the perspective of the SA is the removal of the former Power Station site from the new employment allocations, since it has already been brought forward for development. This was the only brownfield site of the three sites in the Proposed Submission version of the policy. However, because this was the smallest of the three sites, the appraisal scored the policy negatively against SA objective 2(a) which includes sub-objectives relating to the promotion of the use of brownfield land, re-use of vacant land and buildings and minimising the loss of agricultural land. The removal of this site from the policy will therefore not materially alter the appraisal of its significant effects.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			of employment land to be included through the masterplanning process in major new developments; ~~e. Permit an appropriate range of B class employment uses within these area;~~ f. Promote and support the expansion of the knowledge based economy in the District. Proposals for the redevelopment of existing employment sites and the development of new ~~allocated~~ employment sites which increase the level of knowledge-intensive employment will be supported in principle. g. Support B-class uses in appropriate locations outside of designated employment areas, including offices in main town centres and concentrations of B-class uses in certain Category A villages; and h. Ensure relevant policies of this Plan recognise the contribution of non-B-class sectors, including tourism, to the provision of jobs in the District.		
MM 015	37	4.28	A significant ~~new~~ employment **allocation** ~~site~~ will be developed **out** at the east of Baldock, supporting the proposed increase in residential development in the town (see Policy SP8).	None	No
MM 016	37	4.30	Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, with some modest releases of sustainable, brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes**.** ~~and is reflected in a new planning designation.~~	None. Addressed in the changes to policy SP3 above.	No

Policy SP4 : Town and Local Centres

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 017	38	SP4	**Policy SP4:** Town Centres, **Local Centres** and Community Shops The Council will make provision for an appropriate range of retail facilities across the District and are committed to protecting the vitality and viability of all centres. We will: a. Promote, protect and enhance the retail and service functions of the following centres in our retail hierarchy: i. The town centres of Hitchin, Letchworth Garden City, Baldock and Royston; ii. 13 existing local centres consisting of: • village centres at Ashwell, Codicote and Knebworth; • seven centres in Hitchin • two centres in Letchworth Garden City; and • the centre at Great Ashby; and iii. 2 new local centres north of Baldock and East of Luton within the strategic housing sites identified in this Plan; b. Support proposals for main town centre uses in these locations where they are appropriate to the size, scale, function, catchment area, historic and architectural character of the centre; c. Identify Primary Shopping Frontages within town centres where A1 retail uses	The modifications introduce a policy to direct more growth in A-class floorspace towards Letchworth Garden City than the other town centres. Although this specific aspect has not been subject to appraisal, the overall thrust of the policy of directing capacity towards existing town centres remains. The	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			will be expected to concentrate d. **To ensure the District's towns maintain their role and market share, make** provision for **up to** 38,100 **gross sq.m** of additional A-class floorspace over the plan period, **including the re-occupation of vacant floorspace,** consisting of: i. 22,500 **gross sq.m** comparison goods (e.g. clothes, shoes, furniture, carpets); ii. 8,600 **gross sq.m** convenience (e.g. food, drink, toiletries); and iii. 7,000 **gross sq.m food and beverage outlets under Use Classes A3-A5 (restaurants, takeaways and bars).** **38,100 gross sq.m is a district wide retail capacity but it is principally derived from the retail capacity projections for the four town centres, as indicated below:**	SA findings would not therefore be materially altered.	

Years	Baldock	Hitchin	Letchworth	Royston	Urban Extensions	Other	Total
2016 - 2021	300	3,800	2,400	3,200	1,500	200	11,400
2021 - 2026	1,600	3,600	3,300	2,000	2,700	200	13,400
2026 - 2031	1,400	3,700	3,500	1,900	2,600	200	13,300
Totals	3,300	11,100	9,200	7,100	6,800	600	38,100

The three town centres of Baldock, Hitchin and Letchworth Garden City have significant overlapping markets, with spend leakage from Letchworth Garden City to Hitchin and a lack of physical space at Baldock to accommodate its projected retail capacity. To address the leakage and physical capacity across these three centres the indicative

<table>
<tr><th>Ref.</th><th>Page (LP1)</th><th>Policy / Paragraph</th><th>Modification</th><th>SA implications</th><th>Screened into SA (Yes/No)</th></tr>
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distribution and phasing of provision is as follows:

<table>
<tr><th>Years</th><th>Baldock</th><th>Hitchin</th><th>Letchworth</th><th>Royston</th><th>Urban Extensions</th><th>Other</th><th>Total</th></tr>
<tr><td>2016 - 2021*</td><td>0</td><td>0</td><td>5,350</td><td>4,350</td><td>0</td><td>0</td><td>9,700</td></tr>
<tr><td>2021 - 2026</td><td>0</td><td>3,700</td><td>5,500</td><td>2,200</td><td>3,400</td><td>300</td><td>15,100</td></tr>
<tr><td>2026 - 2031</td><td>0</td><td>3,300</td><td>5,000</td><td>1,800</td><td>2,900</td><td>300</td><td>13,300</td></tr>
<tr><td>Total</td><td>0</td><td>7,000</td><td>15,850</td><td>8,350</td><td>6,300</td><td>600</td><td>38,100</td></tr>
</table>

***2016 to 2021 projections includes take-up of vacant units and the implementation of commitments**.

e. **Prepare and m**aintain up-to-date town centre strategies to support this approach and / or adapt to change; and

f. Support the retention and provision of shops outside of identified centres where they serve a local **day to day** need.

</td><td></td><td></td></tr>
<tr><td>MM 018</td><td>39</td><td>After paragraph 4.39
(New paragraphs)</td><td>

4.xx The Local Plan strategy for town centre uses is to maintain the District's market share. This means that across the district, the retail capacity will be met principally in the four town centres. This is to maintain the current retail hierarchy within the District and the wider catchment areas.

4.xx However given that Baldock, Letchworth Garden City and Hitchin are in close proximity, leakage of the projected retail expenditure for each town is likely to occur. The most significant is leakage from Letchworth Garden City to Hitchin.

4.xx In addition there is less physical capacity in Baldock and Hitchin to accommodate their projected retail capacities. The retail strategy for the District is therefore to direct the capacity to Letchworth Garden City over the plan period, which has greater potential

</td><td>These additional paragraphs explain the principal modification to policy SP4 – see above</td><td>No</td></tr>
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Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			for physical space and to recapture its leakage.		
MM 019	39	Paragraph 4.40	We are committed to promoting the well-being of the town centres in the District. Town centre strategies have been produced for the main centres of Hitchin, Baldock, Letchworth Garden City, and Royston. These promote the vitality and viability of the centres and cover all those aspects of policy guidance with a spatial dimension relevant to town centres, including economic, environmental and social well-being and matters such as community safety, community facilities, traffic management, marketing and delivery. The strategies provide a method of keeping town centre development up-to-date and flexible to take account of ongoing changes in the retail environment. **These town centre strategies will be monitored and reviewed during the life of this Local Plan.**	None	No
MM 020	39	Paragraph 4.44	The growth of the District will require additional centres to be provided to serve the ~~largest new developments~~ **urban extensions** at Baldock and on the edge of Luton. Once built, these will become local centres in our retail hierarchy and future proposals within them will be assessed appropriately.	None	No
MM 021	39-40	Paragraph 4.46	Our evidence shows there will be a steady growth in retail demand over the plan period, **although projected growth post-2026 carries a degree of uncertainty due to changing shopping and retail patterns. Projected growth is** driven in part by planned population growth but also by underlying changes in the way people shop and how much money they have available to spend. It is anticipated that on-line shopping will continue to grow whilst a certain amount of future demand can be accommodated through the re-occupation of existing, vacant shop units. However, it is also necessary to identify new sites for retail[41]. **Projected retail needs, and particularly those in the post-2026 period, will be kept under review via the monitoring framework and updated retail studies.** <u>Footnote 41</u> North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)	None	No
MM 022	40	Paragraph 4.48	~~Further allocations and broad locations are identified within our main towns to accommodate~~	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~the remainder.~~		

Policy SP5 : Countryside and Green Belt

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 023	41	Policy SP5	**Policy SP5: Countryside and Green Belt** We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the ~~Proposals~~ **Policies** Map. We: a. Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to: i. Enable strategic development at the locations referred to in Policies SP8 and SP3; ii. Enable local development around a number of the District's towns and villages; and iii. Define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation; b. Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north; c. Will only permit development proposals in the Green Belt where they would not result in inappropriate development **or where very special circumstances have been demonstrated**; and d. Will operate a general policy of restraint in Rural Areas beyond the	The modification provides for a further potential scenario in which Green Belt development may be permitted. However, the appraisal considered the effects of this policy in broad terms, i.e. on the basis that it allows for some limited release of the Green Belt land, so this addition would not materially impact on the findings of the appraisal.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Green Belt **through the application of our detailed policies**.		
MM 024	41	Paragraph 4.54	Green Belt boundaries have been reviewed around all of the main towns within and adjoining the District, with the exception of Royston which lies beyond the Green Belt. Boundaries have also been reviewed **around a number of villages** ~~where they~~ previously surrounded or covered ('washed over') ~~Category A and Category B villages within~~ **by** the Green Belt.	None	No
MM 025	42	Paragraph 4.56	Proposals for development within the Green Belt will be considered against national ~~guidance~~ **policy**. Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted.	None	No
MM 026	42	Paragraph 4.58	The Rural Area Beyond the Green Belt covers the majority of the east of the District including most of the land between Baldock and Royston as well as the villages and countryside to the south of Royston. **It also covers the land to the north and west of Hitchin beyond the outer edge of the Green Belt.**	None	No
MM 027	42	Paragraph 4.59	In terms of intrinsic character and beauty, ~~this area~~ **the Rural Area beyond the Green Belt** contains some of the highest quality countryside in the District. However, the settlements are generally more dispersed meaning a Green Belt designation cannot be justified. This sparser pattern of development additionally means that, outside of the defined settlements, many sites are not well located in relation to key services. On these grounds it remains appropriate to **restrain the types of development allowed in the Rural Area beyond the Green Belt** ~~have a policy of restraint~~. Our detailed **Development Management** policies set out the approach that will apply in this area.`	None	No

Policy SP6 : Sustainable transport

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 028	43	Policy SP6	**Policy SP6: Sustainable transport** We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will: a. Comply with the **NHDC Transport Strategy and the** provisions of the Local Transport Plan and other supporting documents as **relevant** ~~considered necessary~~; b. Encourage development in locations which enable sustainable journeys to be made to key services and facilities; c. Work with Hertfordshire County Council, **neighbouring authorities**, Highways England and service providers to ensure that a range of sustainable transport options are available to all potential occupants or users. This may involve new or improved pedestrian, cycle and passenger transport (including rail and/or bus) links and routes; d. Seek the **earliest reasonable opportunity to implement** ~~early implementation of~~ sustainable travel infrastructure on Strategic Housing Sites **and other development sites** in order to influence the behaviour of occupiers or users, along with supporting Travel Plans in order that sustainable travel patterns become embedded at an early stage; e. Assess development proposals against the parking standards set out in this Plan and **having regard to** relevant supplementary advice; f. Require applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals; and	Whilst these modifications serve to strengthen the policy in terms of promoting sustainable transport, they would not materially impact on the SA findings because of the broad level at which the SA assesses the effects of the strategic policies.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			g. Protect existing rights of way, cycling and equestrian routes and, should diversion be unavoidable, require replacement routes to the satisfaction of the Council.		
MM 029	43	Paragraph 4.66	The overarching transport policy document for the area is the Hertfordshire Local Transport Plan (LTP3) which provides the framework for achieving better transport systems in Hertfordshire for the plan period 2011-2031. The LTP4 is in progress which will cover the Hertfordshire ~~2020~~ **2050** Transport vision and will be **adopted** ~~consulted on~~ in ~~late 2016~~ **2018**. The Local Transport Plan covers all modes of transport including walking, cycling, public transport, car based travel, reducing road freight movements and making provision for those with mobility impairments.	None	No
MM 030	44	Paragraph 4.67 and associated footnote	Although the ~~**LTP3**~~ **Local Transport Plan** identifies some specific schemes, the majority of transport schemes are identified at settlement level. From time to time the County Council, **North Hertfordshire District Council, and neighbouring authorities** publish~~es~~ other documents and strategies[x] which will also need to be taken into account **when considering development proposals**. **This includes the NHDC Transport Strategy and also relevant strategies prepared by neighbouring authorities, such as the Stevenage Mobility Strategy, for sites that are functionally attached to, or in close proximity to North Hertfordshire.** **[x] These could include the forthcoming HCC Growth Transport Plans, the NHDC Transport Strategy prepared as part of the evidence base as well as other local strategies, for example cycling.**	The modifications extend the scope of the transport-related documents and strategies which need to be taken into account when considering development proposals. None of these documents or strategies is likely to contradict the requirements of policy SP6, so these modifications do not imply the need for any further appraisal of this policy.	No
MM	44	After	**Many of the developments in the smaller settlements may not be enough on their**	This modification	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
031		Paragraph 4.68 (new paragraph)	**own to have a major transport impact within an area. However, cumulatively a number of developments can create additional demands and burdens on existing infrastructure (such as increased use of less appropriate roads, higher volumes of traffic through constrained village centres) which may require suitable mitigation to be implemented. Such mitigation can also include better, walking and cycling improvements and public transport services which will reduce the need to travel by car. The Council will consider these overall cumulative impacts as far as they are able as part of Policy SP7 and may require appropriate contributions from all such development sites.**	strengthens the mitigation of the effects of the Plan on transport infrastructure. This is in support of policy SP6 so will not materially alter the appraisal of policy SP6.	

Policy SP7 : Infrastructure requirements and developer contributions

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 032	44	Policy SP7	**Policy SP7: Infrastructure requirements and developer contributions** The Council will require development proposals to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. We will: a. Require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development, including: i. On-site and/or off-site improvements and infrastructure necessary as a result of the development in order to: • ensure appropriate provision of facilities and infrastructure for new residents; • **contribute toward addressing** ~~help address~~ cumulative impacts that might arise across multiple developments; • avoid placing unreasonable additional burdens on the existing community or existing infrastructure; • mitigate ~~any~~ adverse impacts **where appropriate**; and/or • enhance critical assets or make good their loss or damage; and ii. Maintenance and/or operating costs of any such new provision;	Whilst these modifications serve to strengthen the policy in terms of securing developer contributions towards infrastructure requirements, they would not materially impact on the SA findings because of the broad level at which the SA assesses the effects of the strategic policies.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			b. Ensure **essential** new infrastructure to support new development ~~is~~ **will be** operational no later than the completion of development or **during the** phase in which it is needed, **whichever is earliest** ~~unless otherwise agreed with relevant providers~~; c. Refuse planning permission where appropriate agreements or processes ensuring criteria (a) and (b) can be met are not in place; d. Have regard to ~~any~~ **relevant national** guidance or requirements in relation to planning obligations and any Community Infrastructure Levy **or successor funding tariff** which may be introduced **by the Council**; e. Work with landowners, developers and other agencies in facilitating the delivery of sites identified in the Local Plan **and associated infrastructure** and seek to overcome known obstacles; and f. ~~Take a stringent approach~~ **Need robust evidence to be provided** where developers consider that viability issues impact **upon** the delivery of key infrastructure and/or mitigation measures**. This evidence will be used to determine whether an appropriate and acceptable level of contribution and / or mitigation can be secured**.		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 033	45	Paragraph 4.75	On the largest development sites, it will be necessary to directly provide facilities alongside the primary use – schools within residential areas, bus stops within business parks, cycling route and new footways etc. In other areas, much of the growth arises from a number of smaller developments. A small development on its own may not be enough in itself to have a major impact within an area. However, cumulatively a number of developments **(including both the larger and smaller sites)** can create additional demands and burdens on existing infrastructure which may require suitable mitigation to be implemented. **Transport infrastructure including highways improvements and sustainable transport measures such as walking, cycling, improved public transport and behaviour change - projects are needed to address cumulative impacts - the latter seek to reduce vehicle travel to improve capacity and enable more sustainable travel. The NHDC Transport Strategy sets out the measures required, and all developments will be expected to contribute to these measures.**	These modifications strengthen the mitigation of the effects of the Plan on infrastructure. This is in support of policy SP7 so will not materially alter the appraisal of policy SP7.	No
MM 034	46	Paragraph 4.83	In cases where viability is an issue, developers will ~~be expected~~ **need** to **provide** ~~pay for~~ an ~~independent~~ assessment and analysis of their viability evidence **in order to verify it. This must be completed by a suitably qualified individual or company and** ~~to~~ scrutinise the assumptions that have been made **and the conclusions that have been reached and whether they are justified.** The methodology and scope of any such assessment should be agreed in advance between the applicant and the Council. If, following this assessment, it is accepted **by the Council** that the viability of a scheme would be critically undermined by application of the Council's usual standards and expectations, we will exceptionally: • consider which requirements are most critical to securing development and meeting the overall vision and objectives of this Plan; • assess the extent to which these might be met in a way which makes any scheme viable; and • determine whether this would result in an appropriate and acceptable level of contribution and / or mitigation.	These modifications strengthen the mitigation of the effects of the Plan on infrastructure. This is in support of policy SP7 so will not materially alter the appraisal of policy SP7.	No

Policy SP8 : Housing

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 035	47-48	Policy SP8	**Policy SP8: Housing** Over the period 2011-2031, housing growth will be supported across the District. We will: a. Release sufficient land to deliver at least 14,000 **net** new homes for North Hertfordshire's own needs. Of these: i. Around 13,800 **net new homes** will be provided within that part of the District falling within the Stevenage Housing Market Area (HMA); while ii. Around 200 **net new homes** will be provided within that part of the District falling within the Luton HMA; b. Provide additional land within the Luton HMA for a further 1,950 **net new** homes as a contribution towards the unmet needs for housing arising from Luton; c. Deliver these homes through the sites and allowances identified in this Plan that will support approximately[48]: i. ~~4,340~~ **3,970** homes from completions and permissions achieved since 2011 and other allowances; ii. 7,700 homes from six Strategic Housing Sites: • BA1 - North of Baldock for 2,800 homes (2,500 to be delivered by 2031); • LG1 - North of Letchworth for 900 homes;	Most of the modifications serve to clarify the wording of the policy and improve its effectiveness. Although the number of homes from completions and permissions achieved since 2011 has been reduced, the number of permanent Gypsy and Traveller pitches has been increased and the number of self-build plots has been reduced, the scale of these changes is not so significant as to materially alter the appraisal of this policy as a whole. Any significant site-specific effects will be addressed through the site appraisals.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• NS1 - North of Stevenage in Graveley parish for 900 homes; • HT1 - East of Hitchin for 700 homes; • GA2 - North-east of Great Ashby in Weston parish for 600 homes; and • EL1 / EL2 / EL3 - East of Luton for 2,100 homes; iii. 4,860 homes through local housing allocations that will provide homes on: • ~~newly identified sites and land within pre-existing settlement limits;~~ • ~~sites released from the Green Belt as part of a comprehensive, District-wide review; and~~ • ~~land identified following a review of other relevant boundaries or designations.~~ • **Further sites within the adjusted settlement boundaries of the towns;** • **Land within the adjusted settlement boundaries of the five villages identified for growth; and** • **Sites identified within the defined settlement boundaries of the Category A villages.** **This includes the use of land within pre-existing settlement limits, non-strategic sites released from the Green Belt and other land**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			identified following a review of other relevant boundaries or designations. iv. ~~7~~ **12** new, permanent Gypsy and Traveller pitches d. Maintain a five-year housing land supply and target the completion of 20% of new homes over the plan period on previously developed land; e. Seek to provide long-term certainty by i. Working with the Government and other relevant agencies to identify new settlement options within North Hertfordshire that can provide additional housing supply in the period after 2026; and ii. Safeguarding land to the west of the A1(M) at Stevenage, as shown on the ~~Proposals~~ **Policies** Map~~, for up to 3,100 dwellings~~ **to meet longer-term development needs** in the period beyond 2026 subject to a future review of this Plan; f. Support a range of housing tenures, types and sizes measured against targets to provide: i. 33% of all homes over the plan period as Affordable Housing for local needs with targets to deliver up to 40% Affordable Housing where viable; ii. A broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties **subject to up-to-date-assessments of housing needs**; and iii. ~~100~~ **56** plots **on specified Strategic Housing Sites to help pro-actively address demand** for self-build development over the plan		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			period; and g. Provide ~~up to~~ **at least** 350 bed spaces in suitable, supported accommodation to meet the needs of those who cannot live in their own home.		
MM 036	47	Footnote 48	These requirements include a small buffer of approximately **4%** ~~7%~~ over and above the ~~targets for North Hertfordshire's housing needs identified in criterion (a)~~ **total housing requirement set through criteria (a) and (b) of this Policy** to ensure sufficient flexibility. *See* Monitoring and Delivery chapter for further information. **All figures are net.**	This text clarifies the requirements of policy SP8.	No
MM 037	48	Paragraph 4.89	More than ~~4,300~~ **3,900** of the required homes are accounted for by completions since 2011, sites which have already obtained planning permission and other allowances. ~~These allowances~~ **The majority of these 3,900 homes will be on previously developed land and also** include**:** • windfalls (those sites which will continue to come forward for development outside of the local plan process) ~~as well as~~**; and** • **Letchworth Town Centre as a** broad **location.** ~~locations. These are areas~~ **This is an area** where it is reasonable to assume development might occur in the latter years of the plan, but where we cannot currently identify the exact location. **The boundary of the broad location is the same as the Town Centre boundary for Letchworth shown on the policies map.** ~~The majority of these 4,300 homes will be on previously developed land.~~	We understand that the identification of Letchworth Town Centre as a broad location for housing development in the latter years of the Plan forms part of the 'other allowances' referred to in clause c(i) and that the allowance is for 50 homes. Given the scale of this allowance in relation to the overall provision made by the policy (15,950 homes), this would	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
				not alter the appraisal of this policy.	
MM 038	49	Paragraph 4.95	The remainder of new homes will be delivered through a range of local housing allocations set out in the detailed policies of this Plan: • ~~More than 850 further homes are identified within pre-existing settlement boundaries and have influenced our target to build 20% of new homes on previously developed land;~~ • ~~As part of our comprehensive review of the Green Belt, a number of additional villages have been 'inset' with boundaries drawn to release additional land for development. These locations will contribute around 2,600 homes to our target whilst also ensuring the long-term sustainability of these settlements.~~ • **Sites for a further 2,900 homes, in addition to the strategic sites, are identified within the adjusted settlement boundaries of the towns. This includes a** ~~A~~ series of **non-strategic** developments around the edge of Royston **that** will contribute almost ~~1,000~~ **1,100** further homes; ~~while~~ • **Sites for nearly 1,600 homes are identified at the five village locations identified for growth by Policy SP2; while** • A review of **the** settlement boundaries ~~in the Rural Areas Beyond the Green Belt~~ **of Category A villages** allows for approximately 400 homes.	Any significant site-specific effects of these modifications will be addressed through the site appraisals	No
MM 039	49	Paragraph 4.96	This Plan also makes provision to meet the future needs of the Gypsy and Traveller community. ~~Existing arrangements at~~ **Additional permanent pitches will be provided adjoining** the **existing** Pulmer Water site near Codicote ~~will be formalised~~**. A new site is allocated at Woodside Place, Danesbury Park Road at the southern edge of the District** allowing requirements over the period to 2031 to be met.	This new site has been appraised separately	No
MM 040	50	Paragraph 4.99	A stepped approach is considered most appropriate. Housing supply will be measured against targets to deliver an average of 500 homes per year over the first ten years of	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			the plan period (2011-2021). For the period beyond 2021, a target of 1,100 homes per year will apply. **Our approach to five-year land supply is set out in Policy IMR1 in Chapter 14.**		
MM 041	50	Paragraph 4.101	The Council is committed to fully exploring new settlement options in the District **and initial work has been undertaken**[53]. **However,** ~~Our evidence shows that~~ we cannot ~~expect~~ **rely upon** a **future** new settlement to ~~make a substantial contribution~~ **contribute** to housing requirements in this **current** Plan ~~period to 2031~~[53]. **We will work with relevant partners on an on-going basis to build the evidence base that is required to support any new settlement(s) and deliver on our aspirations.** [53] North Hertfordshire New Settlement Study (ATLAS, 2016)	This modification clarifies part of the underlying rationale for the approach set out in policy SP8 and therefore does not, of itself, generate new significant effects which require appraisal	No
MM 042	50	Paragraph 4.104	Land to the west of the A1(M) at Stevenage within North Hertfordshire has long been identified as a sustainable location for a substantial urban extension to the town. Given the history of this site, it is considered there is sufficient justification to remove this site from the Green Belt now and safeguard it for future use. **This land is not allocated for development at the present time.** No development will be permitted until a plan review determines that the site is required to meet long-term needs and remains (part of) the most appropriate solution.	This modification provides further clarity regarding the status of this site but does not generate new significant effects.	No
MM 043	50	Paragraph 4.105	In taking this approach, it is recognised that a review of this Local Plan will need to conclude **well** before the end of the plan period in 2031. ~~It is reasonable to assume that some development will be realised from whichever sites are identified through this process in the period after 2026. An allowance of 500 homes has been included in our housing figures.~~	None	No
MM 044	51	Paragraph 4.109	Self-build provides another route to home ownership. **Small developments, often delivered by local builders and companies, have historically made a valuable contribution to housing land supply in North Hertfordshire. These include schemes**	These modifications clarify the scope of this type of	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			designed by individuals for their own use. We will continue to support small windfall schemes where they are compatible with the policy framework of this plan. Government guidance also encourages us to facilitate further opportunities for people to self-build through Local Plan policies and other measures. On **five of our** strategic sites, 1% of plots will be reserved **and marketed** for **those** ~~people with a local connection~~ who wish to build their own home **reflecting demand recorded on the Council's Self-Build Register**. No specific self-build targets have been set on Local Housing Allocation sites and local demand will be considered on a site-by-site basis having regards to the Council's self-build register. Self build may additionally be an issue that local communities wish to explore through Neighbourhood Plans.	development and explains the basis for the provision made in policy SP8. It does not generate new significant effects requiring appraisal.	

Policy SP9 : Design and sustainability

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 045	52	Policy SP9	**Policy SP9: Design and sustainability** The Council considers good design to be a key aspect of sustainable development. We will a. Support new development where it is well designed and located and responds positively to its local context: b. Require masterplans for significant developments; c. Assess proposals against detailed policy requirements set out in this Plan and **have regard to** the Design SPD; and d. Adopt the Government's **additional** technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility.	None	No
MM 046	52	Paragraph 4.117	The detailed policies of this Plan and supplementary guidance set out standards that will apply to new development in the District. Government reforms and technical standards have streamlined the type and amount of additional requirements that we can ask of new development. Having regard to relevant evidence, we consider it appropriate to introduce these ~~standardised~~ **optional** requirements in North Hertfordshire.	None	No

Policy SP10 : Healthy communities

There are no proposed modifications for this policy or the supporting text.

Policy SP11 : Natural resources and sustainability

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 047	55	Policy SP11	**Policy SP11: Natural resources and sustainability** This Plan seeks to meet the challenges of climate change and flooding. We will: a. Support proposals for renewable and low carbon energy development in appropriate locations; b. Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures; c. Support the principles of the ~~Water Framework Directive~~ **Water Environment (Water Framework Directive) Regulations 2017** and seek to protect, enhance and manage the water environment; d. Give consideration to the potential or actual impact of land contamination and support proposals that involve the remediation of contaminated land; and **e. Work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites.**	Although also addressed in policy NE10, the addition of policy provision for additional wastewater treatment capacity is likely to significantly affect the appraisal of this policy against the Resource Use and Waste objectives in the appraisal framework.	Yes
MM	55	Paragraph	This Plan also seeks to have regard to the wider water environment. The ~~Water Framework~~	This modification	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
048		4.136	~~Directive (WFD)~~ **Water Environment (Water Framework Directive) Regulations 2017**[59] ~~is a piece of~~ **transposes** European legislation that requires member states to make plans to protect and improve the water environment. It seeks to improve the condition of all qualifying water bodies to a "good" status and prevent deterioration in the water environment. Footnote: [59]For information on the **Water Environment (**Water Framework Directive) **Regulations 2017**, see: ~~http://www.environment-agency.gov.uk/research/planning/33362.aspx~~ **http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/About.aspx and https://www.legislation.gov.uk/uksi/2017/407/contents/made**	clarifies the reference to the Water Framework Directive and provides a reference to further information about the Directive	
MM 049	56	After paragraph 4.138 (new paragraph)	**Wastewater from some parts of North Hertfordshire is treated at Rye Meads on the Hertfordshire / Essex border. This site lies within a protected site of European importance and currently has capacity to serve additional development until 2026. We will work with the relevant bodies to ensure long-term wastewater treatment solutions are available which will not have an adverse impact upon the Lee Valley Special Protection Area.**	This text explains the modifications to policy SP11 regarding wastewater treatment capacity. As noted above, this policy has implications for the SA	Yes, through SP11

Policy SP12: Green infrastructure, biodiversity and landscape

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 050	56	Policy SP12	**Policy SP12: Green infrastructure, landscape and biodiversity ~~and landscape~~** We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will: a. ~~Protect, enhance and manage the green infrastructure network and seek opportunities to create new green infrastructure~~; **Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;** **b. Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty**; **c. Protect, enhance and manage designated sites in accordance with the following hierarchy of designations:** • **Internationally designated sites** • **Nationally designated sites** • **Locally designated sites; and** ~~b.~~**d.** Protect, enhance and manage biodiversity networks including **wildlife corridors, ancient woodlands and hedgerows**, wetland and riverine habitats, Local Geological Sites, **protected species**, **priority species and habitats, and non-designated sites of ecological value** and seek opportunities for net gains for biodiversity. **e. Protect other open spaces and support provision of new and improved open space.** ~~c. Consider and respect landscape character and locally sensitive features,~~	The modifications strengthen the policy's support for the protection and enhancement of the natural environment. Although these changes are significant, since the policy scored positively against the environmental protection criteria, they would not materially alter the findings of the appraisal. The policy retains a commitment to accommodating significant growth, alongside the strengthening of environmental protections.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~particularly in relation to the Chilterns Area of Outstanding Natural Beauty.~~		
MM 051	56	Paragraph 4.145	**This Plan sets out a clear strategic approach for the protection, enhancement, creation and management of networks of green infrastructure.** Green infrastructure refers to all assets within and between towns and villages, both urban and rural. It is a network of multi-functional open spaces, including urban parks, gardens, woodlands, hedgerows, watercourses and associated buffer zones, and green corridors in addition to protected sites, nature reserves and open countryside.	None	No
MM 052	57	Paragraph 4.147	Our detailed policies set out our approach to green infrastructure. ~~provision in new developments~~	None	No
MM 053	57	After paragraph 4.147 (new paragraphs)	**Much of North Hertfordshire is largely unspoilt, with very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights.** **Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. Strict protection and control will be applied to all national designations in accordance with the conservation of Species and Habitats Regulations (2010). These designations include six Sites of Special Scientific Interest (SSSIs) as shown on the Policies Map and eight designated Local Nature Reserves (LNRs).** **Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District's woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity. Ancient hedgerows are protected by the Hedgerow Regulations**	This modification explains and elaborates on the strengthening of the policy text with regard to landscape, biodiversity and geodiversity.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			1997 and will be protected and enhanced where possible to ensure their contribution to biodiversity and ecological networks. **Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan[x] sets out an approach to biodiversity at the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.** **The District has over 300 designated Wildlife Sites[y]. The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.** **Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.** **Footnotes:** **[x] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm** **[y] Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites**		
MM 054		Paragraph 4.148	There are a wide range of important habitats within North Hertfordshire, including hedgerows, wildflower meadows, orchards, ponds, lakes, reed bed and fen, ancient woodlands in the south, chalk grasslands and chalk streams in the east, ~~and~~ wet woodlands along the River Hiz and its tributaries, **and a wildlife corridor which runs in a south-west to north-east direction passing through the northern part of the district which is an important asset of food and habitat for flora and fauna, particularly birds**. Many of these habitats are subject to specific designations, reflecting their value in terms of wildlife interest, for instance national sites such as Sites of Special Scientific Interest and	These modifications provide further detail to underpin the strengthening of the policy text with regard to biodiversity.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Local Nature Reserves, and local sites such as local wildlife sites. **The Biodiversity Action Plan for Hertfordshire and the Green Infrastructure Plan for North Hertfordshire identify the importance of such habitats.**		
MM 055		Paragraph 4.150	~~Much of North Hertfordshire is largely unspoilt, very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights. Our detailed policies set out how we expect landscape issues to be taken into account.~~	The significant elements of this paragraph are now captured within the new paragraphs proposed in MM053.	No

Policy SP13 : Historic environment

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Y/N)
MM 056	57	Policy SP13	**Policy SP13: Historic environment** The Council will balance the need for growth with the proper protection and enhancement of the historic environment. **When considering the impact of a proposed development on the significance of a heritage asset, the more important the heritage asset the greater the weight that will be given to the conservation of the asset and the management of its setting.** We will pursue a positive strategy for the conservation and enjoyment of the historic environment through: **a.** Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting **according to their significance;** b. Identifying sites on the national register of Heritage at Risk or **on** the **Council's 'At Risk'** ~~local risk~~ register; c. Periodic reviews of Conservation Areas and other locally designated assets; and d. Publication of detailed guidance.	The modifications articulate more clearly how the policy would be applied. Although these changes are significant, they would not materially alter the findings of the appraisal because of the broad level at which the SA assesses the effects of the strategic policies.	No

Strategic Housing Sites

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

MM 057	60	After paragraph 4.174 (new paragraph)	**All strategic sites will be masterplanned collaboratively with the Council and key stakeholders. It is the Council's expectation that the masterplan will normally be provided before or at outline application stage. It will be secured through conditions and/ or a legal agreement. The masterplan should include:**
			• **The broad layout of the allocated site;**
			• **A phasing plan;**
			• **The location of key infrastructure including:**
			  ○ **main access roads;**
			  ○ **key routes within the site for both vehicles and sustainable modes of transport;**
			  ○ **schools and other supporting facilities; and**
			  ○ **strategic landscaping and open space; and**
			• **Identification of design parameters and / or character areas.**
				These modifications provide greater clarity about how policies relating to the strategic sites would be applied. Since they do not affect the content of the policies themselves, they would not impact on the outcomes of the SA.	No

Policies SP14 : Site BA1 – North of Baldock

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 058	61	Policy SP14	**Policy SP14: Site BA1 – North of Baldock** Land to the north of Baldock, as shown on the ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,800 homes. Planning permission for residential-led development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** masterplan **for the whole allocation** to be approved **developed in collaboration with the Council and key stakeholders and secured** prior to the submission **approval** of any detailed matters; b. A new local centre along with additional neighbourhood-level provision providing around 500m^2 (net) class A1 convenience retail provision and 1,400m^2 (net) of other A-class floorspace; c. Structural planting to create a sense of place, integration into surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the north and east; d. A new link road connecting the A507 ~~London~~ **North** Road to the A505 Baldock bypass including a new bridge across the railway; e. Sustainable transport measures to include: i. A secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way; ii. Safe access routes to / from, and upgrades to, Baldock station;	Will be appraised through the appraisal of all site-specific policies and modifications	Yes, through through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			iii. Sensitive integration of Bridleway Baldock 034 / Bygrave 002 as a north-south route through the development; and iv. The use of Bygrave Road / Ashwell Road from the south-western edge of the allocated site to the link road as a sustainable transport corridor v. **comprehensive integration into the existing pedestrian and cycle, public transport and road networks** f. At least 28 serviced plots for self-build development; **x. Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4;** g. A community hall and GP surgery; h. Up to 6 forms of entry (FE) of additional primary-age ~~and secondary-age~~ education provision; **x. Up to 8 forms of entry (FE) of additional secondary-age education provision. A secondary school larger than 6FE will be supported where:** **i. It is located at the south of the allocation site; and** **ii. Safe, sustainable and direct routes to school are provided from Clothall Common;** i. Address existing surface water flood risk issues, particularly to the south of Ashwell Road, through SUDs or other appropriate solution; j. Appropriate mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: i. Ivel Springs Local Nature Reserve;		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			ii. Bygrave Road local wildlife site; and iii. Identified protected species and priority habitats; k. Built development contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road; and l. Sensitive treatment of heritage assets and their settings including: i. An access solution from the A507 ~~London~~ **North** Road which satisfactorily addresses potential impacts; ii. Retaining framed views of St Mary's Church from within and beyond the site; and iii. Using the location of areas of archaeological significance to inform a site-wide green infrastructure strategy. iv. Ivel Springs Scheduled Ancient Monument		
MM 059	62	After Paragraph 4.179 new paragraph	**At minimum, the site will contain a 6FE secondary school to ensure the demands arising from within the development can be met. A larger school of 8FE would additionally serve existing residents of Clothall Common and adjoining new development. Appropriate measures to ensure pupils can safely and conveniently walk or cycle to school from the south of the railway line will be required to support this scale of provision.**	As above	No
MM 060	62	After Paragraph 4.180 New paragraph	**National policy encourages the creation of inclusive and mixed communities meeting the needs of all age groups. A small proportion of plots will be reserved for those wishing to build their own home. Land will also be reserved for a home for older people who need greater levels of care. A minimum of 50-60 bed spaces are likely to be required in order to support the provision of communal facilities and on-site staff. The care home site should be sustainably located close to key facilities in line with the requirements of Policy HS4.**	As above	No

Policies SP15 : Site LG1 – North of Letchworth Garden City

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 061	63	Policy SP15	**Policy SP15: Site LG1 – North of Letchworth Garden City** Land to the north of Letchworth Garden City, as shown on the Proposals Map, is allocated as a Strategic Housing Site for approximately 900 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** masterplan **for the whole allocation** to be approved **developed in collaboration with the Council and key stakeholders and secured** prior to the submission **approval** of any detailed matters which also sets out; i. How the site will follow and implement Garden City principles; ii. The most appropriate points of vehicular access considering landscape and traffic impacts; iii. **how comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured;** iv. An appropriate education solution ~~with a presumption in favour of on-site provision of~~ **which delivers** a new **2FE** primary school **on-site**; ~~and~~ v. Any measures required to address nearby heritage assets including the Scheduled Ancient Monument at Radwell Lodge and the Croft Lane and Norton Conservation Areas; **and** **vi. The approach to existing trees and hedgerows around and within the site, with the presumption that trees will be retained and any hedgerow**	The modifications include specific details of the education facilities to be provided, new requirements regarding the approach to existing trees and hedgerows, a requirement to make provision for a care home for older people, a requirement to make provision for a GP surgery and a requirement for a detailed odour assessment to demonstrate	Yes, through through appraisal of site specific policies

			losses kept to a minimum b. Neighbourhood-level retail and community facilities providing around 900m^2 (net) of A-class floorspace **and a GP surgery**; c. At least 9 serviced plots for self-build development; **x. Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4 subject to up-to-date assessment of likely future needs and existing supply** d. Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; e. Structural planting to create a sense of place, integration into the surrounding landscape and a long-term, defensible Green Belt boundary, particularly to the north-west and east; f. Diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge. **g. Undertake a detailed odour assessment to demonstrate no adverse impact on future residents and occupants of non residential buildings.**		that a suitable distance is provided between Letchworth Garden City Water Recycling Centre and sensitive development on the site. Will be appraised through the appraisal of all site-specific policies and modifications	
MM 062	63	Paragraph 4.188	The masterplan will also be required to demonstrate an access solution which works in both highway and urban design terms. Previous work has shown that a new access from ~~Stotfold~~ **Norton** Road could be accommodated in landscape terms[65]. However, this needs to be balanced against a requirement to properly integrate this site with the existing Garden City. At the same time, any impacts upon the existing local highway network need to be managed within acceptable limits. [65] Land north of Letchworth: landscape sensitivity study (LUC, 2013)		None	No
MM 063	63	Paragraph 4.189	Sites at this scale generate enough demand to support the provision of new primary schools on-site. ~~The presumption is that~~ **S**~~s~~ite LG1 will follow this principle. However, the irregular shape of the site and the location of surrounding schools ~~and an existing reserve school site in the area~~ mean that this requires further consideration **to ensure existing school intake and travel patterns are**		None	No

			not unduly affected.		
MM 064	64	Paragraph 4.190	Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. **Our evidence also identifies a requirement for a new GP surgery in Letchworth to serve new development[x].** **[x] Infrastructure Delivery Plan Update (RS Regeneration, 2018)**	Addressed in the comments on the policy above	No
MM 065	64	After Paragraph 4.190 (new paragraph)	**A small proportion of plots will be reserved for those wishing to build their own home. To ensure sufficient provision of homes for older people, any application should be supported by up-to-date evidence of housing need. This will determine whether it is necessary to make provision for a care home. These normally require a minimum of 50-60 bed spaces in order to support the provision of communal facilities and on-site staff so an accurate picture of existing supply across Letchworth and the wider district will be essential. Any care home site should be sustainably located close to key facilities in line with the requirements of Policy HS4.**	Addressed in the comments on the policy above	No
MM 066	64	Paragraph 4.193	Although parts of the north-eastern boundary are quite clearly defined, there are currently limited features demarcating the north-west and eastern edges of the site. These should be addressed in a comprehensive strategy which limits any harm to **existing green infrastructure and** the wider landscape**,** ~~and~~ preserves the setting of nearby heritage assets ~~whilst creating~~ **and creates** new defensible limits to the town.	Addressed in the comments on the policy above	No
MM 067	64	Insert after paragraph 4.194	**An odour assessment will need to demonstrate that a suitable distance is provided between Letchworth Garden City Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed masterplanning of the site**.	Addressed in the comments on the policy above	No

Policy SP16 : Site NS1 – North of Stevenage

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 068	65	Policy SP16	**Policy SP16: Site NS1 – North of Stevenage** Land to the north of Stevenage within Graveley parish, as shown on the ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for approximately 900 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** masterplan **for the whole allocation** to be approved **developed in collaboration with the Council and key stakeholders and secured** prior to the submission **approval** of any detailed matters; b. Integration with adjoining development in Stevenage Borough including site-wide solutions for access, **sustainable travel,** education, retail**,** and other necessary **medical and** social infrastructure **to include:** **i. 2FE of primary-age education provision either wholly within the site or in conjunction with the adjoining land allocated for development in Stevenage Borough ensuring adequate primary school capacity across both sites over the lifetime of the developments;** ii. **Travel provision designed having regard to the Stevenage Mobility Strategy and including:** • **Effective links into the existing pedestrian and cycle, public transport and road networks; and** • an upgraded junction at the intersection of Graveley Road / North	The modifications include additional mitigation, with new requirements regarding sustainable travel provision, and a requirement for site-specific assessments of landscape, heritage and Green Belt impacts. Will be appraised through the appraisal of all site-specific	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Road; and iii. **Neighbourhood-level retail facilities subject to an up-to-date assessment of local demand and supply** c. A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. d. At least 9 serviced plots for self-build development; e. Structural planting to create a sense of place, integration into surrounding landscape and a long-term, defensible Green Belt boundary to the north ~~as informed by detailed assessments~~; f. Integration of existing public rights of way to provide routes through the site to the wider countryside including i. Footpath Graveley 006 and Bridleway Gravely 008 along the perimeter of the site; and ii. Footpath Graveley 007 as a south-east to north-west route through the site and link path from the urban area to the Stevenage Outer Orbital Path; ~~and~~ g. Sensitive consideration of existing settlements, landscape features and heritage assets including: i. Graveley village and Conservation Area; ii. The St Nicholas & Rectory Lane Conservation Area **including the Grade I listed St Nicholas Church and Rook's Nest**; and	policies and modifications	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			iii. Chesfield Park. iv. Church of St Etheldreda v. Manor Farm**; and** **h. Detailed design and layout of the site to be informed by site-specific assessments to mitigate any landscape, heritage and Green Belt impacts to the fullest reasonable extent.**		
MM 406	65	Paragraph 4.195	The area north of Stevenage is currently undeveloped farm land in the parish of Graveley. Adjoining land within Stevenage Borough to the south has been identified for development and this provides an opportunity for a coherent extension of the town to the north[67]. A masterplanning exercise for this site will need to consider the **collective** implications of these ~~cross-boundary~~ allocations and demonstrate appropriate solutions. This may lead to some facilities which will serve the whole development being located wholly within either North Hertfordshire's or Stevenage's administrative areas. Footnote: [67] Stevenage Borough Local Plan 2011-2031:Publication Draft (SBC, 2016)	Provides relevant background information	Yes, through appraisal of site specific policies
MM 069	65	Paragraph 4.196	It is envisaged that principal access to the site will be in the form of a looped estate road, one end of which will be in Stevenage Borough. The northern end of this road will emerge at, or close to, the existing junction of the B197 at Graveley Road / North Road. A new arrangement, possibly a roundabout, will need to be provided. **Any transport proposals should consider the effects on adjacent networks and communities such as Graveley, and propose suitable mitigation; the analysis should also consider cumulative impacts.**	Discusses impacts of new road and mitigation of these impacts	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 070	66	After paragraph 4.196 (new paragraphs)	**The site will need to integrate provision for walkers, cyclists and public transport in line with the aims of the Stevenage Mobility Strategy. This will include connections to the wider sustainable travel network. These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.** **Development at this scale would normally generate a requirement for the on-site provision of a 2FE primary school. The relationship with the adjoining land in Stevenage means that, in this instance, it may be possible to co-locate education provision for the two schemes to ensure the most effective outcome.** **Our evidence suggests that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs[x]. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.** **The retail forecasts supporting the plan suggest that approximately 1,300m^2 of A-class floorspace could be accommodated within this site to meet the needs arising from the new housing[y]. Equally it is recognised that Site NS1 is located in close proximity to existing and proposed convenience supermarkets and proposed local facilities within Stevenage. Any application should be supported by an up-to-date assessment of local retail requirements to ensure provision within this site is appropriately scaled to meet the needs generated by the development.** **[x] North Hertfordshire Infrastructure Delivery Plan September 2016 (Updated January 2018)** **[y] North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)**	Discusses the need for additional local facilities. This will not have an effect on the SA assessment of this site.	No
MM	66	Paragraph 4.200	**The site is in close proximity to a number of heritage assets. Sensitive design and layout will be required to ensure that any harm to their settings is minimised. Assessment of any impact upon**	Addressed under policy	Yes, through appraisal of

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071			**the historic environment must be comprehensive and should not stop at the administrative boundary.** To the south-east of the site, the adjoining land within Stevenage Borough is known colloquially as 'Forster Country' in recognition of author EM Forster. His childhood home **of Rook's Nest** is **Grade I** listed with **a large part of** its **historic landscape** setting protected by ~~a~~ **the St Nicholas' and Rectory Lane** Conservation Area. **This conservation area also contains and provides the setting for a Grade I listed, twelfth century church**.		site specific policies

Policy SP17 : Site HT1 – Highover Farm, Hitchin

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 072	67	Policy SP17	**Policy SP17: Site HT1 – Highover Farm, Hitchin** Land to the east of Hitchin, as shown on the Proposals Map, is allocated as a Strategic Housing Site for approximately 700 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** masterplan **for the whole allocation** to be approved **developed in collaboration with the Council and key stakeholders and secured** prior to the submission **approval** of any detailed matters; b. Neighbourhood-level retail facilities providing approximately 500m^2 (net) of A-class floorspace; c. Principal access from Stotfold Road ~~with appropriate integration into the local highway network~~ **provision for sustainable modes of transport and comprehensive integration into the existing pedestrian and cycle, public transport and road networks**; d. At least 7 serviced plots for self-build development; e. ~~On-site~~ **Approximately two hectares of land reserved for** provision of a new primary school; f. Appropriate separation distances from the adjoining railway embankment to safeguard residential amenity; ~~and~~ g. Lower density development and / or green infrastructure provision as	The modifications include more mitigation requirements regarding the protection of heritage assets, contaminated land and ecology.	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			informed by detailed landscape assessments at the north of the site to: i. Maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City; ii. Address surface water flood risk; and iii. Respect the setting of the scheduled burrows to the north-east. **h. Sensitive consideration of other designated and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn;** **i. Undertake Contaminated Land Preliminary Risk Assessment, particularly relating to current and historic agricultural use; and** **j. Undertake ecological appraisal in relation to Stotfold Road Verges Wildlife Site.**		
MM 073	67	Paragraph 4.205	A site at this scale will generate sufficient demand to support a new primary school on site. This will need to be at least 1FE in size. Further information on likely pupil yields, along with an understanding of any extent to which the nearby Highover JMI School may be able to meet future demands, will determine if it is necessary to ~~secure~~ **deliver** a 2FE school on-site.	None	No
MM 074	68	After paragraph 4.208 (new paragraph)	**The Highover Farm complex, at the south-west of the allocation site, is an important and long-evolved complex of agricultural buildings recognised on the Council's register of locally important heritage assets. In 2018, the Threshing Barn, which lies within this complex, was Grade II listed.**	Addressed above	Yes, through appraisal of site specific policies

Policies SP18 : Site GA2 – Land off Mendip Way, Great Ashby

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 075	69	SP18	**Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby** Land to the north-east of Great Ashby within Weston parish, as shown on the - ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for approximately 600 homes. Planning permission for residential development will be granted ~~where~~ **provided that** the following site-specific requirements are met: a. A **comprehensive and deliverable** masterplan **for the whole allocation** to be approved **developed in collaboration with the Council and key stakeholders and secured** prior to the submission **approval** of any detailed matters; b. Neighbourhood-level ~~retail~~ facilities providing approximately 500m^2 (net) of A1-class **retail** floorspace **and other necessary medical and social infrastructure**; c. ~~Up to f~~**F**our hectares of land **at the north of the allocation site, broadly bounded by Footpaths Weston 044 and Weston 027 and Dell Spring reserved** for education ~~purposes~~ **use to accommodate** ~~subject to up-to-date assessments of need including, at minimum,~~ 2FE of primary-age provision **and 4FE of secondary age provision**; **d.** Principal access from Mendip Way with **i. provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy; and**	The modifications include more mitigation requirements regarding transport and sustainable travel and green infrastructure.	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			ii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks **e. Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;** f. A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. g. At least 6 serviced plots for self-build development; h. Structural planting along ~~the alignment of footpath Weston 044~~ **site boundaries** as informed by detailed landscape assessments to reinforce the revised Green Belt boundary and mitigate landscape impacts; i. Address existing surface water flood risk issues, particularly running south-east from Dell Spring to Newberry Grove, through SUDs or other appropriate solution; j. Appropriate mitigation, compensation and / or enhancement of key features of biodiversity including: i. Local wildlife sites at Tilekiln Wood, Parsonsgreen Wood, New Spring Wood, Brooches Wood and Claypithills Spring Wood; ~~and~~ ii. Identified protected species and priority habitats**; and** iii. **Retention of green infrastructure connectivity and corridors to the wider countryside**; k. Integration of existing public rights of way within and adjoining the site		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			to provide routes to the wider countryside including i. Footpaths Weston 027 and Weston 044 and Bridleway Weston 033 as features which help define the perimeters of the site; and ii. Footpath Weston 029 as a potential green corridor through the site; l. Provision of a green infrastructure corridor beneath the current alignment of the pylon lines **to respect statutory safety clearance requirements for residential development**; and m. Lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings.		
MM 076	69	Paragraph 4.211	Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. **Our evidence identifies that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.**	This will not have an effect on the SA assessment for this site	No
MM 077	70	Paragraph 4.213	Development of this site provides the opportunity to address these issues. **Reserving sufficient land within this site to deliver** 2FE of primary-age **and 4FE of secondary-age** provision will ~~exceed~~ **meet** the requirements arising from the site itself and **also** help alleviate pressures arising from existing and planned development in Great Ashby. **Together these will help to create a more sustainable residential neighbourhood at**	The reduction on journeys to school may have an effect on the SA travel objective 2(c), but this would be	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			the north-east of Stevenage enabling more short-distance journeys to school.	addressed through the review of the mitigation table.	
MM 078	70	Paragraph 4.214	~~We will continue to work with the landowner and County Council to explore options for secondary school provision in this area. A modest level of secondary-age provision, potentially in the form of an all-through school, could provide a local solution for Great Ashby and create a more sustainable residential neighbourhood at the north-east of Stevenage.~~ **It is currently anticipated that the secondary element of a new school will not be required before the late 2020s at the earliest. To ensure an appropriately sized site, additional school playing fields would be required on land beyond the allocation boundary to the south-west of Footpath Weston 027 and Warrensgreen Wood towards Warrens Green Lane. This land is retained within the Green Belt to ensure appropriate control over any built structures.**	The reduction on journeys to school may have an effect on the SA travel objective 2(c), but this would be addressed through the review of the mitigation table.	Yes, through appraisal of site specific policies
MM 079	70	After Paragraph 4.214 (new paragraphs)	**The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaken on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.** **There are local concerns that Back Lane, a narrow minor road which leads to Church Lane in Graveley, could be used by increased numbers of vehicles leaving the site, and that junctions in Graveley itself will suffer from congestion as a result of increased flows. This issue should be specifically addressed in the Transport Assessment for the site as part of the consideration of likely development impacts upon the wider highway network.** **These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.**	Addressed under policy modifications above	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 080	70	Paragraph 4.215	**Much of** ~~T~~the revised Green Belt boundary has been drawn along the route**s** of ~~a~~ public right**s** of way. Although ~~a~~ clearly defined feature**s**, parts of ~~its~~ **their** alignment**s** cut across **more** open ~~fields~~ **land**. Structural planting ~~here~~ will reinforce the **new** boundary as well as providing visual containment of the development.	None	No
MM 081	70	Paragraph 4.216	Distinct areas of woodland lie between the site and the existing development at Great Ashby. These should be sensitively incorporated into the development having regard to their status as local wildlife sites. These woods**, and the connections from them to the wider countryside,** will be integral to the green infrastructure of the site**.**~~, which~~ **This** will also include incorporation of key rights of way.	None	No
MM 082	70	Paragraph 4.217	A green infrastructure corridor currently runs through Great Ashby following the alignment of the overhead power lines. This should additionally be carried through the new development to provide a continuous link through the neighbourhood to the wider countryside. **The width of the corridor will be informed by the health and safety clearance requirements imposed by National Grid (or any other relevant body).**	None	No

Policies SP19 : Sites EL1, EL2 & EL3 – East of Luton

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 083	71	Policy SP19	**Policy SP19: Sites EL1, EL2 & EL3 – East of Luton** Land to the east of Luton, as shown on the ~~Proposals~~ **Policies** Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,100 homes. Planning permission for residential-led development will be granted **provided that** ~~where~~ the following site-specific measures requirements are met: a. A **comprehensive and deliverable** masterplan **for the whole allocation** to be approved **developed in collaboration with the Council and key stakeholders and secured** prior to the submission **approval** of any detailed matters; **b.** A new local centre with additional neighbourhood-level provision providing around 250m^2 (net) class A1 convenience retail provision and 850m^2 of other A-class floorspace **and other necessary social infrastructure;** c. Structural planting to create a sense of place, integration into the surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the east and mitigate landscape impacts; **d.** Principal access to be taken from Luton Road and integrated into Luton's existing highway network via Crawley Green Road, **with** **i. provision for sustainable modes of transport;** **ii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks; and** **iii. appropriate transport mitigation measures secured to address**	The modifications include new mitigation including sustainable transport, and new requirements for a contaminated land study and detailed drainage strategy. The additional requirements for secondary education provision, and the requirement for affordable housing provision would not change the SA assessment for this site.	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			impacts on Luton **e.** ~~Up to~~ 4FE of primary-age and **4FE of** secondary-age education provision to ensure the needs arising from this allocation can be met within the site **with any secondary education solution designed so as not to preclude the potential for future expansion;** **f.** ~~At least 21 serviced plots for self-build development~~; **Appropriate mechanism(s) to ensure that all the affordable housing derived from the 1,950 homes for Luton's unmet needs address affordable housing needs from Luton Borough;** g. Built development contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley or the Chilterns AONB as informed by detailed landscape assessments; h. Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including: i. Footpath Offley 001 as a route from south-east Luton to the rural area; and ii. Footpaths Offley 039, Offley 002 and Offley 003 as potential north-west to south-east green corridors through the site; i. Address existing surface water flood risk issues, particularly along the south-western perimeter of the site, through SUDs or other appropriate solution; j. Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces;		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			k. **Appropriate** ~~M~~mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: i. The **adjoining** local wildlife sites at Stubbocks Wood; and ii. Priority deciduous woodland habitat at Brickkiln Wood; ~~and~~ l. Sensitive integration of existing settlements and heritage assets, including i. Minimising the visual impacts of development upon the historic parts of Cockernhoe, including relevant listed buildings; ii. Using the location of the Mangrove Green and Cockernhoe areas of archaeological significance to inform a site-wide green infrastructure strategy; and iii. Retaining an appropriate setting to the adjoining Putteridge Bury; **m. Undertake Contaminated Land Preliminary Risk Assessment, particularly relating to historic landfill; and** **n. Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.**		
MM 084	72	Paragraph 4.219	Three adjoining sites are identified to the East of Luton totalling 2,100 dwellings. Around 150 homes will meet requirements arising from within North Hertfordshire, with the remaining 1,950 homes addressing needs that cannot be physically accommodated within Luton. **The contribution towards unmet needs from Luton will include the provision of both market and affordable homes. The District Council will work with Luton Borough Council to secure appropriate mechanisms for nomination rights in any legal agreement(s) relating to the site(s).**	Addressed above	No
MM 085	72	Paragraph 4.222	Our assessments show that this level of development can be accommodated without a significant adverse impact on the wider highway networks of Luton and Hertfordshire [70].	Addressed above	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			This will be achieved, in part, by ensuring that education needs arising from the allocation will be met within the site itself. **In the period beyond 2028, it may prove necessary to expand secondary provision to ensure wider education needs across the rural west of the District can be met. This matter will be kept under review and subject to further investigation and / or planning application(s) at the appropriate time.** [70] East of Luton Urban Extension Stage 2 – Traffic Modelling Results (AECOM, 2016); Preferred Local Plan Model Testing (AECOM, 2016)		
MM 086	72	After paragraph 4.222 New paragraph	**The sites will need to integrate provision for walkers, cyclists and public transport in line with the aims of the NHDC Transport Strategy and the sustainable travel strategy set out in the Luton Local Plan. This will include connections to the wider sustainable travel network.**	Addressed above	Yes, through appraisal of site specific policies
MM 087	72	After paragraph 4.225 New paragraph	**East of Luton lies within the Thames Water area with wastewater draining to their facility at East Hyde south east of Luton. Previous work identifies that this treatment works should have sufficient capacity to accommodate this planned development, it is recognised that upgrades to the existing infrastructure network may be required. Scheme promoters should work with Thames Water, and together, to identify the likely nature of infrastructure required to ensure this can be programmed appropriately.**	Addressed above	Yes, through appraisal of site specific policies

Chapter 5 : Economy & Town Centres

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		CHAPTER 5	**ECONOMY AND TOWN CENTRES**		
MM 088	75	ETC1	**Policy ETC1: Appropriate uses in Employment Areas** Within the **safeguarded** ~~allocated~~ Employment Areas, **and the Employment Allocations (BA10 and RY9),** as shown on the **Policies** ~~roposals~~ Map, planning permission will be granted ~~where~~ **provided**: ~~a. Within those parts of the Employment Areas designated for business use only, development is for Use Class B1;~~ ~~b. Elsewhere within Employment Areas, development is for Use Classes B1, B2 or B8;~~ c. **a. For allocated sites a**~~A~~ny relevant site-specific criteria are met; and d. **b.** Any Use Class B8 development is easily accessible from the primary road network. Planning permission for other **employment-generating** uses will be granted as an exception to the above criteria **provided** they are: i. Ancillary to the above uses; ii. Essential to the continued operation of an established premises; iii. Would bring comparable benefits to a B-class use in the same location; or iv. Would make use of a site that would otherwise be likely to become or remain vacant for an extended period of time.	The removal of specific reference to B1, B2 and B8 use classes means that the impacts of this policy are more uncertain, but uncertainty of impacts is already recognised in the SA.	No
MM 089	75	5.4	~~Within the employment areas, certain areas will be reserved for B1 uses such as offices, research and development and light industry only. Due to the constrained nature of the District's Town Centres, and the competition from other land uses, much of the new office development anticipated over the plan period is likely to be within Employment Areas.~~	As above	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 090	77	ETC2	Policy ETC2: Employment development outside Employment Areas and Employment Allocations BA10 and RY9 Planning permission for employment uses outside of allocated Employment Areas **and Employment Allocations BA10 and RY9** will be granted ~~where~~ **provided that**: ~~a. they are located consistently with the principles of sustainable development;~~ **a. the proposal is:** **i. within the settlement boundary or the built core of a Category B village; ~~or~~** **ii. for small scale offices or other small employment development; ~~or~~ and** **b. is appropriate to the location ~~area~~** in terms of size, scale, function, catchment area and / or historic and architectural character; **and** ~~b. The proposal is appropriate to the area in terms of size, scale, function, catchment area and / or historic and architectural character.~~ c. there would be no significant adverse impacts on living conditions. ~~d. if major in scale, evidence is provided that there are no more suitable sites within the existing Employment Areas.~~ The Council will only permit the loss of existing employment uses on unallocated sites, where it can be demonstrated that: i. the land or premises is no longer required to meet future employment needs of either the local community or the District**, demonstrated through evidence of at least twelve months of active marketing**; ii. the existing use has a significant adverse impact on the amenities of	The modifications regarding location make the requirements more specific but would not materially alter the appraisal findings for this policy. Criterion b has been re-phrased but this does not represent a significant change. The deletion of criterion d means that major employment proposals would not be required to demonstrate that there are no more suitable sites within existing Employment Areas. However, the effect of the policy would not be significantly altered because of the addition of a requirement that	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			surrounding land uses; or iii. the existing use is detrimental to highway safety.	any such development be small-scale in criterion a. The additional text regarding the loss of existing employment uses simply clarifies how compliance with this aspect of the policy would be evidenced, so would not significantly alter the findings of the SA.	
MM 091	77	5.9	There are a number of employment sites across North Hertfordshire that are outside the designated Employment Areas **and Employment Allocations** but which provide sources of local employment and services. These are in other parts of the main towns including town centres, in category A villages, and sometimes within category B and C villages or in the countryside following the re-use or redevelopment of agricultural buildings. Some have been there for a long time and may not be in the most appropriate location while others exist perfectly well adjacent to other uses such as residential and / or in their wider setting. **Planning Applications seeking non-employment uses on such sites will need to be supported with evidence that at least twelve months of active marketing has been undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms, rental values and / or sales values of the site and similar properties, the benefits of the proposed uses and the impact on the community of such a loss of employment land.**	Addressed in relation to the policy modifications above	No
MM 092	77	ETC3	**Policy ETC3: New retail, leisure and other main town centre development**	These modifications involve bringing	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Planning permission for new retail, leisure and other main town centre development will be granted **provided that** ~~where~~: a. the sequential test is passed; b. **where the town centre development is outside of the town centre an** impact assessment **is** ~~are~~ provided based on ~~locally set~~ **the following** minimum floorspace thresholds demonstrating there is no unacceptable harm to the vitality or viability of a designated **town** centre: • **Hitchin: 2,500 gross sq.m and above;** • **Letchworth Garden City: 1,000 gross sq.m gross and above;** • **Baldock, Royston and elsewhere: 500 gross sq.m and above** c. within retail allocation sites, as shown on the P**olicies** Map, any relevant site-specific criteria are met; d. the proposal is appropriate to the area in terms of use, size, scale, function, catchment area, historic and architectural character; and e. there would be no significant adverse impact upon living conditions.	supporting text within the policy itself so would not materially alter the findings of the SA	
MM 093	78	5.16	Nevertheless, the first preference for the location of leisure facilities encompasses a wider area than retail as leisure uses should not be re-directed from the wider town centre areas to the primary shopping area. ~~Therefore, the first preference for leisure facilities includes both the primary shopping area and wider town centre area.~~	None	No
MM 407	78	Paragraph 5.17 delete	~~For other town centre uses the test will start at number two in the list above.~~	None	No
MM 094	78	5.19	This Plan identifies thresholds for the application of the impact test in North Hertfordshire's towns in line with our evidence[76]. Applications for main town centre uses on sites outside	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			the town centres, not otherwise in accordance with the development plan and exceeding the thresholds **in Policy SP4** must also be assessed against the impact considerations set out in Government guidance before planning permission will be granted. Footnote 76 North Hertfordshire Town Centre and Retail Study Update (NLP, 2016)		
MM 095	79	ETC4	**Policy ETC4: Primary Shopping Frontages** Town Centre boundaries for Hitchin, Letchworth Garden City and Royston are shown on the Policies Map. Within the designated Primary Shopping Frontages, planning permission will be granted at ground-floor level: a. for retail A1 uses; or b. ~~exceptionally~~ for an A3 use if ~~they do~~ **it does** not, individually or cumulatively, undermine the retail function of the centre ~~and where the proposal will attract people to the centre~~ **in the daytime or detract from the** centre's vitality and viability**.**	The modifications mean that the policy allows greater scope for A3 uses in primary shopping frontages but the retention of the requirement that the retail function of the centre should not be undermined means that the SA findings would not be significantly altered.	No
MM 096	79	ETC5	**Policy ETC5: Secondary Shopping Frontages** In the Secondary Shopping Frontages of Hitchin, Letchworth Garden City, Baldock and Royston, as shown on the Policies Map, planning permission will be granted at ground-floor level: a. for retail, professional services and restaurants (A1, A2, **A3, A4 and A5**) b. ~~exceptionally~~ for other main town centre uses if ~~they do~~, **it does** not individually or cumulatively, undermine the retail function of the centre **or detract from the** centre's vitality and viability.	The modifications mean that the policy allows greater scope for A3, A4 and A5 uses in secondary shopping frontages but the retention of the requirement that the retail function of the centre should not be undermined	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
				means that the SA findings would not be significantly altered.	
MM 097	80	5.24	For Secondary Frontages, the policy is more flexible, allowing retail, office and **food/beverage uses** (A1, A2, **A3, A4 and A5**) uses based on their contribution to vitality and viability and their ability to attract people to the centre.	As above	No
MM 098	80	5.25	Evidence in the form of predicted footfall, opening times and linked trips will be required for any application seeking to meet the exception criteria. Where a shop unit has been vacant for an extended period of time (normally at least ~~six months~~ **one year**), documentary evidence should demonstrate that all reasonable attempts to sell or let the premises for the preferred use(s) have failed.	None	No
MM 099	80	ETC6	**Policy ETC6: Local Centres** Within Local Centres, as shown on the P**olicies** ~~roposals~~ Map or identified in approved masterplans **for the strategic site allocations**, planning permission will be granted where: a. it is for use class A1, A2, A3, A4, A5, D1 or D2 at ground floor level; ~~b. The centre would continue to provide a range of uses with the majority of units being retained in A1 use;~~ **b. Any change of use from class A1 would maintain the general vitality and viability of the centre; and** **c.** the centre would continue to provide a range of uses with a majority of units being retained in A1 use **so as to not undermine the provision of local shopping facilities.** Proposals for over 500 **sq.m gross** will not generally be suitable in local centres.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 100	81	ETC7	**Policy ETC7: ~~Scattered~~ Local community shops and services in towns and villages** Planning permission for small-scale proposals providing new shops and services ~~will be granted within existing settlements~~ to serve the **day to day needs of the** local community ~~as an exception to the sequential approach set out in Policy ETC3(a~~ **will be granted where:** • **The site is within a defined settlement boundary;** • **In the case of Category B villages, the site is within the built core; or** **In the case of Category C settlements, the proposed development meets the criteria of Policy CGG2b.** Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where: a. there is another shop, service or facility of a similar use available for customers within **an 800m** walking distance; and b. the proposed replacement use would complement the function and character of the area. An exception to criterion (a) above will only be permitted if it can be demonstrated that the unit **is no longer required to meet the needs of the local community, demonstrated through evidence of at least twelve months active marketing.** ~~has remained vacant for a year or more, and documentary and viability evidence has been provided that all reasonable attempts to sell or let the premises for similar uses in that period have failed.~~	The modifications provide greater clarity regarding the application of the policy but would not materially alter the findings of the SA	No
MM 101	81	5.34	New facilities of an appropriate scale and location within Category A, **B and C** villages will generally be supported. ~~without the need for sequential testing of alternate locations.~~	None	No
MM 408	81	Paragraph 5.36	These facilities should be protected wherever possible and the policy seeks to prevent their loss. However, where it can be shown such facilities are no longer needed and not viable,	Provides additional information, but	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			then permission may be granted for a change of use. **Planning Applications seeking a change of use that is not for shops, services or similar facilities will need to be supported with evidence that at least twelve months of active marketing has been undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms, rental values and / or sales values of the site and similar properties, the benefits of the proposed use(s) and the impact on the community of such a loss of shops, services or similar facilities.**	would not materially alter the findings of the SA	
MM 102	82	ETC8	**Policy ETC8: Tourism** Planning permission for tourism-related development will be granted ~~as an exception~~, **subject** to the sequential approach set out in Policy ETC3 where it: a. increases the attractiveness of the District as a tourist destination; b. improves visitor accommodation; or c. delivers sustainable tourist and visitor attractions in appropriate locations. ~~In the rural area outside settlement boundaries proposals will need to evidence why they can not be accommodated within existing settlements and how they will support the rural economy.~~	The modifications mean that no distinction is made between rural areas and areas within settlement boundaries. However, the Proposed Submission version of the policy did not preclude tourism-related development in rural areas, so the modifications would not materially alter the findings of the SA	No
MM 103	82	5.41	~~Although~~ **The district of** North Hertfordshire is **itself** not a major tourist destination. **However,** there are a wide range of attractions in the District, particularly those based on	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			heritage and the countryside. Some, such as Letchworth, the world's first Garden City, Royston Cave and the British Schools **and Museum** in Hitchin are unique. Knebworth House and **its** grounds **are** a major day visitor destination **in the region** and **unique nationally in their capacity** for **large** music. **The inclusion of a tourism policy reflects this sector's growing significance as a form of economic development, and its potential to diversify both urban and rural economies.**		

Chapter 6 : Countryside and Green Belt

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 104	84	Policy CGB1	**Policy CGB1: Rural Areas beyond the Green Belt.** In the Rural Areas beyond the Green Belt, as shown on the ~~Proposals~~ **Policies** Map, planning permission will be granted ~~where~~ **provided that** the development: a. is infill**ing development which does not extend** ~~within~~ the built core of a Category B village; b. meets a proven local need for community facilities**,** ~~and~~ services or ~~rural~~ **affordable** housing **in an appropriate location**; c. is strictly necessary for the needs of agriculture or forestry; d. relates to an existing rural building; e. is a modest proposal for rural economic development or diversification; or f. would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.	The modifications include specific reference to affordable housing rather than just rural housing. This strengthens the policy in relation to SA Objective 5(d) (increase access to decent and affordable housing). However, since the SA scored the policy positively against this objective, the findings of the SA would not be materially altered by this modification.	No
MM 105	84	Paragraph 6.1	The Rural Area beyond the Green Belt covers the countryside to the east **and north** of the District that lies outside of the towns and ~~Category A~~ **larger** villages identified in Policy SP2. These areas do not meet the necessary criteria to be designated as Green Belt, but it is still necessary to impose restraints on development to prevent inappropriate schemes[x]. **[x] The Council's definition of "Rural Areas beyond the Green Belt" is not intended to replicate the NPPF definition of "rural areas" which also includes development within villages, as covered by other policies of this Plan.**	Provides further clarity regarding the scope of policy CGB1 but would not materially alter the SA findings	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 106	84	Paragraph 6.2	**Policy CGB1 sets out the broad typologies of development considered acceptable within the Rural Area Beyond the Green Belt.** Where schemes **fall within** ~~meet~~ one or more of the ~~criteria~~ **categories** above, they will be judged against other relevant policies of the Plan.	None	No
MM 107	84	Policy CGB2	~~**Policy CGB2: Exception sites in rural areas**~~ ~~Planning permission for community facilities and services or affordable housing~~ ~~• Adjoining Category A villages;~~ ~~• Beyond the built core of Category B villages; or~~ ~~• Within Category C settlements~~ ~~will be granted where:~~ ~~a. It meets a proven local need as identified through a parish survey or other relevant study;~~ ~~b. There are no reasonable alternate, suitable and available sites within the defined settlement boundaries of relevant towns or Category A villages or the built core of relevant Category B villages;~~ ~~c. The proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;~~ ~~d. The proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt or Rural Area beyond the Green Belt; and~~ ~~e. The public benefit of the proposal outweighs any harm that might arise against these aims.~~ ~~The provision of limited market housing to cross-subsidise schemes under this~~	The policy has been divided in two, as described below. This change is not likely to have significant sustainability effects.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.~~		
MM 108	84	Policy CGB2 – New policies	**Policy CGB2a: Exception sites for affordable housing in the Green Belt** **Planning permission for limited affordable housing in the Green Belt** • **Adjoining Category A villages; or** • **Beyond the built core of Category B villages;** **will be granted provided that the land is identified for such development in a Neighbourhood Plan or:** **a. it meets a proven local need as identified through a parish survey or other relevant study;** **b. there are no reasonable alternate, suitable and available sites:** **i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or** **ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified;** **c. the proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;** **d. the proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt; and** **e. the public benefit of the proposal outweighs any harm that might**	This change divides the previous policy in two, with CGB2a covering affordable housing in the green belt and CGB2b covering community facilities, services and affordable housing in rural areas beyond the green belt. The effect of this change is to limit exception sites in the green belt to affordable housing only. Thus the modification reduces the degree of positive impact of the policy on the provision of services and facilities (SA objective 5(b) but does not change the overall SA judgements.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			arise against these aims. **Development permitted in Category C settlements within the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above.** **Policy CGB2b: Community facilities, services and affordable housing in the Rural Area Beyond the Green Belt** **Planning permission for community facilities, services or affordable housing in the Rural Area Beyond the Green Belt** • **Adjoining Category A villages; or** • **Beyond the built core of Category B villages** **will be granted provided that the land identified for such development in a Neighbourhood Plan or:** **a. it meets a proven local need as identified through a parish survey or other relevant study;** **b. there are no reasonable alternate, suitable and available sites:** **i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or** **ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified;** **c. any affordable housing would meet relevant criteria of Policy HS2,**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			particularly in relation to need, affordability and retention of dwellings; **d. the proposed development would not have a substantial adverse impact on the openness or general policy aims of the Rural Area beyond the Green Belt; and** **e. the public benefit of the proposal outweighs any harm that might arise against these aims.** **Development permitted in Category C settlements in the Rural Area Beyond the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above** **The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.**		
MM 109	85	Paragraph 6.5	This Plan proactively identifies a range of development allocations across the District. These will all be expected to contribute towards affordable housing provision **and, where justified, new infrastructure** resulting in a significant boost in new homes **and facilities** for local needs.	The textual changes refer to what is already included in the site specific and other policies, and therefore in themselves will not lead to significant sustainability effects.	No
MM 110	85	Paragraph 6.6	However, on occasion a small-scale need may still be identified for affordable housing or other types of community facilities to meet rural needs which cannot be met within the main towns**,** ~~and~~ **the** villages **identified for growth or on allocated sites**. This policy continues North Hertfordshire's historic approach of allowing specified development on exception sites.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 111	85	Paragraph 6.9	A number of the settlements identified in Policy SP2 are located relatively closely to one another and it may be possible to meet any such needs more sustainably in nearby settlements. In justifying the exception site, applicants should have regard to actual and potential sites **both within the parish where development is proposed and in other, nearby locations. In assessing compliance with criterion b of the policies, the Council will have regard to potential alternate sites within both a 15 minute drive time and a 30 minute journey time using passenger transport where the locations are connected by a route providing at least five services per weekday.**~~;~~ ~~• Within the parish where the development is proposed~~ ~~• In immediately adjoining parishes and towns; and~~ ~~• otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified.~~	None	No
MM 112	86	Policy CGB3	**Policy CGB3: Rural workers' dwellings** Planning permission for **isolated** new homes **in the countryside** to support ~~existing~~ agricultural, forestry and other rural businesses will be granted ~~where~~ **provided that**: a. there is a clearly established existing functional need; b. the unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and should remain so; c. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and d. the proposal responds appropriately to the site's local context **and the needs of the business** in terms of design, scale and function.	The principal modifications are: - the addition of provision for new homes in association with new businesses – this would support SA objective 1 relating to economic growth but the policy was scored positively on this objective so the modification would not have a material impact on the findings of the SA - a requirement that new homes be temporary until persistent need has been established. This was previously stated in the	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Where accommodation is proposed in association with a new business, applicants will need to demonstrate the business is viable with secure future prospects as an exception to criterion (b). **If a new home is deemed essential to support a rural business, it should first be permitted through a time-limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need.** **Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business.** Planning permission for the removal of agricultural occupancy conditions will only be granted where: i. the circumstances which led to the imposition of the relevant condition(s) have significantly changed; ii. the building is demonstrably not required or suitable for an agricultural or rural business use; and iii. it is clearly evidenced that there is no further need in the locality for an agricultural worker's dwelling. **Where proposals are for development that would be inappropriate in the Green Belt, this policy will be used to help consider and assess any case of very special circumstances.**	supporting text for the policy and would not materially alter the appraisal of the policy against any of the SA objectives	
MM 113	86	Paragraph 6.17	~~If a new home is deemed essential to support a rural business, it should first be permitted through a time-limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need. Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business.~~	This has now been added to the policy text	No
MM	87	Policy	**Policy CGB4: Existing ~~rural~~ buildings in the Rural Area Beyond the Green Belt**	The modifications restrict	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
114		CGB4	Planning permission for the re-use, replacement or extension of buildings in the ~~Green Belt or~~ Rural Area beyond the Green Belt will be granted ~~where~~ **provided that**: a. any existing building to be converted **for re-use** does not require major extension or reconstruction; b. the resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the ~~Green Belt or~~ Rural Area beyond the Green Belt than the original building(s); and c. any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.	the policy to the rural area beyond the Green Belt. Since the SA objectives do not distinguish between the Green Belt and other rural areas, this would not materially alter the findings of the SA.	
MM 115	87	After paragraph 6.21 (new paragraph)	**National policy provides clear guidance on proposals for the re-use, replacement or extension of buildings in the Green Belt which will be used, alongside the detailed design policies of this plan for relevant applications.**	None	No
MM 116	87	Paragraph 6.22	**We consider that a broadly consistent approach is also justified in the Rural Area Beyond the Green Belt to** ~~In these cases, we will~~ ensure that **similar** proposals do not cause harm ~~to the rural area~~. Such harm may come from a variety of sources. The extension, alteration or replacement of buildings can change their character negatively, for example where a modest cottage, over time, becomes a mansion.	None	No
MM 117	88	Policy CGB5	**Policy CGB5: Urban Open Land** In areas of Urban Open Land, as shown on the ~~Proposals~~ **Policies** Map, planning permission will be granted ~~where~~ **provided that** the development: a. would provide land or limited ancillary built facilities for: i. outdoor sport, outdoor recreation or cemeteries; ii. rural land uses or buildings appropriate in an urban fringe	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			location; or iii. landscaping**, essential transport infrastructure** or other earthworks associated with the development of adjoining allocated sites; b. is low intensity in nature; and c. would maintain openness and respect the transition from the urban area to the rural area beyond.		
MM 118	88	Paragraph 6.28	However it is also recognised that, in appropriate circumstances, this land could provide opportunities for the location of **access roads or other transport infrastructure,** general landscaping, school playing fields, sports pitches or other low-intensity uses associated with nearby development and / or the adjoining settlements. Where such uses are sought within Urban Open Land, all reasonable attempts should be made to maintain openness and careful consideration should be given to the scale of any ancillary **buildings** and treatments such as boundary fencing or bunding.	None	No

Chapter 7 : Transport

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 119	89	Policy T1	**Policy T1: Assessment of transport matters** Planning permission will be granted **provided that** ~~where~~: a. development would not ~~adversely~~ **lead to highway safety problems or cause unacceptable** impact**s** upon **the** highway **network** ~~and safety~~; b. mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7; c. suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and d. for major developments, applicants demonstrate (as far as is practicable) how: i. the proposed scheme would be served by public transport; and ii. safe, direct and convenient routes for pedestrians and cyclists will be provided. iii. **(iii) comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.**	None	No
MM 120	90	Policy T2	**Policy T2: Parking** Planning permission will be granted **provided that**: ~~where~~: a. parking **for residential development** is provided in accordance with the minimum standards set out **in Appendix 4 of** this Plan;	The modifications distinguish between residential and non-residential development, introduces safety considerations and allows for	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			b. parking for non-residential development is provided having regard to the standards for non-residential development set out in the relevant Supplementary Planning Document; c. proposals have regard to relevant Supplementary Planning Documents, strategies or advice and; d. applicants clearly identify how they provide for all likely types of parking demand **and demonstrate that parking will be safe and of a design and layout that will function satisfactorily.** **Variations from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.**	variations from parking standards. The latter element is most significant in terms of the effect on the SA objectives. It could be utilised to deliver more sustainable developments but could, conversely also be utilised to justify higher levels of parking provision. The effect would therefore be to introduce greater uncertainty to the effect of the policy. However, since the effect of the policy on objective 2c (deliver more sustainable location patterns and reduce the use of motor vehicles) was already considered to be uncertain, the modification would not materially alter the appraisal findings.	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 121	91	Paragraph 7.15	~~Residential~~ **P**arking standards **for residential car and cycle parking** are set out in Appendix 4 of this Plan. Parking provision in accordance with these standards will generally meet the day to day needs of the occupiers but without over provision. Relevant applications will be required to meet these standards. Recommended standards for other uses, and other types of parking, ~~including cycle parking,~~ are set out in supplementary guidance[86]. This document also provides general guidance on issues such as design and layout. <u>Footnote:</u> [86] Vehicle Parking at New Development Supplementary Planning Document (NHDC, 2011)	None	No
MM 122	91	After paragraph 7.16 (new paragraph)	**The policy also introduces some flexibility in the application of the standards. Where development proposals seek to reduce the standard, applicants will be required to demonstrate justification for such variation based on the principles of the NPPF (paragraph 39) and taking into consideration impact on on-street conditions such as highway safety, available on-street capacity as well as likely pedestrian and environmental impacts.**	Addressed in relation to the policy modifications above	No

Chapter 8 : Housing Strategy

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 123	92	Policy HS1	**Policy HS1: Local Housing Allocations** Local Housing Allocations are listed by parish and settlement in Chapter 13 and shown on the ~~Proposals~~ **Policies** Map. Planning permission for residential development and associated infrastructure on these sites will be granted ~~where~~ **provided that**: a. development broadly accords with the indicative number of homes shown; b. proposals successfully address site-specific **policy** considerations; and c. unless site-specific **policy** considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this Plan. Planning permission for other uses will be refused.	None	No
MM 124	92	8.2	The remainder will be delivered through Local Housing Allocations within and adjoining the District's towns and villages. These are individually set out in the **policies in the** Communities chapter of this Plan.	None	No
MM 125	92	Policy HS2	**Policy HS2: Affordable housing** Planning permission for new homes will be granted ~~where~~ **provided that**: a. Affordable housing ~~provision~~ is i. ~~maximised having regard to~~ **Provided in accordance with** the **following** targets **subject to viability** ~~set in this policy~~**:** **Size of site (gross dwellings)** | **Target percentage of dwellings to be affordable**	The principal modifications introduce specific reference to viability considerations, clarify the nature of 'affordability' and clarify some of the potential sources of information on housing needs. The reference to viability is perhaps most significant from	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			11 – 14 dwellings — **25%** **15 – 24 dwellings** — **35%** **25 or more dwellings** — **40%** ii. ~~made~~ **delivered** on-site **unless robustly justified**; **and** iii. **genuinely affordable to local people where rents or prices are linked to open-market values** b. The size, type and tenure of any affordable housing **meets** ~~has regard to~~: i. the Council's **expectation** ~~starting point for negotiation~~ that 65% of **the affordable housing required by criterion (a)(i)** ~~homes~~ will be rented and 35% other forms of affordable housing; ii. the housing needs of the area **including needs identified by relevant local authority housing register data, Neighbourhood Plans and any settlement- or parish-level surveys or assessments; and** ~~iii. the likely affordability of any affordable housing provision in real terms;~~ ~~iv. relevant local authority housing register data; and~~ ~~v.~~ **iii.** the requirements of Policy HS3 and **will contribute to an appropriate** ~~the proposed~~ mix of housing across the site as a whole; c. the affordable housing is secured for first and subsequent occupiers through an appropriate condition or legal agreement providing for i. the retention of dwellings through the Council, a registered	the perspective of the SA since it introduces greater uncertainty regarding the effect of the policy in delivering affordable housing. However, the policy previously referred to the targets being a 'starting point for negotiation' meaning some uncertainty was already inherent. Given that the policy would still be anticipated to deliver new affordable housing, the modifications would not materially alter the findings of the SA, and in themselves are not likely to result in significant sustainability effects.	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			provider or similar body agreed with the Council; and ii. where appropriate, review mechanisms d. relevant Supplementary Planning Documents, strategies or advice have been taken into account. Where development of a site is phased or divided into separate parts, or could reasonably be considered part of a larger development which would exceed the thresholds, it will be considered as a whole for the purposes of affordable housing provision. ~~Size of site (gross dwellings)~~ ~~Target percentage of dwellings to be affordable~~ ~~11 – 14 dwellings~~ ~~25%~~ ~~15 – 24 dwellings~~ ~~35%~~ ~~25 or more dwellings~~ ~~40%~~		
MM 126	93	Paragraph 8.8	Affordable housing is provided for those who cannot access open market housing. It includes social rented and affordable rented housing and intermediate housing, such as shared ownership schemes **or other models where they meet the definition of Affordable Housing set in national policy**. **Affordable Housing is normally delivered in partnership with Registered Providers who assume long-term responsibility for the homes and can include schemes built through Community Land Trusts or other forms of co-operative provision.** It is secured with planning conditions and legal agreements to make sure that the benefit of the housing continues in the long term.	This modification provides further clarification of the potential structures through which affordable housing could be delivered but does not materially alter the effects of the policy on the SA objectives.	No
MM 127	94	Paragraph 8.11	Our general expectation is that any affordable housing provision required and secured under this policy will be made on site. Although sites of between 10 and 14 units will deliver relatively low numbers of affordable homes, Registered Providers operating in the District are normally willing to take on these small groups of new homes. The onus will be firmly upon the applicant to ~~demonstrate that any exceptional circumstances exist to~~ **robustly** justify off-site provision **or** contributions in lieu**.** ~~or, on~~ **On** Strategic Housing Sites, **or other large schemes,** a phased	Provides further clarification of how the policy would be implemented in terms of phasing but this would not materially alter the overall effect on the SA objectives.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			approach to affordable housing delivery **will normally only be agreed where this is critical to ensuring viability and / or the provision of supporting infrastructure**. **The justification for any of these approaches will need to demonstrate how the scheme would contribute to the objective of delivering mixed and balanced communities**.		
MM 128	94	Paragraph 8.12	Our normal approach will be to request 65% rented tenures and 35% other tenures for affordable housing to meet the needs of local people **and ensure viability**. ~~This will be used as a starting point for negotiation, but this~~ **This** may change as the plan period progresses **in response to new evidence** or to reflect site-specific circumstances.	None	No
MM 129	94	Paragraph 8.13	The strength of local house prices means that affordable housing products which are linked to open-market sales or rental values will remain out of reach for many households and this issue will need to be taken into consideration. **Affordable rent for larger (3+ bed) properties will normally be capped at below 80% of the local market rent. For shared ownership products, the most appropriate initial purchase percentages will be assessed on a case-by-case basis based upon local sales values. The Council will also consider the likely impacts of any proposed service (or other) charges in determining affordability.**	Provides further clarification of how the policy would be implemented in terms of levels of affordability but this would not materially alter the overall effect on the SA objectives.	No
MM 130	94	After paragraph 8.15 (new paragraph)	**All affordable housing will be secured through legal agreements. Where appropriate, these agreements will include mechanisms to ensure that those with local connections are given appropriate priority in the allocation of homes. This is particularly relevant for schemes outside of the main towns where occupants of affordable housing on both allocated and exception sites may need to demonstrate a connection either to the parish in which the housing is to be provided, or to another nearby parish where a specific need for affordable housing has been identified. A local connection to the District is normally required to be eligible for inclusion on the housing waiting list.**	Whilst this represents a significant change to policy, none of the SA objectives specifically relate to local people (as opposed to the general population) so this modification would not materially alter the findings of the SA.	No
MM 131	95	Policy HS3 (a)(i)	**Policy HS3: Housing mix** Planning permission for new homes will be granted ~~where~~ **provided that**: a. An appropriate range of house types and sizes are provided taking into	Clarifies the evidence required, but would not change the findings of the SA.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			account: i. **the overall targets of this plan;** ii. the findings of the most up-to-date **evidence including the most recent** Strategic Housing Market Assessment**, the Council's Self-Build Register and other relevant evidence of housing need**; iii. the location and accessibility of the site; and iv. recent completions, existing permissions and sites in the five year supply; and b. The scheme would provide a density, scale and character of development appropriate to its location and surroundings.		
MM 132	95	Paragraph 8.18	National policy requires local plans to provide for a mix of housing that meets the requirements of different groups within the community[92]. ~~Having regards to our evidence, we will seek~~ **Current evidence suggests it is most appropriate** to ~~deliver~~ **target** a broad balance between smaller (defined as 2-bed or less) and larger (3-bed or more) homes over the plan period. [92]Paragraph 50 of the NPPF	None	No
MM 133	95	Paragraph 8.20	On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, **up-to-date evidence of housing need,** the criteria set out above and the outcomes from applying Policy HS2.	None	No
MM	96	Policy HS4	**Policy HS4: Supported, sheltered and older persons housing**	Removes the requirement to	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
134			Planning permission for sheltered and supported housing in uses classes C2 and C3 will be granted ~~where~~ **provided that**: a. there is good access to local services and facilities; b. the site is well served by public transport; c. appropriate levels of on-site landscaping, amenity space and car parking (for residents, visitors and staff) are provided; and d. it would accord with Policy HS3(b). Planning permission for residential developments of 100 units or more will be granted ~~where~~ **provided that an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.**~~; and~~ ~~e. an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.; and~~ ~~f. on Strategic Housing Sites, provision is made for some accommodation in Use Class C2.~~	include housing in use class C2 (which includes residential care homes) on strategic sites. However, it is not considered that this change would have a significant impact on the SA conclusions as the policy still makes a significant positive contribution to the provision of housing for those with specific needs.	
MM 135	96-97	Paragraph 8.29	On ~~the largest~~ **larger** housing sites we will ~~additionally~~ expect a ~~modest~~ proportion of ~~sheltered and / or supported housing to be provided~~ **new homes** to contribute towards the modelled demand for older persons housing[95]. This should include affordable housing provision where appropriate. **The most appropriate form(s) of provision will be assessed on a case-by-case basis. On some sites, the provision of a modest number of bungalows or smaller housing units that meet Accessible and Adaptable standards (see Policy HS5) may be the most appropriate approach. On larger sites we may seek a wider range of provision including sheltered and / or supported housing across both the market and affordable elements of provision.**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 136	97	Paragraph 8.30	All of our Strategic Housing Sites will be large enough to support the provision of local facilities such as shops and bus routes. It should be possible for each of the sites identified in Policy SP14 to SP19 to accommodate the requirements of this policy. **Any additional requirements for these sites in relation to C2 provision are set out in the site-specific policies.**	None	No
MM 137	97	Policy HS5	**Policy HS5: Accessible and adaptable housing** Planning permission for major residential development will be granted ~~where~~ **provided that:** a. applicants demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard; and b. on schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard[96].	None	No
MM 138	98	Policy HS6	**Policy HS6: Relatives' and dependents' accommodation** Planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted ~~where~~ **provided that**: a. a genuine need for the accommodation is demonstrated; b. the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases; c. any development would not exceed the size of extensions that would otherwise normally be acceptable; and d. the occupation of the accommodation is restricted by condition. Free standing annexes will ~~exceptionally~~ be allowed where the above criteria	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			are met and it can be demonstrated that adaptation or extension of the main house is not possible.		
MM 139	98/ 99	Policy HS7	**Policy HS7: Gypsies, Travellers and Travelling Showpeople** ~~Land at Pulmore Water, as shown on the Proposals Map, is allocated for the provision of 7 permanent Gypsy and Traveller pitches to meet the District's needs up to 2031.~~ **The Council will protect existing and allocated lawful pitches for Gypsies and Travellers.** **The following sites, as shown inset into the Green Belt on the Policies Map, are allocated for the provision of permanent Gypsy and Traveller pitches to meet the District's needs up to 2031:** **Policy CD4 - Land at Pulmer Water is allocated for the provision of 8 permanent Gypsy and Traveller pitches; and** **Policy CD6 - Land at Woodside Place, Danesbury Park Road is allocated for the provision of 4 permanent Gypsy and Traveller pitches.** **These sites are allocated solely for the accommodation of Gypsy and Travellers that meet the planning definition. Planning Permission will only be granted for development and occupation that meets the planning definition of Gypsy and Travellers. Other uses will not be permitted.** **There is no identified need to allocate any transit or travelling showpeoples' sites.** Planning permission for accommodation for Gypsies and Travellers or Travelling	Includes existing site allocation at Danesbury Park Road, which needs to be appraised separately. However, the changes do not affect the SA conclusions relating to this policy.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Showpeople will be granted where: a. it satisfies a demonstrated local need for accommodation; b. the intended occupants meet the **planning** definition of Gypsies and Travellers, or Travelling Showpeople, as set out in government guidance or case law; c. residents of the proposed site can access local services such as shops, schools, public transport and medical facilities within a reasonable distance from the site and where those facilities have capacity to meet the needs of the site's residents; d. the proposed site: i. does not conflict with any other development plan policy or national policy including flood risk, agricultural land classification, contamination and hazardous development, and has no significant adverse impact on the character and appearance of the countryside, or on features of significant biodiversity or heritage importance; ii. has no significant adverse impact on the amenity of nearby residents or adjoining land users and can be successfully screened and contained within a specified boundary; iii. has adequate and safe access from a suitable road, and adequate parking, storage, turning and servicing on site; iv. is capable of being serviced with water, electricity, sewerage and rubbish disposal; and v. will provide a safe, inclusive and secure environment for the residents in an appropriate location to meet their needs.		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Where all the above criteria are met, proposals for sites for Gypsies, Travellers and Travelling Showpeople may be appropriate in the countryside as rural exception sites (in line with Policy CGB2) but Green Belt policies would still apply.		
MM 140	99	8.41	The Local Plan should make appropriate provision to meet the needs of Gypsies, Travellers and Travelling Showpeople in North Hertfordshire. ~~There is recognition that the three groups are different and have very different needs, but for the purposes of this policy the key considerations are very similar.~~ **The Gypsy and Traveller Accommodation Assessment (2018)** [100] **provides evidence that there is no identified need for transit or travelling show people sites but a need to provide twelve pitches for Gypsies, eight at Pulmer Water and four at Danesbury Park Road.** [100] Gypsy & Traveller Accommodation Assessment Study – January 2018	Addressed above	No
MM 141	99	8.42	There is currently one private Traveller site at ~~Pulmore~~ **Pulmer** Water in the parish of Codicote. This consists of twelve permanent pitches and six pitches **which have had** temporary **planning permission**. **There is also one unauthorised encampment in Danesbury Park Road. Sites CD4 and CD6 are allocated in this Local Plan to meet the identified need in the Accommodation Assessment.** ~~There are no public sites in the District.~~ Historically, the District has not been an area where significant numbers of Gypsies, Travellers or Travelling Showpeople have resided in or resorted to, which is supported by figures for unauthorised encampments and developments.	None	No
MM 142	99	8.44	Our evidence identifies a requirement for ~~7~~ **12** additional pitches over the period to 2031. The area **that was** covered by the temporary planning permission on the ~~Pulmore~~ **Pulmer** Water site **helps to** meet~~s~~ **the** requirement ~~though the existing permission expires in 2017~~ **by providing 8 pitches. The land at Woodside Place, Danesbury Park Road meets the requirement for the remaining four pitches.**	Addressed above	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 143	100	8.45	~~This area~~ **These two sites are** ~~is area is~~ therefore allocated for permanent provision. ~~and to provide certainty going forward.~~ Based on current evidence, it should prevent the need for future 'single issue' reviews of this policy and the long-term needs of these communities will be considered as part of the next general review of the plan alongside the needs of the settled community.	None	No

Chapter 9 : Design

Ref	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 144	101	Policy D1	**Policy D1: Sustainable design** Planning permission will be granted **provided that** ~~where~~ development proposals: a. Respond positively to the site's local context; b. Take all reasonable opportunities, consistent with the nature and scale of the scheme, to: i. create or enhance public realm; ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS); iii. reduce energy consumption and waste; iv. retain existing vegetation and propose appropriate new planting; v. maximise accessibility, legibility and **physical and social** connectivity **both internally and with neighbouring areas**;; vi. future proof for changes in technology and lifestyle; vii. design-out opportunities for crime and anti-social behaviour; and viii. minimise the visual impact of street furniture and parking provision; c. Have regard to the Design SPD, and any other relevant guidance; **x. Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and** d. For residential schemes, meet or exceed the nationally described space **standards** and **optional** water efficiency standards.	Provides additional design requirements for sites in Letchworth. This provides additional protection for the character of the Garden City, but does not involve a significant change to the SA conclusions on this policy. The introduction of the optional water efficiency standards provides a significant additional protection to water resources, but will not change the SA conclusions which have already scored this policy positively against the resource efficiency objective (5(c))	No

Ref	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 145	102	Paragraph 9.6	Using innovative design to reduce energy consumption and waste from the construction and use of buildings can optimise the potential of the site and have a positive influence on the environment. Development should ~~meet the requirements of the most up to date standards on~~ **seek to minimise** carbon emissions and ~~embedded~~ **maximise opportunities for the generation of energy from** renewable sources**, so far as is practicable given other policies in this plan and viability considerations**. ~~The reduction of carbon emissions should be achieved by both making new development as energy efficient as possible and through increasing the amount of energy gained from renewable sources.~~ The efficient use of new materials from local or sustainable sources, together with the reuse and recycling of materials will help to reduce the energy used and the waste created in the development. It will also help the development to achieve local character and distinctiveness. The policy encourages sustainable design, and the use of materials and technologies that will ensure that the energy used in the construction and throughout the life of the development will be minimised.	None	No
MM 146	102	Paragraph 9.12	Development proposals should be in line with current regulations and guidelines and any future changes in Legislation or to the Building Regulations that will affect the sustainability of a building. **North Hertfordshire lies in an area of serious water stress. Both the Environment Agency and Anglian Water support the introduction of the optional water efficiency standard within the district therefore, the lower figure of 110 litres per person per day for water consumption is sought. The introduction of the lower standard will have a marginal impact on scheme viability in the area.**	Addressed above	No
MM 147	103	Paragraph 9.16	For development proposals in Letchworth Garden City reference should be made to the **Letchworth Garden City** Design Principles **set out in Appendix 5 of this Plan.** ~~available on the Heritage Foundation's website.~~	None	No
MM 148	104	Policy D2	**Policy D2: House extensions, replacement dwellings and outbuildings** Planning permission for house extensions will be granted where: a. The extension is sympathetic to the existing house in height, form,	None	No

Ref	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			proportions, **roof type,** window details, ~~and~~ materials and the **orientation of the main dwelling; and** b. ~~Pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey;~~ c. Rear extensions do not dominate adjoining properties and**:** ~~are well related to the levels of adjoining properties, the direction the house faces and the distance between the extension and the windows in the next door properties; and~~ **i. are well related to the floor levels of adjoining properties,** **ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and** **iii. Spacing between buildings ensures there is no harm to the character and appearance of the streetscene.** ~~d. side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene.~~ Planning permission for replacement dwellings and outbuildings will be granted where: e. the proposal ~~enhances~~ **does not harm** the character and **appearance** ~~setting~~ of the site; and f. the location of the proposal does not have an adverse impact on the character **and appearance** of the streetscene or area.		

Ref	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 149	104	After paragraph 9.23 (new paragraph)	**London Luton Airport immediately adjoins the District to the west. Development potentially affected by noise from the airport will need to ensure that appropriate mitigation measures are incorporated. Site-specific criteria for relevant allocated sites are set out in the Communities section of this plan.**	Addressed in communities section.	No
MM 150	105	Policy D4	**Policy D4: Air quality** Planning permission will be granted **provided that** ~~where~~ development proposals: a. give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use; b. propose appropriate levels of mitigation to minimise emissions to the atmosphere and their potential effects upon health and the local environment; and c. carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development, ~~otherwise the development may be refused~~. **Where an air quality impact assessment demonstrates that a development is unacceptable from a local air quality perspective the development will be refused.** Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere.	Provides a stronger protection for air quality, but will not alter the conclusion of the SA which already identified this policy has having a positive impact on air quality (in the assessment of objective 5(f) on health).	No
MM 151	105	Paragraph 9.25	The outcome of the air pollution impact assessment will be used to determine the nature and scale of the steps that should be taken to remove or reduce the scale of those concerns. Ideally this will occur at the design, planning and/or development	None	No

Ref	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			stage, but may in certain circumstances rely on post development mitigation measures. ~~It is conceivable that in certain circumstances the outcome of an air quality impact assessment may demonstrate that a development is unsustainable from a local air quality perspective and may be refused.~~		
MM 152	105	Paragraph 9.26	Two of the main roads that cross the District do so on a north – south axis: the A1(M) and A10. Another main road is the A505 that traverses the District on a southwest – northeast axis. It is the A505 that is currently directly associated with air quality concerns because it passes through the four main population centres of the District namely Hitchin, Letchworth Garden City, Baldock and Royston. Of particular concern is the area in the south of Hitchin. Notably Stevenage Road (A602) near the Hitchin Hill roundabout, which has been designated an Air Quality Management Area (AQMA) and the Payne's Park roundabout at the A602 junction with the A505 which ~~is to be~~ **was** designated an AQMA in 2016.	None	No
MM 153	106	Paragraph 9.30 1st sentence	The following are types of developments for which the Council would expect ~~consideration to be given to~~ the submission of an air quality impact assessment: …….	None	No
MM 154	106	Paragraph 9.31	For other types of developments an air quality impact assessment will not be required but there will be ~~an expectation~~ **a requirement** for the developer to negotiate and agree air quality mitigation measures that are proportionate to the scale of the proposed development. **This requirement is in place to provide an opportunity to address the cumulative impacts of smaller, or less sensitively located, developments that nonetheless will be making a contribution to the emission of air pollutants**.	Addressed above	No

Chapter 10 : Healthy Communities

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 155	108	Policy HC1	**Policy HC1: Community facilities** Planning permission for new community facilities will be granted **provided that** ~~where~~ they are: a. appropriate in scale having regard to their local context; b. accessible by a range of transport modes; and c. would meet an identified need in the local community. **Proposals for the redevelopment of sporting facilities will be supported where the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss of the existing facilities.** The loss of community facilities will only be permitted where this is justified by: i. the provision of replacement facilities, either on site as part of the development proposal or in an alternative appropriate location; ii. showing that there is no local need for the facility or service and that any appropriate, alternative community use of the existing premises to meet local needs is not required; or iii. demonstrating that the facility, or any reasonable replacement, is not, and will not be viable on that site.	None	No
MM 156	108	Paragraph 10.5	It is important that these facilities are situated within local communities so that they are accessible; help to reduce the need to travel and provide opportunities for people to participate in activities within their own community. **One way that this**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			can be achieved is through the shared use of facilities such as the dual use of school facilities for sport and other community uses in appropriate locations.		

Chapter 11: Natural Environment

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 157	110	Before Policy NE1 (New Policy NEx and supporting text)	**Policy NEx: Strategic green infrastructure** **Planning permission will be granted provided that development:** **a. protects, conserves and where possible enhances the strategic green infrastructure network;** **b. avoids the loss, fragmentation, severance or negative impact on the function of the strategic green infrastructure network;** **c. creates new strategic green infrastructure where appropriate and is accompanied by a plan for its long term maintenance and management; and** **d. has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network.** **11.x Protection of those sites which contribute to the diversity of strategic green infrastructure throughout the District from inappropriate development is important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place.**	Although a new policy, the wording is broadly similar to previous policy NE2 and the appraisal of this policy would not be materially different to the appraisal of that.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			11.x This policy will also ensure that when new strategic green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long-term use. **11.x North Hertfordshire has significant strategic green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan[1] and include:** • **ancient woodlands (e.g. at Newton Wood),** • **biodiversity rich landscapes (e.g. Therfield Heath),** • **other valued landscapes and the Chilterns AONB (see also policies NE2 and NE3)** • **chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley).** • **the historic designed landscapes of Letchworth Garden City and the literary associations of Forster Country, north of Stevenage, and** • **the rights of way networks, and long distance walking and cycling connections, e.g. the Chiltern Way, Hertfordshire way, National Cycle Route No.12.** **11.x The plan also identifies areas of strategic green infrastructure deficiency as well as opportunities to create new strategic green infrastructure not yet identified. New development should be connected to strategic green infrastructure networks which provide high quality, direct linkages across the development where possible. Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals**		

[1] North Hertfordshire District Green Infrastructure Plan (2009)

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			from an early stage in the design process.		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 158	110	Policy NE1	**Policy NE2 ~~1~~: Landscape** Planning permission will be granted for development proposals that: a. respect the sensitivities of the relevant landscape character area and ~~accord with~~ **have regard to** the guidelines identified for built development and landscape management; b. do not ~~have a detrimental impact on~~ **cause unacceptable harm to** the **character and** appearance of ~~their immediate surroundings and~~ **the surrounding area or** the landscape character area **in which the site is located, taking account of any suitable mitigation measures necessary to achieve this** ~~unless suitable mitigation measures can satisfactorily address the adverse impact~~; c. have considered the long term management and maintenance of any existing and proposed landscaping.	The softening of the wording in criterion a would not materially alter the findings of the SA. The landscape impacts of sites allocated in the Plan are addressed separately in the SA.	No
MM 159	110	Paragraph 11.3	The **guidelines referred to at criteria 'a.' of the policy originate from the** North Herts Landscape Study[107] ~~is~~ **which provides** an assessment of the character of the landscape within the District. There are 37 separate landscape character areas covering the District, some lie totally within the District while some extend into adjoining districts. The study provides a description of the distinctive characteristics of each landscape character area based on factors such as the geology, landform, soil types and historical activities for each area.	None	No

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Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 160	110	Paragraph 11.4	The North Herts Landscape Study also identifies the inherent sensitivities of each character area in landscape and visual terms together with its capacity to accommodate a range of different types of development. Development should respect the sensitivities of each landscape character area and accord with the guidelines for managing change identified for each landscape character area in relation to built development and landscape management, **whilst recognising that some impacts on landscape are inevitable if future development needs are to be met**.	None	No
MM 161	110	Policy NE2 delete	~~**Policy NE2: Green infrastructure**~~ ~~Planning permission will be granted where development:~~ ~~a. protects, conserves and where possible enhances the green infrastructure network;~~ ~~b. avoids the loss, fragmentation, severance or negative impact on the function of the green infrastructure network;~~ ~~c. creates new green infrastructure is accompanied by a plan for the long term maintenance and management of any new green infrastructure proposed; and~~ ~~d. has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the green infrastructure network.~~	Replaced by new policy, for which the SA of this policy would be very similar	No
MM 162	111	Paragraphs 11.5 to 11.7 delete	~~11.5 Protection of those sites which contribute to the diversity of green infrastructure throughout the District from inappropriate development is important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place.~~ ~~11.6 This policy will also ensure that where new green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long-term use.~~	As above	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~11.7 North Hertfordshire has significant green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan[108] and include ancient woodlands (e.g. at Newton Wood), biodiversity rich landscapes (e.g. Therfield Heath), chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley). They also include the historic designed landscapes of Letchworth Garden City and the literary associations of Forster Country, north of Stevenage. The plan also identifies areas of green infrastructure deficiency as well as opportunities to create new green infrastructure Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals from an early stage in the design process.~~ Footnote: ~~[108] North Hertfordshire District Green Infrastructure Plan (2009)~~		
MM 163	111	Policy NE3	**Policy NE3: The Chilterns Area of Outstanding Natural Beauty (AONB)** Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted ~~when~~ **provided that** it: a. is appropriate in scale having regard to national planning policy; b. conserves and **where possible** enhances the Chilterns AONB's special qualities, distinctive character **and** biodiversity, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation; c. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment; d. ~~meets the aims of~~ **has regard to** the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate;	The modifications would not materially alter the SA findings	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			e. ~~complies with~~ **has regard to** the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and f. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.		
MM 164	112	Paragraph 11.12	The AONB is a nationally designated landscape and as such permission for major developments **within its boundaries** will be refused unless exceptional circumstances prevail as defined by national planning policy.[112] National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context.[113]	None	No
MM 166	113	After paragraph 11.14 (New Policy NEx and supporting text)	**Policy NEx: Biodiversity and geological sites** **Planning permission will only be granted for development proposals affecting designated sites that:** **a. protect, enhance and manage designated sites in accordance with the hierarchy of designations listed in policy SP12;** **b. submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;** **c. demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to their status and the hierarchy of protection below:** **i. locating on an alternative site with a less harmful impact;**	Although a new policy, this is effectively a replacement of previous policy NE6. This new policy represents a strengthening of the protection for biodiversity and geological sites, particularly through the reference to a	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			ii. providing adequate mitigation measures; or **iii. as a last resort compensated for.** **d. manage construction impacts by:** **i. demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction; and** **ii. providing a buffer of complimentary habitat for all connective features for wildlife habitats, ~~or~~ priority habitats and species.** **e. provide a long term management plan including mitigation measures as necessary.** **Development proposals on non-designated sites that include important habitats and species will be expected to meet the requirements of this policy.** **All development should seek to deliver net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.** **Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.** **11.xx Sites allocated in this Plan that have the potential to impact on designated biodiversity sites are required to provide an ecological survey and provide mitigation and/or off-setting measures as necessary. Where appropriate the Strategic Policies and Communities sections of this Plan provide site-specific policies relating to the impact on designated sites, for instance on Therfield Heath SSSI or Wain Woods SSSI.**	requirement for net gains and the more rigorous approach to compensatory provision. However, since the previous policy (NE6) was assessed positively for its contribution to SA objective 3a (protect and enhance biodiversity), these modifications would not materially alter the findings of the SA with regard to significant effects.	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			11.xx Sites can contain important habitats or species even where they are not formally designated. These sites are identified by the Hertfordshire Environmental Records Centre as being of ecological interest and should be afforded protection. **11.xx Ecological surveys will be expected to involve an objective assessment of ecological value. Surveys should be consistent with BS42020 Biodiversity- Code of Practice for Planning and Development, or as superseded, and use the Biodiversity Impact Calculator[x], or as superseded, to assess ecological value. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy and is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site.** **11.xx Where off-site compensation is delivered as a last resort, the ecological networks mapping system developed by the Herts and Middlesex Wildlife Trust and Local Nature Partnership should be used. This provides the basis of targeted habitat creation to maximise the benefits to biodiversity of any required ecological measures.** **11.xx Certain habitats (such as chalk grassland) are priority habitats for the District. Restoration, mitigation and any compensation measures should focus on these priority habitats as described in the Hertfordshire Biodiversity Action Plan.[y]** **11.xx Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where buffers are provided, these should be a minimum of 12 metres of complimentary habitat for all connective features for wildlife habitats or priority habitats.** **11.xx Where necessary, a management plan outlining mitigation measures may be required to sensitively manage any issues arising as a result of the development on biodiversity or geodiversity assets.**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			11.xx Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity, which can be demonstrated by using the Biodiversity Impact Calculator. **11.xx Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan.[z] Similarly, the provision of permanent integrated features for wildlife can contribute to net gains, for instance the provision of bat and swift boxes, particularly where development borders open space.** Footnotes: **[x] The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : http://www.environmentbank.com/impact-calculator.php** **[y]Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm** **[z] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 167	113	Policy NE4	**Policy NE~~5~~4: Protecting ~~publically accessible~~ open space** Planning permission will **only** be granted for any proposed loss of open space ~~only where~~ **provided that**: (a) it can be demonstrated that the open space is surplus to requirements~~, or otherwise~~ **and** justified on the basis of: i. the quality and accessibility of the open space; ii. the extent to which the open space is serving its purpose; iii. the quality and accessibility of alternative public open space; and (b) it is mitigated against by: i. re-provision of an appropriate open space taking into account quality and accessibility; and/ or ii. financial contributions towards new or existing open space where: • the required provision cannot reasonably be delivered on-site; or • the required provision cannot be provided on site in full; and • the proposal has over-riding planning benefits. **Any built facilities within new or existing open space must be ancillary to the primary use and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape.**	None	No
MM 168	113	Before Paragraph 11.15 insert (New	**Policy NEx: New and improved open space** **Planning permission will be granted for development proposals that make provision for**	This policy contains much of the previous policy NE5 but is	Yes

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		Policy NEx)	**new and/or improved open space which:** **a. meets the needs arising from the development having regard to the Council's open space standards and other relevant guidance;** **b. contributes towards improving the provision, quality and accessibility of open space; and** **c. incorporate any necessary open space buffer(s) for landscape, visual, ecological or air quality reasons.** **Any on-site provision must include a long term maintenance and management plan, and where required phasing plans, to demonstrate delivery.** **Proposals for new open spaces which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options.** **Financial contributions towards the provision of open space will be considered only where it can be demonstrated that the requirements of policy NE5 part (b)(ii) are met.** **Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole for the purposes of open space provision.**	specifically focused on open space, rather than NE5's focus on open space and biodiversity. This, along with the additional supporting text below, may affect the appraisal of significant effects, particularly in relation to objective 3a (protect and enhance biodiversity).	
MM 169	114	Paragraph 11.15 delete	~~Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that the both the existing and future population of North Hertfordshire has sufficient access to open space.~~	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 170	114	Paragraph 11.18	The Open Space Review **defines the types of open space**, sets out the current provision of open space, identifying deficits, surpluses as well as priorities for improvement **and suggested standards for open space provision associated with new development**. The review analyses open space provision in the four main towns of Hitchin, Letchworth Garden City, Baldock and Royston, as well as in rural areas. **The Council also currently has a number of Action Plans[x] that set out open space priorities, which along with other relevant guidelines[y] can be used when determining the type of open space required.** **Footnotes:** **[x] The Council's Action Plans include: Cemeteries and Closed Churchyards Action Plan; Outdoor Play Provision Action Plan; Outdoor Sports Facilities Action Plan; and the Allotments Action Plan.** **[y] Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, http://www.fieldsintrust.org/guidance**	None	No
MM 171	114	After paragraph 11.18 insert (New paragraphs)	**11.xx Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that ~~the~~ both the existing and future population of North Hertfordshire has sufficient access to open space. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.** **11.xx As well as guarding against losses we also need to ensure provision of open space on new development and securing improvement to existing spaces.** **11.xx It is vital to ensure that any on-site open space in new development is high quality, complements the landscape setting and is fully publically accessible to support sustainable and inclusive communities. Open space should be well integrated into the design of a scheme and located to achieve good assess for all residents by suitable and sustainable modes of travel. Further to this, the provision of new open spaces**	To be appraised alongside the revised open space policy	Yes

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites. **11.xx The Open Space Review outlines locations where there is currently under-provision of certain types of open space and should be used in determining the most appropriate type of open space required.** **11.xx Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.** **11.xx In some developments, there may be a requirement for open space buffers to protect against sources of pollution, such as roads or railway lines, or for landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary.** **11.xx The Council will support proposals for facilities within new and existing open spaces, for instance changing rooms or a kiosk, where the proposed facility is ancillary to the primary use and is of a scale and design that is commensurate with the primary use. The Council will consider larger facilities where they are appropriate to the use of the open space in accordance with national policy and guidance.** **11.xx Long-term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come.** **11.xx It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. In these circumstances it may be acceptable for financial**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			contributions to be provided towards the provision of open space. **11.xx Where it can be demonstrated that open space cannot be provided on site a financial contribution towards the provision of new or enhancement of existing open space will be sought subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces. This is to ensure that the additional demand created by the proposed development is met.** **11.xx This Plan does not designate Local Green Space. However, the Council will support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.**		
MM 172	114	Paragraphs 11.19 and 11.20 delete	~~11.15 The Open Space Review and any other relevant Council reports should be used when interpreting the above policy. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.~~ ~~11.16 Financial contributions may be appropriate subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces.~~	See above – replacement supporting text to be included in appraisal of the new open spaces policy	Yes

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 173	114	Policy NE5 delete	~~**Policy NE5: New and improved public open space and biodiversity**~~ ~~Planning permission will be granted for relevant development proposals that:~~ ~~a. provide high quality, on-site, fully publically accessible open space having regard to the Council's open space standards;~~ ~~b. incorporate an open space buffer(s) where necessary for landscape, visual, ecological or air quality reasons;~~ ~~c. contribute to net gains for biodiversity, ecological networks and the water environment and/or restores degraded or isolated habitats; and~~ ~~d. submit a long term maintenance and management plan, and where required phasing plans, to demonstrate delivery.~~ ~~Any proposed facilities within open space must be small scale and ancillary to the primary use.~~ ~~Financial contributions towards the provision of open space as an exception to criterion (a) will be considered only in exceptional circumstances and where it can be demonstrated that the requirements of policy NE4 part (b)(ii) are met.~~ ~~Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole.~~	Replacement policy will be re-appraised	Yes
MM 174	115 to 117	Paragraphs 11.21 to 11.40 delete	~~11.21 To support growth over the plan period, relevant development proposals will be expected to contribute towards open space provision in the District. Relevant development proposals are:~~ ~~• over 200 residential units; or~~ ~~• over 10,000 sqm gross external floorspace; or~~ ~~• where a specific need has been identified by the Council.~~ ~~11.22 It is vital to ensure that any on-site open space is high quality, complements the~~	Replacement text will be re-appraised	Yes

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~landscape setting and is fully publically accessible to support sustainable and inclusive communities. Further to this, the provision of new open spaces across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites.~~ ~~11.23 The Open Spaces Review undertaken in 2016 sets out open space standards that should be taken into account when determining the quantity of open space provision required. These standards will also be used at masterplanning stage for the strategic sites outlined in the Plan.~~ ~~11.24 Where large-scale developments are intended to be phased over a number of years, forward projections of the population and / or households may be considered.~~ ~~11.25 Whilst in most cases open space provision on-site will be required as the development exceeds the thresholds set out above, there may be instances where there is a specific need for open space. For example, in an area with an open space deficiency, or where an open space improvement project has been identified.~~ ~~11.26 The Open Spaces Review also outlines locations where there is currently under-provision of certain types of open space. This Review, or as superseded, should be used in determining the most appropriate type of open space to provide or contribute towards.~~ ~~11.27 In addition, the Council has a number of other relevant documents which can be used when determining the type of open space required. The Green Space Management Strategy and accompanying Action Plan sets out priorities for open space for across the District between 2014 and 2019. The priority actions are disaggregated by the type of open space, timescales and cost within a clear framework for delivery.~~ ~~11.28 The Council also currently has a number of Action Plans that that set out open space priorities comprising:~~		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~• Cemeteries and Closed Churchyards Action Plan~~ ~~• Outdoor Play Provision Action Plan~~ ~~• Outdoor Sports Facilities Action Plan~~ ~~• Allotments Action Plan~~ ~~11.29 Play and recreational space has an important role in the function of many of the District's open spaces. Play space provision should be made in accordance with the relevant guidelines.[116] A balance must be achieved between a level of supervision for child safety and crime prevention, and the potential for noise amenity impacts.~~ ~~11.30 No additional allotment sites are designated in this Plan. However, the Council will require appropriate contributions towards allotment provision given the demand for allotment space.~~ ~~11.31 This Plan does not designate Local Green Space. However, the Council will support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.~~ ~~11.32 Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.~~ ~~11.33 It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. As such, in exceptional circumstances it may be acceptable for financial contributions to be provided towards the provision of open space.~~ ~~11.34 Where a financial contribution is accepted instead, or in addition to, on-site open space provision, the contribution will be allocated to new open space provision elsewhere, or improvements towards existing open spaces. This is to ensure that the~~		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~additional demand created by the proposed development is met.~~ ~~11.35 The Council will support proposals for facilities within open spaces, for instance changing rooms or a kiosk, where the proposed facility is small scale and ancillary to the primary use. The Council will take a flexible approach to the format and scale of the floorspace in accordance with national policy and guidance.~~ ~~11.36 The provision of open space can also serve a dual purpose of flood risk management, and the Council will encourage proposals that provide multiple benefits.~~ ~~11.37 In some developments, there may be a requirement for open space buffers to protect against sources of pollution, such as roads or railway lines, or for landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary.~~ ~~11.38 Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity, which can be demonstrated by using the Biodiversity Impact Calculator[117].~~ ~~11.39 Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan[118]. Similarly, the provision of permanent integrated features for wildlife can contribute to net gains, for instance the provision of bat and swift boxes, particularly where development borders open space.~~ ~~11.40 Long-term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come, and to provide necessary protection to biodiversity assets.~~ Footnotes:		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~[116] Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, http://www.fieldsintrust.org/guidance~~ ~~[117]The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : http://www.environmentbank.com/impact-calculator.php~~ ~~[118]Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm~~		
MM 175	117	Policy NE6 delete	~~**Policy NE6: Designated biodiversity and geological sites**~~ ~~Planning permission will only be granted for development proposals affecting designated sites that:~~ ~~a. protect, enhance and manage designated sites in accordance with the following hierarchy of designations;~~ ~~• Internationally designated sites~~ ~~• Nationally designated sites~~ ~~• National Planning Policy Framework sites~~ ~~• Locally designated sites~~ ~~b. submit an ecological survey and demonstrate that adverse effects can be satisfactorily minimised by following the hierarchy below:~~ ~~i. locating on an alternative site with a less harmful impact;~~ ~~ii. providing adequate mitigation measures; or~~ ~~iii. as a last resort compensated for.~~	See MM166	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~c. manage construction impacts by:~~ ~~i. demonstrating how existing wildlife habitats will be retained, safeguarded and managed during construction; and~~ ~~ii. providing a buffer of complimentary habitat for all connective features for wildlife habitats, or priority habitats: and~~ ~~d. provide a long term management plan including mitigation measures as necessary.~~ ~~Development proposals on non-designated sites that include important habitats and species will be expected to meet parts (b) to (d) of this policy.~~ ~~Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Wildlife Sites.~~		
MM 176	117 to 119	Paragraphs 11.41 to 11.52 delete	~~11.41 Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. This includes six Sites of Special Scientific Interest (SSSIs) as shown on the Proposals Map and eight designated Local Nature Reserves (LNRs).~~ ~~11.42 There are also a number of National Planning Policy Framework sites comprising ancient woodland, and aged or veteran trees. Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District's woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity.~~ ~~11.43 Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan[119] sets out an approach to biodiversity at~~	See MM166	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.~~ ~~11.44 The District has over 300 designated Wildlife Sites.[120] The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.~~ ~~11.45 Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.~~ ~~11.46 Sites allocated in this Plan that have the potential to impact on designated biodiversity sites are required to provide an ecological survey and provide mitigation and/or off-setting measures as necessary. Where appropriate the Strategic Policies and Communities sections of this Plan provide site-specific policies relating to the impact on designated sites, for instance on Therfield Heath SSSI or Wain Woods SSSI.~~ ~~11.47 Sites can contain important habitats or species even where they are not formally designated. These sites are identified by the Hertfordshire Environmental Records Centre as being of ecological interest and should be afforded protection.~~ ~~11.48 Ecological surveys will be expected to involve an objective assessment of ecological value. Surveys should be consistent with BS42020 Biodiversity- Code of Practice for Planning and Development, or as superseded, and use the Biodiversity Impact Calculator[121] or as superseded, to assess ecological value. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy.~~ ~~11.49 Where off-site compensation is delivered as a last resort, the ecological networks mapping system developed by the Herts and Middlesex Wildlife Trust and Local~~		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~Nature Partnership should be used. This provides the basis of targeted habitat creation to maximise the benefits to biodiversity of any required ecological measures.~~ ~~11.50 Certain habitats (such as chalk grassland) are priority habitats for the District. Restoration, mitigation and any compensation measures should focus on these priority habitats as described in the Hertfordshire Biodiversity Action Plan.[2]~~ ~~11.51 Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where buffers are provided, these should be a minimum of 10 metres of complimentary habitat for all connective features for wildlife habitats or priority habitats.~~ ~~11.52 Where necessary, a management plan outlining mitigation measures may be required to sensitively manage any issues arising as a result of the development on biodiversity or geodiversity assets.~~ Footnotes: ~~[119] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm~~ ~~[120] Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites.~~ ~~[121] The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : http://www.environmentbank.com/impact-calculator.php~~		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 177	119	Policy NE7	**Policy NE7: Reducing flood risk** Planning permission for development proposals will be granted **provided that** ~~where~~ (as applicable): ~~a. the sequential and exception tests as set out in the NPPF have been applied using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps;~~ **a. Development is located outside of medium and high risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible;** **b. Where (a) is not possible, application of** the sequential and exception tests **is demonstrated where development is proposed in areas of flood risk** ~~as set out in the NPPF have been applied~~ using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps; ~~b.~~ **c**. a FRA has been prepared in accordance with national guidance **that considers the lifetime of the development, climate change impacts and safe access and egress**; ~~c. a reduction in flood risk will be managed through flood resistant, resilient design and construction;~~ d. it will be located, designed and laid out to ensure the risk of flooding is **reduced** ~~minimised~~ whilst not increasing flood risk elsewhere; **e. the impact of any residual flood risk will be minimised through flood resistant, resilient design and construction**; ~~e.~~ **f. any** flood protection and mitigation measures which may be necessary **will have a positive** ~~do not have an unacceptable~~ impact on nature conservation, heritage assets,**and/or** landscape and recreation; **and, where possible, will have a positive impact in these respects** ;and ~~f.~~ **g.** overland flow routes and **functional floodplain** ~~flood storage~~ areas are protected from all development other than that which is “water compatible” and this	The modifications would not materially alter the SA findings	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.		
MM 178	120	Paragraph 11.55	Where development is proposed in an area at risk from flooding, the applicant will be required to demonstrate that the site passes the flood risk Sequential Test before providing a Flood Risk Assessment (FRA) as part of the planning application submission. The flood risk Exception Test may also need to be demonstrated at this stage. An FRA is applicable to development over 1 hectare in flood zone 1 and all types of development in flood zones 2 and 3. Flood risk impacts should be taken into account for the lifetime of the development, and consideration given to the mitigation that needs to be provided for the increased future flood risk with predicted climatic changes**. This should include appropriate consideration of downstream flood risks and, where necessary, on site attenuation to address this.**		
MM 179	120	Policy NE8	**Policy NE8: Sustainable drainage systems** Planning permission for development will ~~only~~ be granted **provided that** ~~where~~: a. the most **appropriate** sustainable drainage solution is used **taking into account technical, viability and design issues** to reduce the risk of surface water flooding, enhance biodiversity, water quality and provide amenity benefits; b. it aims to mimic the natural drainage patterns and processes as far as possible**; and** c. drainage solutions follow the SuDS hierarchy.~~; and~~ ~~d. developers have consulted with the Lead Local Flood Authority at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.~~	The modifications would not materially alter the SA findings. Consultation with the LLFA is still covered in the supporting text.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 180	120	Paragraph 11.58	The Council will consult and work with the Lead Local Flood Authority[123] (LLFA)**,** ~~and~~ the Environment Agency **and Internal Drainage Boards** as required on development proposals that are at risk from flooding or may contribute to additional surface run off. . At risk areas are identified in the SFRA and mitigation measures need to be considered when designing development in order to reduce the risk of flooding from surface water. **When selecting appropriate drainage techniques, it is important to try and maximise the number of benefits, and to prioritise the most sustainable approaches taking into consideration appropriate design and financial viability issues. These techniques can be set out in the form of a hierarchy.** Evidence will need to be provided that development has followed the surface water management hierarchy as detailed below.	None	No
MM 181	121	Paragraph 11.59	For major development the LLFA is a statutory consultee in relation to the management of surface water drainage. Whilst SuDS is only a requirement for major development, it is recommended for all development to ensure surface water is appropriately managed. **Developers should consult with the Lead Local Flood Authority and / or the Internal Drainage Board at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.**	None	No
MM 182	122	Policy NE9 1st sentence and criteria 'a'	**Policy NE9: Water quality and environment** Planning permission for development proposals will be granted **provided that** ~~where~~ they make appropriate space for water, including (as applicable): a. maintaining a minimum ~~9~~ **8** metre [124] wide undeveloped buffer zone from all designated main rivers; b. maintaining a minimum 5m wide undeveloped buffer zone for ordinary watercourses; and c. river restoration and resilience improvements where proposals are situated close to a river or considered to affect nearby watercourses. [124] Water Resources Act 1991	The modifications would not materially alter the SA findings.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 183	122	Paragraph 11.60 final sentence	Groundwater is an important resource for both water supply and biodiversity as it discharges into surface waters and wetlands, and maintains river and stream flows during dry spells. Most potable water (water which is safe to drink) in North Hertfordshire is abstracted from the ground. As a consequence it can be vulnerable to pollutants. It is therefore important to protect these water resources from any potential pollutants and recapture as much water run off as possible. Development proposals therefore must demonstrate that available improvements in the efficiency of water use, surface drainage systems and pollution prevention measures have been optimised, and that they have strived to mitigate future problems. Policy ~~NE9~~ **NE11**: Contaminated Land specifically sets the requirements for contaminated land.	None	No
MM 184	122	After paragraph 11.63 (new paragraph)	**Main rivers are watercourses shown to be designated as main on the Environment Agency's statutory flood map[x]. These are usually a larger stream or river with a significant effect on the overall drainage of a catchment area, however smaller watercourses can also be designated as main rivers. The Environment Agency has authority, powers, rights and responsibilities for regulating main rivers. Ordinary watercourses are any other river, stream, ditch or culvert (other than a public sewer) that is not a designated Main River. The responsibility for maintenance of these lies with anyone who owns the adjacent land or property. Where these fall in Internal Drainage Board (IDB) land they are regulated by the IDB, outside of this North Hertfordshire District Council will be the regulator.** **Footnote:** **[x] Flood Map for Planning - https://flood-map-for-planning.service.gov.uk/**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 185	123	Policy NE10	**Policy NE10 : Water Conservation ~~Framework Directive~~ and wastewater infrastructure** Planning permission for new development will be granted **provided that** ~~where;~~ a. it does not result in the deterioration of any watercourse in accordance with the **Water Environment** (Water Framework Directive) **Regulations 2017** (WFD); b. it helps contribute towards the **Water Framework Directive** (WFD) actions and objectives. c. it helps achieve the objectives **set out in** ~~of flood management goals from~~ the Anglian and Thames River Basin Management Plans; ~~and~~ d. mechanisms for delivering any necessary new or improved water **and/ or wastewater** infrastructure are secured under the requirements of Policy SP7; **and** e. **adequate foul water treatment and disposal already exists or can be provided in time to serve the development.** New development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and **consequential** wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites.	The strengthened requirements with regard to foul water treatment and disposal are important but would not materially alter the findings of the SA because the submission version of the policy was assessed positively against the relative objectives.	No
MM 186	123	Paragraph 11.66	As a result there is little environmental capacity that can be taken up without causing a breach of statutory environmental targets including the **Water Environment (**Water Framework Directive**) Regulations 2017** (WFD).[126.] Additionally water supply also has implications under the WFD, not just water quality. The Great Ouse and Thames catchments are both highly water stressed. Any proposed increase in groundwater abstraction from the**se** catchment**s** is also likely to have implications on compliance with WFD regulations ~~also.~~	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 187	123	After paragraph 11.67 (new paragraph)	**At present only the River Ivel is at a "good" status while the rest of the water bodies in North Hertfordshire are failing. Further information in relation to the water bodies in North Hertfordshire is available on the Environment Agency's Catchment Data Explorer[x] including measures that will help achieve their objectives. Developers will be expected to contribute towards measures and objectives through their development proposals.** **Footnote:** **[x] http://environment.data.gov.uk/catchment-planning/**	None	No
MM 188	124	Policy NE11	**Policy NE11: Contaminated land** Planning permission for development affecting **or affected by** contaminated land will be granted **provided that** ~~where~~: a. a contaminated land study / contaminated land risk assessment is submitted as part of the application b. appropriate mechanisms are in place to investigate, **characterise the risks** and ~~where necessary~~ remediate the **contamination to remove the** risks, **or reduce the risk to an acceptable level**; and c. the site is suitable for ~~the new~~ use taking account of ground conditions, **groundwater vulnerability** and pollution arising from previous **land** use and land remediation **in reference to relevant guidance (and any subsequent updates)**[x]. **Footnote:** **[x] Groundwater Protection: Principles and practice (GP3), https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3; Model Procedures for the Management of Land Contamination, https://www.gov.uk/guidance/land-contamination-risk-management**	Whilst the modifications represent significant changes to the policy wording, they would not materially alter the findings of the SA of this policy since the submission policy was assessed positively in relation to the relevant SA objectives.	No
MM	124	Paragraphs	~~11.72 There are numerous sites in the District which are potentially affected by~~	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
189		11.72 and 11.73 (Delete and insert new paragraphs)	~~contamination as a consequence of their historical land uses.~~ ~~11.73 The policy addresses the protection of the health of end users of proposed developments, as well as the protection of the historic, built and natural environment, including groundwater. The latter is of particular relevance in North Hertfordshire because much of the District's water supply comes from an unconfined aquifer.~~ **11.xx Decisions should ensure that the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.** **11.xx Much of the area covered by this plan overlies Secondary and Principal Aquifers. Abstractions are located throughout the plan area, with WFD aquifers and rivers present. Source Protection Zones (1 to 3) and landfills are present within the plan area, and mostly in the areas around Hitchin, Letchworth, Baldock, Royston, Ashwell and Stevenage. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. The use of groundwater for local drinking water supplies in the area makes it particularly vulnerable to pollution.** **11.xx Certain new activities need to be deterred in sensitive areas based on their intrinsic hazard to sensitive receptors (e.g. groundwater, Principal Aquifers, Source Protection Zones). Close to sensitive receptors a precautionary approach is likely to be taken even where the risk of failure is low as the consequences may be serious or irreversible.** **11.xx Where risks from landfill gas are likely to arise, where land contamination may be reasonably suspected, or particularly environmentally sensitive developments (e.g. petrol filling stations) are proposed for sensitive sites, developers are encouraged to hold pre-application discussions. A Preliminary Risk Assessment (PRA) should be undertaken as the first stage in assessing these risks and is a requirement for validating relevant planning applications.**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 190	125	Policy NE12	**Policy NE12 : Renewable and low carbon energy development** Proposals **for solar farms involving the best and most versatile agricultural land and proposals for wind turbines will be determined in accordance with national policy.** Proposals for **other** renewable and low carbon energy development which would contribute towards reducing greenhouse gas emissions will be permitted subject to an assessment of the impacts upon: i. landscape quality, landscape character and visual amenity, including consideration of cumulative impacts of development; ii. environmental assets; iii. the historic environment, including the impact on the setting of historic assets ; iv. the transport network; v. air quality; vi. aviation interests; and vii. the amenity of residents. In assessing renewable and low carbon energy proposals against the above criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions, and the social benefits of community owned schemes where this is relevant. Proposals for decentralised energy schemes associated with development of the strategic sites allocated in the Plan will be encouraged subject to an assessment of the impacts. In all cases, end of life/redundant plant, buildings, apparatus, and infrastructure must be removed and the site restored to its former state or a condition agreed with the Council.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 191	126	Paragraph 11.77	The Hertfordshire Renewable and Low Carbon Energy Technical Study identifies energy opportunity areas in the District. This may assist developers to choose the appropriate renewable technology, depending on the location of the development. The Study also identified that there may be areas of opportunity to investigate decentralised energy schemes, this could be particularly relevant in those areas where larger scale development may take place. Broadly, decentralised energy schemes refer to energy that is generated off the main grid and can include micro-renewables, heating and cooling. Schemes can serve a single building or a whole community. Although development proposals for renewable and low carbon energy will be supported in appropriate locations, it is also important that development proposals incorporate energy efficient measures to help reduce the demand for energy in the first place. **The Council is mindful that an appropriate balance must be maintained between the benefits of renewable energy and other constraints and considerations in accordance with national Planning Practice Guidance (PPG)**.	None	No

Chapter 12 : Historic Environment

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 192	127	Policy HE1 (i) Additional criterion and paragraph	**Policy HE1: Designated heritage assets.** Planning applications relating to Designated heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification Statement that: i. assess**es** the significance of heritage assets, including their setting, ~~impacted by the proposal;~~ ii. ~~justify~~ **justifies** and detail**s** the impacts of any proposal upon the significance of the designated **heritage** asset(s); and iii. inform**s** any necessary ~~mitigation~~ measures to minimise or mitigate against any identified harms.~~;~~ Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable): a. enable the heritage asset to be used in a manner that secures its conservation and preserves its significance; b. incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; **and** **c. will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.** **Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.**	Clarifies the circumstances in which planning permission would be given, but the changes will not change the conclusions of the SA on this policy.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 193	128	Policy HE2	**Policy HE2: Heritage at risk** Planning permission will be granted for proposals that seek to ~~restore~~ **conserve** or provide new uses for designated heritage assets identified on the national register, or the **Council's 'At Risk'** ~~local risk~~ register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use. Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully ~~implemented~~ **assessed**.	None	No
MM 194	128	Policy HE3	**Policy HE3: ~~Local heritage~~ Non-designated heritage assets** ~~Permission for the loss of a building of local interest will only be granted where~~ **Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:** a. the replacement building contributes to preserving the local character and distinctiveness of the area; and b. **where the asset is located in a conservation area** a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.	Clarifies the circumstances in which planning permission would be given, but the changes will not change the conclusions of the SA on this policy.	No
MM 195	128	After paragraph 12.7 (new paragraph)	**A non-designated heritage asset are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This policy is concerned with those non-designated heritage assets that are locally listed, such as Buildings of local interest.**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 196	129	Policy HE4	Policy HE4: Archaeology Permission for development proposals affecting heritage assets with archaeological interest will be granted **provided that**: ~~where~~: a. developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation. b. It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and c. where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost. Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance. **Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process, These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.**	Changes provide protection for unknown archaeological sites. However, they do not change the conclusions of the SA of this policy.	No

Chapter 13: Communities

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 197		All tables	Local Housing Allocations and site-specific **policy** criteria *All site references to be prefaced with "***Policy***" e.g.* ~~Site~~ **Policy** AS1	None	No
MM 198	133	Paragraph 13.1	This chapter sets out the site allocations for development for each community in North Hertfordshire. It identifies the detailed site-specific **policy** criteria for each local housing allocation. Retail and employment allocations are also identified and site- specific **policy** criteria are provided where considered necessary.	None	No
MM 199	133	Paragraph 13.2	All development sites listed in this chapter are shown on the ~~Proposals~~ **Policies** Map. The communities are generally based on the established network of town and parish boundaries[138] and are arranged alphabetically as follows: Footnote: [138] Exceptions to this include where development is proposed on the edge of an existing settlement but using land (partly) in an adjoining parish. Sites on the edge of Baldock but in Clothall parish, for example, are included in the Baldock section.	None	No
		ASHWELL			
MM 200	135	Paragraph 13.5	Ashwell is identified as a Category A village. A development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Ashwell's development needs during this Plan period.	None	No
MM 201	135	Paragraph 13.7	One housing site is identified in Ashwell for 33 new homes. ~~62~~ **71** further homes have been built or granted planning permission since 2011.	None	No
MM 202	135	Policy AS1	Land west of Claybush Road — 33 homes • Provision of **vehicular and** pedestrian access into the village; • Sensitive design and layout required in terms of ridge line and setting within landscape, **retain existing boundary hedgerows and supplement with** additional planting ~~required~~ on the east and west boundaries to improve views from Arbury Banks and screen properties on Claybush Road;	Change provides protection for existing hedgerow, but this will not change the scoring in the appraisal matrix. Will be included in the appraisal of all	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Heritage Impact Assessment required informing design and layout at southern extent of site to respect setting of Arbury Banks Scheduled Ancient Monument and the views of St Marys Church; and • Provide archaeological survey prior to development.	site specific policies, including proposed modifications	
MM 203	135	Table after Policy AS1	Total allocated sites: 33 homes Completions and permissions: ~~62~~ **71** homes Total allocated, completed and permitted: ~~95~~ **104** homes	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		BALDOCK			
MM 204	137	Paragraph 13.16	Baldock is classed as a town in Policy SP2~~: Settlement Hierarchy~~. A boundary for the town is shown on the ~~Proposals~~ **Policies** Map. Beyond this boundary is classed as Green Belt.	None	No
MM 205	137	Paragraph 13.19	8 housing sites are allocated in and around Baldock. These will deliver an estimated 3,436 new homes (3,136 during the plan period to 2031). A further ~~154~~ **212** new homes have been built or granted planning permission since the start of the plan period in 2011.	None	No
MM 206	138	Policy BA2	Land **south-**west of Clothall Road (Clothall parish) — 200 homes • Creation of appropriate, defensible Green Belt boundary along **the south-eastern** ~~south-western~~ perimeter of **the** site; • Appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces; • Proposals to be informed by a site-specific landscape assessment; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon Weston Hills Local Wildlife Site; • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 207	138	Policy BA3	Land south of Clothall Common (Clothall parish) — ~~200~~ **245** homes	Will be included in the appraisal of all site specific policies,	Yes, through appraisal

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

			• Deliver~~, in combination with Site BA4,~~ a southern link road connecting ~~Wallington Road to~~ the B656 Royston Road **to Wallington Road or the A507 Clothall Road within the southern bypass;**
			• **Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA4;**
			• **Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network**
			• Site layout to take account of existing wastewater infrastructure;
			• Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need;
			• Appropriate mitigation measures for noise associated with the A505 to potentially include:
			  ○ insulation and orientation of living spaces; **and / or**
			  ○ **maintaining, relocating or re-profiling the existing bunding at the south and east of the site with no housing permitted on or beyond its (revised) alignment;**
			• Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor ~~along northern perimeter of~~ **through the** site;
			• Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;
			• Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;
			• Proposals to be informed by a site-specific landscape assessment;
				including proposed modifications	of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.		
MM 208	139	Policy BA4	Land east of Clothall Common (part in Clothall parish) — ~~95~~ **50** homes • Deliver, in combination with Site BA3, a southern link road connecting ~~Wallington Road to~~ the B656 Royston Road **to Wallington Road or the A507 Clothall Road within the southern bypass;** • Site layout to take account of existing wastewater infrastructure • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; • Proposals to be informed by a site-specific landscape assessment; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution • Archaeological survey to be completed prior to development.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM409	142	Paragraph 13.30	Additionally a southern link road is ~~also~~ proposed to enable the development of **sites** BA3 and BA4 ~~but also improving~~**. This will improve** connectivity to the south of the town providing the ability to bypass this junction. **The detailed alignment of the link road will be determined through the Development Management process. This may require the existing bunding at the eastern end of the proposed link road to be re-profiled. The agreed route of the southern link road through the bunded area will mark the outer limits of built development in this part of the site.**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM209	139	Policy BA5	Land off Yeomanry Drive — 25 homes • Site layout to take account of existing wastewater infrastructure; • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; • Appropriate treatment of ~~south-eastern and south-western~~ **site** boundaries to maintain access to, and integrity of, Footpath Baldock 036 **and east-west green corridor**; • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM210	140	Table After Policy BA11	Total allocated sites* — 3,386 homes Completions and permissions — ~~204~~ **212** homes Total allocated, completed and permitted 2011-2031* — ~~3,290~~ **3,298** homes	This information is reporting on completions and permissions to date. While there will be variations from settlement to settlement, the overall quantum of development has not been altered.	No
MM211	141	Policy BA10	Royston Road — 19.6 • **A masterplan to be secured prior to the approval of any detailed matters;**	Will be included in the appraisal of all	Yes, through

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock**;** • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution**;** • **Landscaping to enhance the ecological value of the railway corridor and reinforce a defensible Green Belt boundary to the east;** • **Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use;** • Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common; • **Retaining framed views of St Mary's Church from within and beyond the site;** • Archaeological survey to be completed prior to development; **and** • **Use of green or brown roofs on buildings in order to create a less harsh urban-rural transition to the Green Belt on the eastern side of this allocation.** ***Designated employment areas*** BE1 — Bondor Business Centre — 2.5 BE2 — Royston Road — 3.3 ~~***Parts of employment areas designated for business use only***~~ BE3~~BB1~~ — Bondor Business Centre East — 1.0	site specific policies, including proposed modifications	appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 212	142	After 13.30 (new paragraph)	**Baldock has historically experienced air quality issues associated with traffic in the town. However, these measures should help to ensure that relevant Air Quality Objectives are not exceeded as a consequence of growth. Detailed assessments will be required in line with Policy D4 when larger sites (including BA1 to BA4) are brought forward for development.**	References changes to Policy D4, which will be separately screened. This requirement is not likely to change the SA assessment for these individual sites against the SA matrix for health issues (5(c)).The significance criteria for this objective defines significant effects as those which impact on an AQMA.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		BARKWAY			
MM 213	143	Paragraph 13.35	Barkway is ~~identified as a Category A~~ **one of five** village**s where higher levels of growth will be supported.** ~~in the settlement hierarchy and~~ **It** is the largest in population terms of three villages located in the area to the east of the A10 and to the south of Royston. Despite this, facilities are limited and so residents would **presently** be likely to travel to either Royston to the north or Buntingford to the south for many day to day items. A development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Barkway's development needs during this Plan period.	None	No
MM 214	143	Paragraph 13.37	Three sites are allocated in Barkway for an estimated 173 new homes. A further ~~31~~ **37** homes have been built or granted planning permission since 2011.	None	No
MM 215	144	Policy BK2	Land off Windmill Close — 20 homes • ~~Part of the site to be retained as open space; and~~ • Archaeological survey to be completed prior to development	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 216	144	Policy BK3	Land between Cambridge Road & Royston Road — 140 homes • Development should be set back from the road; • Lower density housing would be appropriate on the eastern part of the site; • Incorporation of ~~footpath~~ **Bridleway** Barkway 017 as a north-south green corridor	Will be included in the appraisal of all site specific policies, including proposed modifications . School provision already addressed	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

			through the site;
			• Appropriate treatment of northern boundary to maintain alignment and integrity of Bridleway Barkway 018
			• Explore opportunities for connecting road from Royston Road to Cambridge Road having regard to heritage considerations (below);
			• Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for pedestrian and cycle access;
			• Provision of local convenience shop;
			• **Approximately 1.5 hectares of land at the south-west of the site secured as a reserve site for primary education;**
			• Site layout designed to integrate with any future use of **land identified for** ~~adjoining reserve~~ school site;
			• Development should include extensive tree planting, maintenance of the existing boundaries and hedgerows.
			• **Development should include measures to minimise impact on Newsells Park Stud, in terms of proximity of built development, noise and increased activity;**
			• Sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include:
			  ○ Reinforcing of hedgerows and landscaping along site boundaries; and
			  ○ Access arrangements designed to minimise harm to heritage assets
				through SA site assessment.	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 217	144	Table after Policy BK3	Total allocated sites: 173 homes Completions and permissions: ~~31~~ **37** homes Total allocated, completed and permitted: ~~204~~ **210** homes	None	No
MM 218	144	Paragraph 13.38	The visible economic activity of the village is limited to a petrol filling station/garage~~, soft furnishings business~~ and car repairs business. Barkway Park Golf Club is also located near to the edge of the village.	None	No
MM 219	144	Paragraph 13.39	The existing first school site in Barkway is constrained and is considered difficult to expand. Hertfordshire County Council hold a reserve school site in the village, lying ~~between sites BK1 and~~ **within site** BK3. This will be retained providing the opportunity to respond to the increase in the number of dwellings for the village.	None	No
MM 220	145	After paragraph 13.41 (new paragraph)	**Newsells Park Stud is an established rural business which lies directly to the north of site BK3. The stud is a specialist business which relies on the adjoining pasture land to create the best conditions for rearing foals. Development on site BK3 will need to take into account any potential impact from noise, increased activity and other forms of disturbance both during construction and throughout the occupancy of the scheme.**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		COCKERNHOE AND EAST OF LUTON			
MM 221	150	Paragraph 13.66	Cockernhoe **& Mangrove Green** is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to include both the village **of Cockernhoe & Mangrove Green** and the adjoining expansion of Luton. Outside this boundary the rest of the Cockernhoe ward is classed as Green Belt.	None	No
		CODICOTE			
MM 222	152	Paragraph 13.74	Codicote is ~~identified as a Category A~~ **one of five** village**s where higher levels of growth will be supported**. The development boundary shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Codicote's future development needs.	None	No
MM 223	152	Paragraph 13.77	Four sites are allocated in and around Codicote village for an estimated 315 new homes. A further ~~49~~ **52** homes have been built or granted planning permission with the parish since 2011.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 224	152	Policy CD1	Land south of Cowards Lane — 73 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • **Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site;** • **Contribution towards school expansion on site CD5;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;** • Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon ~~Hollands~~ **Hollards** Farm Meadow Local Wildlife Site and adjoining priority woodland habitat.	Provides for additional school places. This is a possible current positive effect under SA objective 5(a) (to support services in rural areas) which is not currently reflected in SA matrix. The cumulative effects identified from the four sites were not previously identified in the SA of cumulative effects from development in Codicote, but as the policy provides mitigation, there is not likely to be an overall negative cumulative effect from this modification. The cumulative effect is therefore screened out. Will be included in the appraisal of all site specific policies, including proposed modifications	Yes through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 225	153	Policy CD2	Codicote Garden Centre, High Street — 54 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • **Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site;** • **Contribution towards school expansion on site CD5;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;** • **Access through site to adjoining sports field and community centre;** • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon adjoining priority deciduous woodland habitat; • Sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles; • **Retain and strengthen existing boundary hedgerows.**	As for CD1	Yes, as for CD1

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 226	153	Policy CD3	Land north of The Close — 48 homes • **Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site;** • **Contribution towards school expansion on site CD5;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;** • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Sensitive incorporation of Footpaths Codicote 007 and 008 as ~~perimeter~~ features ~~around~~ **within** the site ~~and~~ **providing** a connection from the High Street to the wider countryside; • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.	As above for CD1	Yes as for CD1
MM 227	153	Policy CD5	Land south of Heath Lane — 140 homes • Land broadly to the east of the current alignment of footpath Codicote 014 to be reserved for expansion of the existing school; • **Site CD5 to be developed first to ensure availability of land for expansion of existing school to accommodate additional pupils arising from the allocated sites;** • **Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;**	As above for CD1	Yes as for CD1

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

			• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;
			• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;
			• Consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest including:
			  ○ Codicote Lodge Icehouse & surrounds Local Wildlife Site;
			  ○ Heath Plantation Local Wildlife Site;
			  ○ Meadow NW of First Spring Local Wildlife Site; and
			  ○ Priority deciduous woodland habitat adjoining the site;
			• Sensitive incorporation of existing rights of way, including footpaths Codicote 014, 015 & 016 as green corridors through the site connecting the existing village to the wider countryside;
			• Proposals to be informed by a site-specific landscape assessment, particularly ensuring development at the south-west of the site does not encroach beyond acceptable limits into longer views across the Mimram Valley;
			• Lower density of development to southern edge of site to respect local character; and
			• Sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings.		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 228	154	Table after Policy CD5	Total allocated sites: 315 homes Completions and permissions: ~~49~~ **52** homes Total allocated, completed and permitted: ~~364~~ **367** homes	None	No
MM 229	13.78	Paragraph 13.78	A site adjoining the existing Gypsy and Traveller site at ~~Pulmore~~ **Pulmer** Water has been identified for **eight** ~~six~~ additional pitches **and a site at Danesbury Park Road for four pitches**.	None, though additional matrix for Danesbury Park Road will be included in the Modifications SA	No
MM 230	154	Policy CD4 [DM Policy HS7]	Land at ~~Pulmore~~ **Pulmer** Water, St Albans Road ~~7~~ **8** Ref: CD4 — Site: Land at Pulmore Water, St Albans Road — Pitch estimate: ~~6~~ **8**	None, though spelling will be changed in SA documents	No
MM 231	154	New Policy CD6 [DM Policy in HS7]	**Land at Woodside Place, Danesbury Park Road 4**	The new site will need to be fully assessed against the SA framework.s	Yes
MM 232	154	Paragraph 13.80	The existing 1 FE Codicote school regularly fills most of its available places from the local area. Its current site is physically constrained. Expansion of the existing primary school is required to accommodate demand from the additional residential development **within sites CD1, CD2, CD3 and CD5 as well as other dwellings that may come forward** ~~that is planned~~ in Codicote. **Expansion of the existing primary school will require site CD5 to come forward first to provide the land with the other three sites coming forward shortly after to ensure the necessary contributions for the expansion are available at the right time.**	Already addressed above in comments on CD1, CD2, CD3 and CD5	No
MM 233	154	After paragraph 13.81 (new paragraph)	**Some minor roads leading to/from Codicote may require mitigation. This includes Bury Lane/Park Lane to Old Knebworth, and St. Albans Road. The effects of increased traffic through the village centre could also be off-set by environmental improvements.**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		GRAVELEY AND NORTH OF STEVENAGE			
MM 234	155	Paragraph 13.86	Graveley is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Graveley's future development needs.	None	No
MM 235	155	Paragraph 13.89	Our strategic site to the north of Stevenage is located in Graveley parish. One site is allocated within the village for an estimated 8 new homes. A further ~~8~~ **10** homes have been built or granted planning permission since 2011.	None	No
MM 236	155	Table after Policy GR1	Completions and permissions: ~~8~~ **10** homes Total allocated, completed and permitted: ~~916~~ **918** homes	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		GREAT ASHBY AND NORTH-EAST STEVENAGE			
MM 237	156	Policy GA1 (new criteria to be added)	Land at Roundwood (Graveley parish) — 330 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Sensitive integration into existing settlement in terms of development layout and building orientation; • Principal vehicular access taken from existing residential streets within Great Ashby • **Provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy**; • **Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;** • **Contribution towards appropriate GP provision across the north of Stevenage sites;** • Maintain general integrity of Weston Road, including as a through route for pedestrians and cyclists • Retention and sensitive treatment of priority woodland habitats surrounding site to north and west; • Consider and mitigate against any adverse impacts upon adjacent local	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			wildlife site at Parsonsgreen Wood; • Integration of Footpath Graveley 010 as a perimeter feature around the north of the site; • Sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church.		
MM 238	157	Paragraph 13.99	Our proposals for site GA2 also require consideration of education provision, ~~including a minimum requirement~~ **reserving land** to provide a new 2FE primary **/ 4FE secondary 'all through'** school. ~~Between them, t~~**T**hese measures ~~should~~ **will** ensure sufficient provision to serve Great Ashby as a whole.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 239	157	After paragraph 13.99 (New paragraph)	**The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaking on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 240	157	Paragraph 13.100	Our transport modelling does not identify any specific mitigation scheme requirements for Great Ashby. **There are however local concerns that Back Lane, a narrow minor road which leads to Church Lane in Gravely, could be used by increased numbers of vehicles leaving the new development sites, and that junctions in Graveley itself will suffer from congestion as a result of increased flows . These issues are also part of wider network issues concerning junction 8 of the A1(M) and alternative routeings to this, which are being reviewed by the Council and HCC, and which will propose mitigation measures in the area. These will be reflected in future iterations of the Infrastructure Delivery Plan. Any transport proposals should consider the effects on adjacent networks and communities such as Graveley , and propose suitable mitigation; the analysis should also consider cumulative impacts.** ~~However, i~~It is **also** recognised that there are localised highway issues in the area, particularly relating to	Potential cumulative effects from traffic already addressed as an issue in the SA. This information is not likely to change that assessment.	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			on-street car parking[141]. The~~se~~ **parking issues** have arisen, in part, as a result of national planning policies in place at the time Great Ashby was developed which restricted the amount of off-street car parking the District Council could require. **These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.** Footnote: [141] This also explains why high-level traffic modelling, which will not contain this level of intelligence, considers there to be sufficient capacity.		
MM 241	157	Paragraph 13.101	**Some elements of** ~~P~~**p**otential **solutions to these issues** ~~highway management measures~~, such as the use of Traffic Regulation Orders (TROs) **to deal with parking issues**, lie outside the direct control of the planning system and it is therefore not for this Local Plan to dictate the most appropriate solution(s).	None	No
MM 242	157	Paragraph 13.102	It is recognised that a careful balance needs to be struck between facilitating new development, **encouraging sustainable travel choices,** ensuring safe vehicular access throughout Great Ashby, the provision of parking places and the need to ensure that any measures which might be implemented do not simply displace problems to other **less appropriate** locations.	None	No
MM 243	158	Paragraph 13.103	We will continue to work with the community council**, Stevenage Borough Council** and highway authority to determine the most appropriate solution(s). Sites in Great Ashby will need to ensure that any transport assessments appropriately take these matters into account and contribute reasonably to any necessary mitigation measures, or wider strategies which may seek to address these issues.	None	No
MM 244	158	After Paragraph 13.103 (new paragraph)	**Our evidence identifies that the three housing allocations proposed to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.**	Individual site policy appraisals will need to address this.	Yes – will be included in appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		HEXTON			
MM 245	159	Paragraph 13.108	Hexton is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent.	None	No
MM 246	159	Paragraph 13.111	There are no sites allocated for residential development in Hexton. Planning permission has been granted for ~~one~~ **two** new home**s** since 2011.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		HITCHIN			
MM 247	161	Paragraph 13.122	Hitchin is classed as a town under Policy SP2. A settlement boundary is defined for the town (shown on the ~~Proposals~~ **Policies** Map), within which new development is encouraged. Beyond the settlement boundary is Green Belt.	None	No
MM 248	162	Paragraph 13.126	Seven sites are allocated in and around Hitchin for an estimated ~~1,009~~ **971** new homes. The significant majority of these will be built at our Strategic Housing Site at Highover Farm. A further ~~638~~ **702** homes have been built or granted planning permission in Hitchin since 2011.	None	No
MM 249	162	HT2	Land north of Pound Farm (St Ippolyts parish) — 84 homes • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • **No residential development within Flood Zone 2**; • Maintain appropriate buffer zone from Ippolitts Brook at south-east of site; • Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); • **Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary;** • Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 250	162	HT3	Land south of Oughtonhead Lane — 46 homes • Access from Westbury **Close** ~~Way~~ or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003); • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • **Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary;** • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 251	HT5	HT5	Land at junction of Grays Lane & Lucas Lane — 16 homes • Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to**, and integrity and character of,** Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; • **Retain and reinforce planting along western boundaries to protect openness of Green Belt beyond the allocation;** • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 252	HT6	HT6	Land at junction of Grays Lane & Crow Furlong — 53 homes • Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to**, and integrity and character of,** Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; • Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • **Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary;** • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; • Archaeological survey to take place prior to development.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 253	163	Policy HT8	Industrial Area, Cooks Way — ~~50~~ **12** homes • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Site layout designed to take account of existing wastewater infrastructure; • Higher intensity development to take account of site location and surrounding completed schemes. • **Development should not prejudice future use of the safeguarded rail aggregate depot**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM397	163	Paragraph 13.128	The following sites are designated employment areas shown on the ~~Proposals~~ **Policies** Map. Applications will be considered in accordance with our detailed policies.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 254	163	Table after Policy HT10	Total allocated sites: ~~1,009~~ **971** homes Completions and permissions: ~~638~~ **702** homes Total allocated, completed and permitted: ~~1,647~~ **1,673** homes	None	No
MM398	164	Table after Paragraph 13.128	HE1 Wilbury Way 38.9 HE2 Burymead Road 7.1 HE3 Station approach 1.4 HE4 Land adjacent to Priory Park 0.9 ~~***Parts of employment areas designated for business use only***~~ ~~HB1 Wilbury Way 3.6~~ ~~HB2 Cadwell Lane 0.8~~ ~~HB3 Burymead Road 7.1~~ ~~HB4 Land adjacent to Priory Park 0.9~~	None	No
MM 255	164	Paragraph 13.132	A need for additional retail floorspace has been recognised **by the Council** and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. **The retail capacity projections[x] are district wide and can be met within the district. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Hitchin indicate the potential for growth of 11,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.** ~~Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000m^2 of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment.~~ **Footnote:** **[x]North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 256	164	After paragraph 13.132 (New Paragraph)	**For allocation purposes, the capacity has been distributed between three of the four Town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.**	None	No
MM 257	164	Paragraph 13.133	**Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000 gross sq.m of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment across the entire allocated site.** Redevelopment of this area at a suitable scale and reflecting the historic properties of Hitchin town centre has the potential to enhance the character, appearance and significance of this area.	None	No
MM 258	164	After paragraph 13.133 (new paragraphs)	**Paynes Park could deliver up to 3,000 gross sq.m additional retail floorspace and overall the remaining potential retail capacity for Hitchin of 4,100 gross sq.m will need to be met on a district wide basis. The retail study briefing note[x] indicates in its summary table that by 2031 the District as a whole will have effectively met its current capacity projections.** **A concept framework / masterplan will be initiated by the District Council to address the requirements of Policies HT11 and HT12. It will consider existing and potential land uses, capacities for development and place-making. It will illustrate the disposition and connectivity of current and potential land uses including retail;** **employment/commercial; housing; community facilities; formal/informal public open space; the market; links to car parks, bus stops, key footpaths, cycle tracks and vehicular routes as well as guidance on how these routes will align through and around the framework / masterplan area connecting to surrounding neighbourhoods. The framework / masterplan will also consider the phasing and deliverability of any site-specific proposals.** **<u>New footnote:</u>** **[x]Retail Study Briefing Note (Lichfields, 2017)**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 259	164	Paragraph 13.134	The~~is~~ scheme**s** will be **main town centre uses** ~~retail-~~led. Consequently, no specific housing allocation ~~or requirement~~ is identified, and any residential units here will contribute towards the ~~windfall~~ **other** allowances identified in Policy SP8**,(c)** of this Plan.	None	No
MM 260	164	After paragraph 13.135 (new paragraphs)	**Any major planning application within the allocation area on the Policies Map, should have regard to the concept framework / masterplan. Any major planning application which comes ahead of the concept framework / masterplan will be considered in accordance with the criterion in Policy HT11.** **The Hitchin Town Centre Strategy review will commence in advance of the second period of the Local Plan; being informed by the preceding Concept Framework.**	None	No
MM 261	165	Ref to Policy	~~**Retail allocations and site-specific criteria criteria**~~**Town Centre Uses allocations and site-specific criteria**	None	No

MM 262	165	Policy HT11	Churchgate and its surrounding area — Mixed-use
			• Redevelopment to provide ~~approximately~~ 4,000 gross **sq.m** of additional ~~main town centre~~ **A1, A3, A4, and A5** town centre use**s** ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.**
			• ~~Provision of residential accommodation on upper floors;~~
			• **Preparation of a concept framework / masterplan to enable:**
			  ○ Identification of suitable, long-term location**(s)** for Hitchin Market;
				Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			○ Ensure an appropriate level of car parking is retained and / or provided across the town ~~centre~~ as a whole; ○ Provision of high quality public realm including strengthened pedestrian links between Market Place, Queen Street, Portmill Lane, Bancroft and along the River Hiz; ○ Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including: ○ Protection of key views of Grade I listed St Mary's Church, including from Hollow Lane; ○ Consideration and sensitive treatment of key listed buildings and their settings including the Sun Hotel, the Biggin and various buildings in Market Place; ○ Retention and enhancement of terracing to River Hiz; ○ Any replacement buildings required to: ▪ respect existing building frontage lines on Sun Street and Market Place; and ▪ provide architectural variation to reflect rhythm of historic building plots. • Archaeological survey to be completed prior to development; **and** • **Ensure an appropriate level of car parking is retained and / or provided across the town as a whole.**		
MM 263	165	Policy HT12	Paynes Park — Mixed use	Will be included in	Yes, through mitigation

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Redevelopment to provide approximately **3,000 gross sq.m of additional** ~~main town centre use~~ **A1, A3, A4, and A5 town centre uses floorspace at groundfloor level, subject to an up-to date assessment of retail capacity and supply.** ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.** ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.** • **Preparation of a concept framework / masterplan to enable:** Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including: ○ Protection and enhancement of Paynes Park House and The Cock Public House which lie within the site boundary; ○ Respect for the setting of the Green Hythe, Bank Flat and 3-4 High Street which are adjacent to the site; ○ Incorporating and maintaining alignment of PROW along West Alley (Hitchin 090); ○ Environmental improvements to the area and frontage along Paynes Park; and • **Ensure an appropriate level of car parking is retained and /** **or provided across the town as a whole.**	the appraisal of all site specific policies, including proposed modifications	table review

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 264	166	Paragraph 13.145	All schemes in Hitchin will be required to make reasonable contributions towards the funding of these works, **and to walking and cycling schemes in Hitchin which aim to influence mode share and free up capacity for new development.** ~~However, appropriate funding arrangements will need to be made. These need to reflect the fact that background traffic growth triggers the requirement for the schemes with new development than utilising some of the additional capacity that would be provided.~~ **In some cases, existing traffic or background growth may result in junction capacity issues, and new development will further increase these problems. However any additional capacity developed to resolve existing or background growth issues will also be taken up by new development, and appropriate contributions are therefore likely to be required.**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
		ICKLEFORD			
MM 266	169	Paragraph 13.155	Ickleford is identified as ~~a Category A~~ **one of five** village**s where higher levels of growth will be supported**. The development boundary **of Ickleford** is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed. Most of the rest of the parish is classed as Green Belt, save a small area in the far north of the parish on the Bedfordshire border which is Rural Area Beyond the Green Belt.	None	No
MM 267	169	Paragraph 13.157	Three sites are allocated around the edge of Ickleford village for an estimated 199 new homes. ~~10~~ **11** further new homes have been built or granted planning permission since 2011.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 268	169	Policy IC1	Land at Duncots Close — 9 homes • Address existing surface water flood risk issues through SUDs or other appropriate solution; • No built development in north-east corner of site to protect views from Grade I listed church; • **Retain and reinforce planting along site boundaries to minimise heritage and Green Belt impacts** • Archaeological survey to be completed prior to development. • **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 269	169	Policy IC2	Burford Grange, Bedford Road — 40 homes • **Provision of a pedestrian crossing point over the A600 to connect to the existing footpath network and ensure safe access;** • **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;** • Consider and mitigate against any adverse impacts **upon** key features of interest of adjoining local wildlife site (Westmill Lane) • Site layout designed to take account of existing wastewater infrastructure; • **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;** • **Retention of planting at south and west of the site to ensure integrity of revised Green Belt boundary;**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• **Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.**		
MM 270	170	Policy IC3	Land at Bedford Road — 150 homes • **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;** • **Approximately two hectares of land secured as a ~~a~~ ~~appropriate~~ ~~solution for~~ reserve site for a** primary **school** ~~education requirements having regard to up-to-date assessments of need~~; • Appropriate junction access arrangements to Bedford Road; • Sensitive incorporation of Footpaths Ickleford 013 & 014 as green routes around the edge of the site including appropriate measures to reinforce the new Green Belt boundary along their alignment; • Integration of Bridleway Ickleford 015 as a green corridor through the site; • Sensitive treatment of priority deciduous woodland habitat or, where this cannot be (fully) retained, compensatory provision elsewhere within or adjoining the site; • Development proposals to be informed by site-specific landscape assessment; • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Archaeological survey to be completed prior to development; • **Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.** • **Development should prevent unnecessary mineral sterilisation by taking into account**	Will be included in the appraisal of all site specific policies, including proposed modifications Provision of reserve site for a new school is a potential positive effect on the sub objective to support services in rural areas (part of objective 5(a)	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			the mineral resource block and any subsequent mineral safeguarding mechanism. • ~~Consider and mitigate against potential adverse impacts of sites on Oughtonhead Lane SSSI.~~		
MM 271	170	Table after Policy IC3	Completions and permissions: ~~10~~ **11** homes Total allocated, completed and permitted: ~~209~~ **210** homes	None	None
MM 272	170	Paragraph 13.158	Our transport modelling work does not identify any specific mitigation works that are required on the Ickleford road network. Development here will, however, contribute toward traffic generation within Hitchin and appropriate contributions will be sought towards identified schemes in the town. **Any transport assessments for sites in Ickleford should also consider the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes.**	Addressed above	No
MM 273	170	Paragraph 13.160	Ickleford Primary is a 1FE school ~~and regularly fills most of its available places from the local area~~. However, it is located on a constrained site. The school premises lie partially within the Conservation Area and the original school building is listed. There is no capacity to expand within the current site **but the advantages of keeping the school at the historic centre of the village are recognised in both functional and heritage terms**.	None	No
MM 274	170	After Paragraph 13.160 (new paragraph)	**As well as serving Ickleford, the school also admits pupils from northern Hitchin as well as outlying rural areas and settlements. The amount of development proposed for Ickleford may result in a need for additional primary school provision. However, it is not possible to say at this point exactly how or when this provision might be needed. The additional demand created by new development in Ickleford may be offset, either in whole or in part, by changes to school admission patterns outside of the village.**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 275	170	Paragraph 13.161	~~The estimated number of homes on site~~ **Site** IC3 **reserves sufficient land to provide** ~~makes allowance for the provision of~~ a new primary school of up to 2FE ~~on this site~~ **should this prove necessary**. This would allow for the relocation of the existing school and **/ or** additional provision to meet requirements arising from new development if this is determined to be the most appropriate solution. **The Council will work with the school, Hertfordshire County Council and other stakeholders as required to monitor the demand for school places. All options for the retention of the existing school in its current form, its expansion within or adjoining its existing site or splitting provision across the two sites will be fully explored before any decision is taken to relocate Ickleford Primary to the reserve site within IC3.**	Addressed in discussion on policy IC3	Yes through appraisal of site specific policy
MM 276	171	Paragraph 13.163	Anglian Water consider there is capacity in the relevant treatment works to support the level of growth proposed. **There have been local incidents of sewer flooding and all sites will be required to robustly assess wastewater drainage requirements.**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through mitigation table review
MM 277	171	After paragraph 13.163 (new paragraph)	**Hertfordshire County Council, as minerals planning authority, has identified a potential resource block (and associated buffer) to the north of Hitchin. Sites IC2 and IC3 lie within these areas. These sites will be subject to consultation with the mineral planning authority to determine whether prior extraction (or any other relevant measure) is necessary to avoid sterilisation of any minerals resource.**	Will be included in the appraisal of all site specific policies, including proposed modifications	through appraisal of site specific policies
		KELSHALL			

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 278	172	Paragraph 13.168	No sites are allocated in Kelshall for residential development. ~~One~~ **No** new home**s** ~~has~~ **have** been built **or granted planning permission** in the parish since 2011.	None	No
		KIMPTON			
MM 279	173	Paragraph 13.171	Kimpton is identified as a Category A village under policy SP2. It has been excluded from the Green Belt with its settlement boundary being shown on the ~~Proposals~~ **Policies** Map. Blackmore End is classed as a Category B settlement. It has also been excluded from the Green Belt and infilling development that does not extend the built up area into the surrounding countryside will be permitted. Peters Green is a Category C settlement. Development here will be restricted to limited affordable housing and facilities for local community needs in accordance with our detailed policies.	None	No
MM 280	173	Policy KM3	Land north of High Street — 13 homes • Address existing surface water **and groundwater** flood risk issues through SUDs or other appropriate solution; • Sensitive design to minimise impacts upon adjoining Conservation Area.	Will be included in the appraisal of all site specific policies, including proposed modifications	through appraisal of site specific policies
MM 281	173	After paragraph 13.174 (new paragraph)	***Infrastructure and mitigation*** **There are known flooding issues in Kimpton, from both surface water and groundwater, particularly along Claggy Road which acts as a flood route into the High Street. Development in Kimpton will be required to achieve the equivalent of greenfield run off rates to ensure existing issues are not exacerbated.**	None	No
		KING'S WALDEN			
MM 282	174	Policy KW1	Land west of The Heath, Breachwood Green — 16 homes • Appropriate noise monitoring and mitigation measures, to potentially include	Will be included in the appraisal	Yes, through appraisal of site specific

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			insulation and appropriate orientation of living spaces, demonstrating WHO and BS8223 standards will be met; • Reprovision of existing allotments subject to up-to-date assessments of need; • Sensitive treatment on site frontage to minimise impacts upon setting of nearby Listed buildings on The Heath; • Reinforce western site boundary to screen views, enhance Green Belt boundary and maintain rural setting of Listed buildings on Brownings Lane; • ~~Incorporation~~ **Provision** of ~~Footpath Kings Walden 008 as~~ green corridor through the site **linking Footpath Kings Walden 008 with Footpath Kings Walden 014.**	of all site specific policies, including proposed modifications	policies
		KNEBWORTH			
MM 283	176	Paragraph 13.185	Knebworth is identified as a Category A village. It is excluded from the Green Belt with a settlement boundary shown on the ~~Proposals~~ **Policies** Map. General development will be permitted in this area. The rest of the parish is designated Green Belt. Old Knebworth is identified as a Category B village within the Green Belt where limited infilling will be allowed.	None	No
MM 284	176	Paragraph 13.188	This Plan identifies four local housing allocations within Knebworth for an estimated 598 new homes. A further ~~65~~ **138** homes have already been built or granted planning permission **within the parish**.	None	No
MM285	177	Policy KB1	Land at Deards End — 200 homes • **Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;** • Sensitive design and / or lower density housing at east of site to respect setting of Deards End Lane Conservation Area and listed buildings; • Creation of appropriate, defensible Green Belt boundary along north-western	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			perimeter of site; • **Detailed scheme layout to be informed by site-specific visual impact assessment to mitigate Green Belt impacts to the fullest reasonable extent;** • Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument); • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces; • Consider and mitigate against potential adverse impacts upon Knebworth Woods SSSI and priority habitat (deciduous woodland) adjoining site; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.		
MM286	177	Policy KB2	Land off Gypsy Lane — 184 homes • **Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;** • Sensitive design and / or lower density housing where site affects setting of Stockens Green Conservation Area; • Creation of appropriate, defensible Green Belt boundary along southern perimeter of site; • **Approximately two hectares of land to the south of Gypsy Lane and adjoining the existing settlement reserved as an appropriate site for p**rovision of 1FE Primary	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			School • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Address existing surface water flood risk issues, including any run-off from A1(M), through SUDs or other appropriate solution; • Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument); • Appropriate noise mitigation measures, to potentially include buffer strip, insulation and appropriate • orientation of living spaces; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.		
MM287	177	Policy KB3	Chas Lowe site, London Road — 14 homes • Address existing surface water flood risk issues through removal of hardstanding, SUDs or other appropriate solution. • **Parking provision to ensure no detrimental impact upon the operation of the High Street**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
M288	178	Policy KB4	Land east of Knebworth — 200 homes • **Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;** • Structural landscaping and planting to provide and / or reinforce Green Belt boundary to east; • ~~Up to 4ha of l~~**L**and **north of Watton Road reserved** for **long-term secondary** education ~~purposes subject to up-to-date assessments of~~ need**s**; • Integrate Bridleway Knebworth 001 as part of green infrastructure strategy; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Preserve ~~longer~~ views from Knebworth to wider countryside along dry valley to south of Watton Road; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	Will be included in the appraisal of all site specific policies, including proposed modifications Provision of reserve site for a school is a potential positive effect on the sub objective to support services in rural areas (part of objective 5(a)	Yes, through appraisal of site specific policies
MM289	178	Table after Policy KB4	Completions and permissions — ~~65~~ **138** homes Total allocated, completed and permitted — ~~663~~ **736** homes	None	No
MM290	178	Paragraph 13.189	The facilities of Knebworth are designated as a village centre in our retail hierarchy under policy SP4. Applications in this area, outside of the allocated housing site, will be assessed using our detailed development management policies. The village centre is shown on the ~~Proposals~~ **Policies** Map and the detailed in Appendix **3** ~~4~~.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM291	178	Paragraph 13.191	**Land will be reserved within** Site KB2 ~~will~~ **to** provide an additional primary school that will meet the needs arising from new development at the west of Knebworth and provide capacity to serve some existing residential areas. **Land at the south-east of the KB2 allocation is most suited for this provision which should additionally seek to maximise the distance of the school from the A1(M).**	Addressed above	No
MM292	178	Paragraph 13.192	There is currently no secondary education provision in Knebworth. Pupils travel to a variety of schools in Hitchin, Stevenage and Welwyn Garden City. ~~Although some of these journeys can, and are, made by public transport, many are also made by car. This contributes to some of the known traffic issues in the town and across the wider road network~~	None	No
MM293	178	Paragraph 13.193	~~New development, particularly on site KB4 to the east of Knebworth, provides the opportunity to look at alternate approaches.~~ Making smaller-scale secondary provision, possibly as an 'all-through school'[144] may be an appropriate solution which meets future needs, benefits existing residents and provides a more sustainable approach. [144] All-through schools make provision for all children from age 4 to 18. See Policy SP10.	None	No
MM294	179	Paragraph 13.194	**It is currently anticipated that any secondary school provision in Knebworth will not be required until the late 2020s at the very earliest. To ensure an appropriately sized site can be made available, land to the north of Watton Lane at the east of the village is reserved for this purpose.** We will **continue to** work with Hertfordshire County Council, the Parish Council, the landowner and Knebworth Primary School to **monitor long-term education needs across the Stevenage School Place Planning Area and** explore the most appropriate education solution for this site.	None	No
MM295	179	Paragraph 13.195	Our transport modelling does not identify any specific mitigation scheme requirements for Knebworth. However, the high street**, including the junction of Stevenage Road/London Road/Watton Road and Station Road,** is a known pinch point, particularly when delays or incidents on the A1(M) result in the B197 being used as an alternate route between Welwyn Garden City and Stevenage. **There are also issues of poor pedestrian/cycle access along Station Road under the railway line, and similar issues at Gun Lane and new development will be expected to consider improvements to walking/cycling conditions in these locations and make reasonable contributions to secure their delivery.**	Addressed above	No
MM296	179	Paragraph 13.200	~~A planning application~~ **Planning permission** has ~~recently~~ been ~~submitted~~ **granted** for a new library, doctors' surgery and pharmacy on the site of the current library within the identified village centre.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		LETCHWORTH GARDEN CITY			
MM297	181	Paragraph 13.211	Letchworth Garden City is the District's second largest urban area, with only slightly fewer people than neighbouring Hitchin. Letchworth has largely grown to fill most of the space between Hitchin and Baldock, leaving little room for further growth that does not erode the separation between those towns. North and south of the town are the villages of Stotfold (in Central Bedfordshire) and Willian. A settlement boundary is defined for the town (shown on the ~~Proposals~~ **Policies** Map) within which new development is encouraged. Beyond the settlement boundary is Green Belt.	None	No
MM298	182	Paragraph 13.214	New development within Letchworth Garden City will need to demonstrate how it accords with the **Letchworth** Garden City **Design** principles **as set out in Appendix 5**.	None	No
MM299	182	Paragraph 13.215	Fourteen sites are allocated in Letchworth for an estimated ~~1,546~~ **1,523** additional dwellings. A further ~~594~~ **592** homes have been built or granted planning permission since 2011 and the town will see more than 2,000 new homes built over the plan period.	None	No
MM300	182	Policy LG4	Land north of former Norton School, Norton Road — 45 homes • Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area; • ~~Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate;~~ • Address existing surface water flood risk through SUDs or other appropriate solution, particularly on the western boundary of the site; • Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; • Archaeological survey to be completed prior to development.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes through appraisal of site specific policies
MM301	183	Policy LG5	Land at Birds Hill — 86 homes	Will be included in	Yes, through appraisal of

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

			• Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations;
			• Appropriate mitigation measures for noise associated with railway and / or adjoining employment are to potentially include insulation and orientation of living spaces;
			• Ensure appropriate residential amenity for any properties adjoining employment area;
			• Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses
			• Sensitive design where site affects setting of the Letchworth Conservation Area and Grade II Listed buildings on Birds Hill;
			• Retention of ~~any buildings of historic and/or architectural interest~~ **the following non-designated heritage assets[x] or, where this cannot be achieved, justification for their loss:**
			  ○ **Gunmetal & Bronze, Letchworth Casting Co. Ltd, Casting House**
			  ○ **Ogle**
			  ○ **Vantage Point, Tenement Factory**
			
			New Footnote:
			[X] **As identified in *Design Principles for Industrial Premises in Letchworth Garden City,* Letchworth Garden City Heritage Foundation, 2015**
				the appraisal of all site specific policies, including proposed modifications	site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM302	183	Policy LG6	Land off Radburn Way — 35 homes • Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; • ~~Retention of an area of priority orchard habitat within any scheme with appropriate~~ **Off-site** compensatory **re**provision ~~for any~~ **of former priority orchard** habitat ~~lost as a result of development~~.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM303	183	Policy LG9)	Former Lannock School — 45 homes • ~~Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate;~~ • Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles; • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution.	None	No
MM304	184	Policy LG10	Former playing field, Croft Lane — 37 homes • ~~Justification for the loss of outdoor sports facilities. Re-provision or contributions towards improvements to existing provision where appropriate;~~ • Sensitive design and lower density development to minimise harm to the Croft Lane Conservation Area and setting of the Grade II Listed Buildings along Cashio Lane, Croft Lane and Norton Road; • Access arrangements to minimise impact upon heritage assets;	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Provide archaeological survey prior to development.		
MM305	185	Table after Policy LG10	Total allocated sites: 1,523 homes Completions and permissions: ~~594~~ **592** homes Broad location – Letchworth Garden City town centre: 50 homes Total allocated, completed and permitted: ~~2,167~~ **2,165** homes	None	No
MM399	185	Paragraph 13.217	~~In order to help deliver the additional local jobs estimated to be needed in the District over the plan period, policy SP3 identifies that 1.5 hectares of employment land should be allocated at the former Power Station on Works Road, partly to compensate the loss of employment sites on the western fringes of the main employment area, but also to provide new employment space for business growth.~~	None	No
MM400	185-186	Table after Paragraph 13.217	~~LG12 Former power station, Works Road 1.5~~ ~~***Designated employment areas***~~ LE1 Works Road 70.9 LE2 Blackhorse Road 11.8 LE3 Icknield Way 11.4 LE4 Spirella 2.8 ~~***Parts of employment areas designated for business use only***~~ ~~LB1 Amor Way 0.2~~ ~~LB2 Blackhorse Road North 4.8~~ ~~LB3 Icknield Way North 3.7~~ ~~LB4 Icknield Way South 3.0~~ ~~LB5 Spirella 2.8~~	See comments under MM014	No
MM401	186	Paragraph 13.218	Letchworth has the second largest town centre in the District as identified on the Policies Map. The town centre contains both primary and secondary frontage located in the main retail area around Eastcheap, Leys Avenue, Station Road and the Garden Square shopping centre. These areas will be defined on the ~~Proposals~~ **Policies** Map.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM306	186	Paragraph 13.219	~~There is no immediate identified need (up to 2021) for additional retail floorspace in Letchworth as existing permissions and filling vacant units help meet the town's short term requirement. However, beyond 2021 there is a need to identify sites to accommodate additional floorspace. This will be in the form of mixed use allocations.~~ **A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections[x] are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Letchworth indicate the potential for growth of 9,200 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.** Footnote: **[x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)** **For allocation purposes, the capacity has been distributed between three of the four town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.**	None	No
MM308	186	Paragraph 13.220	~~Additionally, in the longer term~~ Letchworth has the potential capacity to meet wider District needs, recapturing trade that is currently diverted to Hitchin. There are a number of opportunities within the town centre boundary that could accommodate this additional provision as detailed in the policies below.	None	No
MM309	186	Ref to Policy	~~Retail allocations and site-specific criteria~~ Town Centre Uses allocations and site-specific criteria	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

MM310	186	Policy LG19	The Wynd, Openshaw Way — Mixed use
			• Redevelopment to provide ~~approximately~~ 4,500 gross **sq.m** of additional **A1, A3, A4, and A5** town centre use**s** ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.**
			• No net loss of residential accommodation;
			• Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole;
			• A public pedestrian link should be provided through the site from Norton Way South and Howard Gardens;
			• Sensitive design to respect Letchworth Conservation Area and the listed building at 52-58 Leys Avenue;
			• Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.
				Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

MM311	186	Policy LG20	Gernon Road — Mixed use
			• Redevelopment to provide ~~approximately~~ 1,000 gross **sq.m** of additional **A1, A3, A4, and A5** town centre use**s** ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.**
			• Development should seek to retain parts of the library that make a positive contribution to the appearance and street-scene;
			• Development should enhance the setting of Broadway Gardens;
			• Preservation or enhancement of the setting of the listed museum;
			• Sensitive design to respect Letchworth Conservation Area and Letchworth Museum, Vasant Hall and Town Hall listed buildings;
			• Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.
				Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

MM312	187	Policy LG21	Arena Parade — Mixed use
			• Redevelopment to provide ~~approximately~~ 5,000 gross **sq.m** of additional **A1, A3, A4, and A5** town centre uses ~~floorspace~~ **at groundfloor level, subject to an up-to date assessment of retail capacity and supply.**
			  ○ **Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.**
			  ○ **Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.**
			• No net loss of residential accommodation;
			• Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole;
			• Maintenance of building lines along Broadway and Eastcheap;
			• Improve east to west pedestrian links;
			• Vehicle access/egress and servicing should be from Broadway;
			• Sensitive design to respect Letchworth Conservation Area and the Town Hall and Broadway Chambers listed buildings;
			• Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.
				Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM313	187	After Policy LG21 (New paragraphs)	**The allocation of sites LG19, LG20 and LG21 will not prejudice other re-development proposals, which would be of benefit to the vibrancy and vitality of the town centre; taking into consideration of the Local plan as a whole.** **The Letchworth Garden City Town Centre Strategy review will commence within twelve months of the adoption of this plan, which working with landowners, the local community, the Business Improvement District and other key stakeholders will consider up-to-date retail projections and if growth is still required, how to accommodate that growth.**	None in relation to the Local Plan	No
MM314	187	Before paragraph 13.221 and after new paragraphs at MM313 (New paragraphs)	**The schemes will be main town centre uses led. Consequently, no specific housing allocation is identified and any residential units here will contribute towards the windfall and other allowances identified in Policy SP8, c of this Plan. The projected additional 50 homes in the housing trajectory for Letchworth Garden City are expected to be completed within the broad location defined as the Town Centre Boundary on the Policies Map.**	Housing already provided for in total housing allocation	No
MM315	187	Paragraph 13.225	~~Further schools provision will be needed~~. **Any further primary school places that are required in addition to the proposed new school north of Letchworth will be met through expansions.** ~~However,~~ Hertfordshire County Council **have confirmed that the expansion of Fearnhill School can meet demand for additional secondary school places beyond 2028.** ~~need to undertake further work to determine which schools have capacity to expand on their existing sites and how this relates to the proposed pattern of development across the town. This applies to both primary and secondary level education.~~	None	No
MM316	188	Paragraph 13.228	Schemes in Letchworth will be required to make reasonable contributions towards these schemes and / or other schemes in nearby locations (see Baldock and Hitchin sections of this chapter in particular) where traffic generation arising from new development will have an impact. **In addition schemes will be required to make contributions to walking and cycling schemes in Letchworth which aim to influence mode share and free up capacity for new development.**	None	No
		LILLEY			

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM317	189	Paragraph 13.236	No sites are allocated in Lilley for residential development. ~~One new home has~~ **Two new homes have** been granted planning permission since 2011.	None	No
		LOWER STONDON			
MM318	190	Paragraph 13.237	Lower Stondon lies outside of North Hertfordshire in neighbouring Central Bedfordshire. It consists of the original village core and more recent development which lies between the A600 Bedford Road and Henlow airfield **in Henlow parish**. This development extends to the administrative boundary between the two authorities.	None	No
MM319	190	Paragraph 13.239	Land within North Hertfordshire adjoining Lower Stondon is identified as a Category A village. The development boundary is shown on the ~~Proposals~~ **Policies** Map to indicate the area within which further development will be allowed.	None	No
MM320	190	Policy LS1	Land at Bedford Road — 120 homes • Appropriate junction access arrangements to Bedford Road **having regard to the likely impacts of development on the A600**; • **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;** • Sensitive integration into existing settlement, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Sensitive incorporation of Footpaths Ickleford 001 & 002 as green routes through and around the edge of the site; • No residential development within Flood Zones 2 or 3; • Incorporate ordinary watercourses (and any appropriate measures) and address existing surface water flood risk issues within comprehensive green infrastructure and / or SUDs approach; • Development proposals to be informed by site-specific landscape and heritage	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			assessment **which determines the likely impacts on Old Ramerick Manor and its surroundings**; • Development-free buffer along eastern edge of site to minimise harm to adjacent listed building; • Archaeological survey to be completed prior to development.		
MM321	191	Paragraph 13.244	Site LS1 will require the creation of a new access onto the A600 Bedford Road. The most appropriate solution, along with any consequential works – such as changes to speed limits entering / exiting the village from / to the north – will be explored through transport assessments. **Any transport assessment should also consider the traffic implications for the A600, and the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes**.	Addressed above	Yes, through appraisal of site specific policies
		OFFLEY			
MM322	194	Paragraph 13.260	Offley is identified as a Category A village, with a settlement boundary shown on the ~~Proposals~~ **Policies** Map. The remainder of the ward is classed as Green Belt.	None	No
MM323	194	Paragraph 13.262	No sites are allocated in Offley. Since 2011, ~~73~~ **76** new homes have been built or granted planning permission in the Offley ward of the parish.	None	No
		PIRTON			
MM324	195	Paragraph 13.265	Pirton is designated as a Category A village, with a settlement boundary shown on the ~~Proposals~~ **Policies** Map within which development will be allowed. The majority of the remainder of the parish is classed as rural area beyond the Green Belt, apart from a small section of Green Belt in the south-east of the parish.	None	No
MM325	195	Paragraph 13.266	Pirton has a conservation area covering much of the older part of the village, including the site of the castle, Great Green and Little Green. The parish church of St Mary is a Grade I listed building. To the west of the village in the Chilterns, High Down House is also a Grade I listed building. **There are three Scheduled Ancient Monuments (SAM), a moated site at Rectory Farm, Toot Hill Motte and Bailey and an Anglo-Saxon settlement to the east of Priors Hill and north of Danefield Road.**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM326	195	Paragraph 13.267	No sites are allocated in Pirton by this Plan. ~~Around 94~~ **103** homes have been built or granted planning permission since 2011[~~147~~]. ~~[147] Outline planning permission has been granted for up to 82 new homes at Holwell Turn. The precise number of homes to be built will be determined by a detailed, 'reserved matters' application. An estimate of 70 homes has been used for the purposes of calculating overall housing numbers in this Plan. This figure is without prejudice to the determination of any future planning applications on this site.~~	None	No
		PRESTON			
MM327	196	Policy PR1 (New criterion)	Land off Templars Lane — 21 homes • Consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI; • Sensitive design that considers any impacts upon the setting of Preston Conservation Area and adjacent listed buildings; • **Retention of hedgerow boundary with Butchers Lane;** • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM 328	196	After table (new paragraph)	***Infrastructure and mitigation*** **Wain Woods SSSI (Site of Special Scientific Interest) lies approximately 200m to the north of Preston and is accessed by the Public Rights of Way network. Any potential impacts that could be associated with an increase in visitor numbers to the SSSI, such as trampling of vegetation or dog fouling should be addressed through mitigation measures such as interpretation leaflets.**	Potential impact not identified in SA, this provides additional mitigation	Yes
		RADWELL			
MM329	197	Paragraph 13.276	No sites are allocated for residential development in Radwell. Since 2011, ~~six~~ **10** new homes have been either built or granted planning permission.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		REED			
MM330	198	Paragraph 13.279	Reed is identified as a Category A village in the settlement hierarchy. A settlement boundary is shown on the ~~Proposals~~ **Policies** Map within which development will be allowed. The remainder of the parish is classed as rural area beyond the Green Belt.	None	No
MM331	198	Paragraph 13.281	One site is allocated in Reed for an estimated 22 new homes. A further ~~12~~ **13** new homes have been built or granted planning permission since 2011.	None	No
MM332	198	Table after Policy RD1	Total allocated sites: 22 homes Completions and permissions: ~~12~~ **13** homes Total allocated, completed and permitted: ~~34~~ **35** homes	None	No
		ROYSTON			
MM333	199	Paragraph 13.285	Royston is the third largest of the four towns in North Hertfordshire when measured by population. The relative isolation of the town means that it plays an important service role for many of the surrounding villages in both Hertfordshire and Cambridgeshire. A settlement boundary is defined for the town (shown on the ~~Proposals~~ **Policies** Map) within which additional development will be allowed.	None	No
MM334	200	Paragraph 13.289	Eight sites are allocated in Royston providing a total of more than 1,000 new homes. ~~663~~ **708** further homes have been built or granted planning permission since 2011.	None	No
MM335	200	Policy RY1	Land west of Ivy Farm, Baldock Road — 279 homes • ~~Appropriate solution for primary education requirements having regard to up-to-date assessments of need and geographical distribution of existing provision~~ **Approximately 1.7 hectares of land at the east of the site reserved for provision of 2FE First School**; • Retention of Public Right of Way Royston 017 as a green corridor through the site; • Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; • Design to minimise visual impact of the development from Therfield Heath;	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; • Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development. • Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows).		
MM336	200	Policy RY2	Land north of Newmarket Road — 330 homes • New vehicular access from the A505; • ~~Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up-to-date assessments of need;~~ • Design to minimise visual and landscape impact, including development limits below the 70 metre contours; • Undertake an ecological survey (including reptiles) due to adjacent habitats and provide mitigation and/ or off-setting measures as necessary. Developer to ensure management of the chalk grassland; • Protect and enhance hedgerows and trees where possible. Retain roadside trees and tree clump along the A505 and Newmarket Road; • Address potential surface water flood risk through SUDs or other appropriate solution; • Additional wastewater treatment capacity to be provided prior to commencement of development;	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Archaeological survey to be completed prior to development.		
MM337	201	Policy RY4	Land north of Lindsay Close — ~~40~~ **100** homes • Access connecting from Old North Road in the west to Burns Road at the east; • Appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces; • Site design and landscaping to mitigate landscape impacts; • Protect and enhance tree belts where possible; • Address existing surface water flood risk through SUDs or other appropriate solution, particularly to the east of the site; • Site layout design to take account of existing wastewater infrastructure; • Undertake a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts impacts **to demonstrate no adverse impact on future residents. To provide evidence to demonstrate that a suitable distance is provided from Royston City Water Recycling Centre and sensitive development (buildings that are regularly occupied) as part of the detailed planning of the site** ~~and provide mitigation measures where necessary~~.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM338	201	Policy RY5	~~Agricultural supplier, Garden Walk~~ — ~~20 homes~~ • ~~Retain tree belts where possible;~~ • ~~Address surface water flood risk through SUDs or other appropriate solution, particularly along Garden Walk;~~ • ~~Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation.~~	This site will still be included in the final SA to demonstrate it was considered as	No, but will be removed from mitigation table

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
				part of the assessment of alternative site options.	
MM339	201	Policy RY7	Anglian Business Park, Orchard Road — ~~48~~ **60** homes • Higher density/flatted development may be achieved given surrounding built form; • Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations; • Address potential surface water flood risk through SUDs or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM340	202	Policy RY8	Land at Lumen Road — 14 homes • Ensure appropriate residential amenity having regard to adjoining employment uses • Design and layout to take account of foul pumping station within proximity to the site ensuring a buffer of 15m from the boundary of proposed occupied buildings; • Address potential surface water flood risk through SUDs or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure; • ~~Phasing of development to link with Sewage Treatment Works improvements;~~ • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Sensitive design and / or lower density housing where the site affects the setting of the	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Grade II Listed 21 Mill Road.		
MM341	203	Policy RY10	Land south of Newmarket Road — 300 homes • ~~Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up-to-date assessments of need;~~ • Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible; • Design and layout to respond to topography; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM342	202	Table after Policy RY11	Total allocated sites — ~~1,049~~ **1,101** homes Completions and permissions — ~~663~~ **708** homes Total allocated, completed and permitted — ~~1,712~~ **1,809** homes	None	No
MM402	203	Paragraph 13.293	The town centre contains both primary and secondary shopping frontages which will be defined on the ~~Proposals~~ **Policies** Map for the main retail area around the High Street, Market Hill, Lower King Street and Melbourn Street.	None	No
MM403	203	After Paragraph 13.293 (new paragraphs)	**A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections[x] are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from completing centres. The capacity projections for Royston indicate the potential for**	Provides background information. Allocation of sites will be addressed in	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			growth of 7,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance warns that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail. **For allocation purposes, the capacity has been distributed between three of the four Town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.** **[x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)**	the appraisal of site specific policies.	
MM404	203	Paragraph 13.295	This scheme will be **main town centre uses** ~~retail-~~led. Consequently, no specific housing allocation or requirement is identified, and any residential units here will contribute towards the ~~windfall~~ **other** allowances identified in Policy SP8**(c)** of this Plan.	None	No
MM343	204	Paragraph 13.299	Hertfordshire County Council has recently provided additional First School capacity within the town. As a consequence, it is considered that existing **first** school sites have been developed to capacity.	None	No
MM344	204	Paragraph 13.300	A further 2FE will be required over the plan period. This is the County Council's preferred school size and ~~would normally~~ **will** require the provision of ~~one~~ new ~~site~~ **premises on site RY1 at the west of the town**. **Demand for middle and upper school places will be met through the expansion of existing premises.** ~~However, the majority of new development in Royston will be around the peripheries of the existing town. It may be more appropriate for the provision of two separate, smaller schools to the east and west of the town respectively to best accommodate future patterns of demand and increase the sustainability of new developments in these locations.~~	None	No
MM345	204	Paragraph 13.301	In its role as Highway Authority, Hertfordshire County Council has recently developed a new county-wide transport model, 'COMET'. ~~This will be used to identify transport mitigation schemes in the Royston Area.~~ **This has identified that a number of improvement schemes will be required in Royston by 2031. Particular congestion points identified included:** • **A505/ A10 Roundabout;** • **A505/ A1198 Roundabout; and** • **A10/ Newmarket Road/ Melbourn Street Roundabout**	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			In line with the Transport Strategy, development in Royston will be required to consider the implications of their schemes on these locations and make reasonable contributions towards improvements and / or other schemes improving walking and cycling in Royston which aim to influence mode share. These will be reflected in future iterations of the Infrastructure Development Plan.		
MM346	204	After paragraph 13.302 (New paragraph)	**For site RY4, an odour assessment will need to demonstrate that a suitable distance is provided between the Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed planning of the site**.	As above	No
		RUSHDEN			
MM347	205	Paragraph 13.307	There are no sites allocated for residential development in Rushden. ~~Two~~ **No** new homes have been built **or granted planning permission** since 2011.	None	No
		SANDON			
MM348		Paragraph 13.310	13.90 Sandon is classed as a Category A village, with a settlement boundary within which further development will be allowed shown on the ~~Proposals~~ **Policies** Map. The remainder of the parish is classed as Rural Area Beyond the Green Belt.	None	No
MM349		Paragraph 13.312	13.91 There are no sites allocated for residential development in Sandon. ~~13~~ **16** new homes have been built or granted planning permission since 2011.	None	No
		ST IPPOLYTS			
MM350	207	Paragraph 13.316	The northern part of the parish forms part of the town of Hitchin. St Ippolyts **& Gosmore** is classed as a Category A village, with the boundary drawn so as to include **the main built area of both settlements** ~~Gosmore~~. The settlement boundary is shown on the ~~Proposals~~ **Policies** Map within which development will be allowed.	None	No
MM351	207	Paragraph 13.319	Two sites are allocated in St Ippolyts **& Gosmore** for an estimated 52 new homes. A further 34 homes have been built or granted planning permission in the parish since 2011.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM352	207	Policy SI1	Land south of Waterdell Lane — 40 homes • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • **Additional planting to provide a continuous hedgerow boundary around the south-west of the site** • **Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM353	208	Policy SI2, after 3rd bullet (new criterion)	Land south of Stevenage Road — 12 homes • Archaeological survey to be completed prior to development. • Trees should be incorporated into the design of the development; • Maintain the existing right of way through the site • **Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living**	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
		ST PAULS WALDEN			
MM354	209	Paragraph 13.324	Whitwell is classed as a Category A village, with a boundary shown on the ~~Proposals~~ **Policies** Map within which further development will be allowed. The remainder of the parish is classed as Green Belt.	None	No
MM355	209	Paragraph 13.326	One site is allocated in St Paul's Walden at Whitwell for an estimated 41 new homes. **This was granted planning permission on appeal in 2017.** A further nine homes have been built or granted planning permission since 2011.	None	No
MM356	209	Policy SP2 ~~SP2~~ **WH1**	Land between Horn Hill and Bendish Lane, Whitwell — 41 homes	Will be included in the appraisal	Yes, through appraisal of site specific

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Address existing surface water flood risk issues through SUDs or other appropriate solution; • **Creation of a green corridor through site to link to the** ~~Integration of~~ Byway Open to All Traffic St Paul's Walden 036; ~~as a green corridor through the site and boundary feature~~; • **Maintain extensive areas of open space around the southern and western parts of the site to blend the development in to the surrounding area and help the transition from a built up village to rural undeveloped land.** • **Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.** • Sensitive design approach, particularly towards north-east of site to minimise impacts on adjoining Conservation Area.	of all site specific policies, including proposed modifications	policies
		THERFIELD			
MM357	210	Paragraph 13.329	Therfield is identified as a Category A village, with a settlement boundary within which additional development will be allowed shown on the ~~Proposals~~ **Policies** Map. The remainder of the parish is classed as Rural Area beyond the Green Belt.	None	No
MM358	210	Paragraph 13.331	One site is allocated in Therfield for an estimated 12 new homes. ~~10~~ **11** further homes have been either built or granted planning permission since 2011.	None	No
MM359	210	Policy TH1	Land at Police Row — 12 homes ~~• Frontage development facing Police Row only;~~ • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; ~~• No infiltration drainage SUDs (or other) features without prior consent of Environment~~	Will be included in the appraisal of all site specific policies, including	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			~~Agency;~~ **Any infiltration drainage SuDS (or other features) must have regard to Environment Agency groundwater bore holes;** • **Design with sensitivity to the nearby listed buildings and their setting;** • **Retain open space to the southeast corner of the allocation from the edge of the hedgerow of the western boundary and directly eastwards to Police Row, to prevent coalescence between Therfield and Hay Green;** • An assessment of the impact of development on the Therfield Conservation Area **must** ~~should~~ be undertaken **to address the opportunity to make a sensitive entrance to the Conservation Area**; • Archaeological survey to be completed prior to development.	proposed modifications	
MM360	210	Table after Policy TH1	Total allocated sites: 12 homes Completions and permissions: ~~10~~ **11** homes Total allocated, completed and permitted: ~~22~~ **23** homes	None	No
		WESTON			
MM361	212	Paragraph 13.340	Weston is classed as a Category A village, with a settlement boundary defined on the ~~Proposals~~ **Policies** Map within which additional development will be allowed. In the south of the parish site GA1 at Great Ashby is mostly in Weston parish. Most of the rest of the parish is classed as Green Belt, apart from the eastern edges of the parish which are classed as rural area beyond the Green Belt.	None	No
MM362	212	Paragraph 13.342	One site is allocated in Weston for an estimated 40 new homes. A further ~~seven~~ **eight** new homes have been built or granted planning permission.	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM363	212	Policy WE1	Land off Hitchin Road — 40 homes • Site layout to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; • **Western hedgerow to maintained and strengthened to form a robust boundary;** • Archaeological survey to be completed prior to development.	Will be included in the appraisal of all site specific policies, including proposed modifications	Yes, through appraisal of site specific policies
MM364	212	Table after Policy WE1	Total allocated sites — 40 homes Completions and permissions — ~~7~~ **8** homes Total allocated, completed and permitted — ~~47~~ **48** homes	None	No
		WYMONDLEY			
MM365	213	Paragraph 13.348	Little Wymondley is ~~classed a Category A~~ **one of five** village**s where higher levels of growth will be supported**.~~, with a~~ **The** settlement boundary **is** shown on the ~~Proposals~~ **Policies** Map within which additional development will be allowed.	None	No
MM366	213	Paragraph 13.352	One site is allocated in Wymondley for an estimated 300 additional homes. ~~15~~ **17** further homes have been built or granted planning permission **in the parish** since 2011.	None	No
MM367	213	Policy WY1	Land south of Little Wymondley — 300 homes • Appropriate solution for primary education requirements having regard to up-to-date assessments of need; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • **Undertake site-specific Flood Risk Assessment to a**ddress existing surface water and	Will be included in the appraisal of all site specific policies, including proposed	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)

			~~river~~ **fluvial** flood risk issues, particularly along Stevenage Road, **including the site's access,** ~~through~~ and help inform **SuDS** ~~SUDs~~ or other appropriate solution **to ensure that pre-existing flooding issues along Stevenage Road are not exacerbated. Hertfordshire County Council, as Lead Local Flood Authority (LLFA), and Stevenage Borough Council should be consulted.**
			• Sensitive integration into the existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;
			• **Transport Assessment to identify and secure a package of improvements to Stevenage Road through Little Wymondley which mitigate the severance impact of the road between the north and south of the village and improves accessibility for non-motorised highway users.**
			• Proposals to be informed by a site-specific landscape assessment;
			• Appropriate mitigation measures for noise associated with A602 Wymondley Bypass to potentially include landscaping and / or insulation and appropriate orientation of living spaces;
			• Access to the site to take into account the impact on heritage assets and surface water flooding;
			• Minimise impact upon the heritage assets and their settings near the site, to include;
			  ○ Any access from Stevenage Road to consider impact upon setting of Listed Buildings;
			  ○ Consideration of key views from Wymondley Bury and St Mary's Church;
			  ○ Reinforcing existing boundary planting;
			  ○ Retention of significant groups of trees within the site;
				modifications	

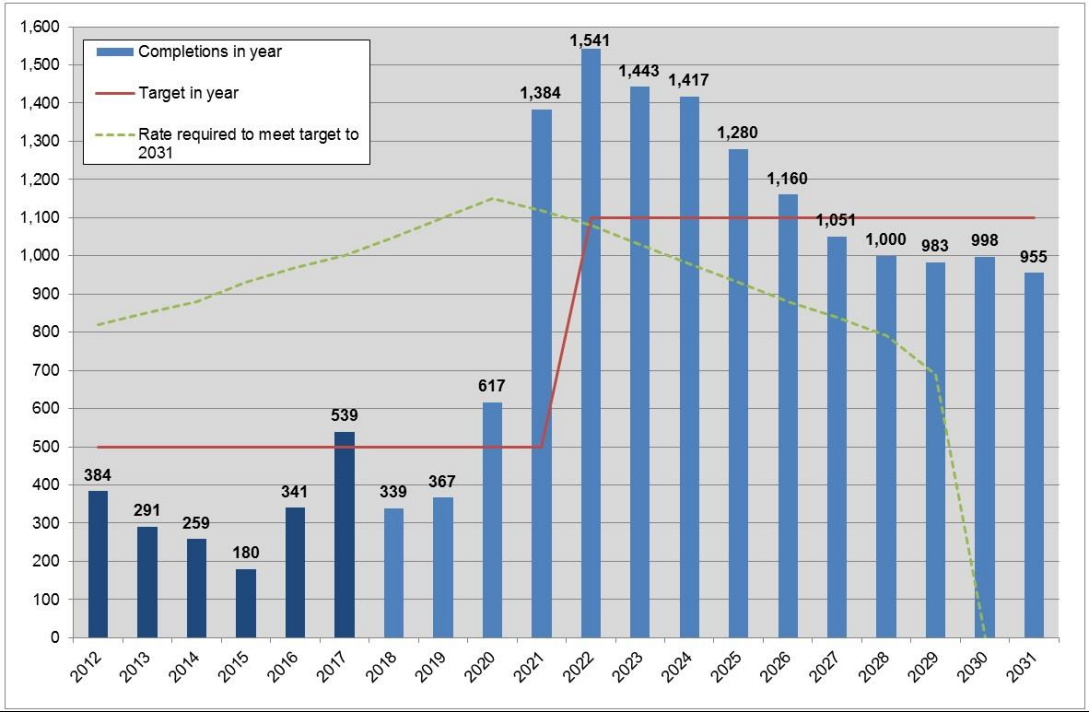
Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Archaeological survey to be completed prior to development • **Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to historic landfill;**		
MM368	214	Table after Policy WY1	Total allocated sites: 300 homes Completions and permissions: ~~16~~ **17** homes Total allocated, completed and permitted: ~~316~~ **317** homes	None	No
MM369	214	Paragraph 13.355	Our transport modelling identifies the junction between Hitchin Road and Arch Road in Great Wymondley as a location where a mitigation scheme will be required to support new development. **Some minor roads leading to and from the villages within Wymondley parish may require other traffic management measures which will also need to be investigated and will be reflected in future iterations of the Infrastructure Development Plan. Mitigation could include environmental improvements to the village centre. The mitigation of these issues will be part of the wider package of measures identified through the wider consideration of network issues concerning A1(M) J8 and alternate routeings to this.**	Addressed above	Yes, through appraisal of site specific policies
MM370	215	Paragraph 13.358	There are known flooding issues in Wymondley from both surface and ~~river~~ **fluvial** flooding. The key flood route broadly follows the alignment of Stevenage Road with an additional surface water flood route along Priory Lane. **Hertfordshire County Council Wymondley Flood Investigation Report, November 2014, makes recommendations to reduce the risk of flooding along Stevenage Road. These recommendations relate to measures upstream and outside of the site. However, implementation of an appropriate flood attenuation scheme on the site may support these measures and benefit the village by reducing the overall flooding risk.**	None	No

Section 5 : Implementation, Monitoring and Review

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 371	218	Paragraph 14.9	Whilst these issues are not absolute constraints to the Local Plan, continued and proactive engagement with relevant parties, such as the developers, Highways Agency and Highways Authority, the Local Education Authority, the Environment Agency and Water companies**, the Hertfordshire Local Enterprise Partnership** and the Hertfordshire Local Nature Partnership is fundamental in achieving appropriate solutions.	None	No
MM 372	222	After Table 2 (New Policy)	**Policy IMR1 Five Year Housing Land Supply** **In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:** **a. Deliver the total housing requirement of 15,950 net dwellings over the plan period on a stepped basis. The Council's five year housing land supply will be measured against housing requirement targets of:** **• 500 dwellings per annum for the plan period from 2011 to 31 March 2021; and** **• 1,100 dwellings per annum for the plan period from 1 April 2021 to 2031;** **b. Add any shortfall in housing delivery since the plan's start date, spread evenly over the remaining plan period, to the calculation of the requirement;** **c. Ensure that the supply of specific, deliverable sites includes a buffer (moved forward from later in the plan period) in line with national planning policy;** **d. Address any backlog of housing need accumulated over the plan period using the Liverpool method. This will spread any backlog evenly over the remainder of the plan period;** **e. Review the application of the most appropriate buffer (of either 5% or 20%) on an annual basis accepting there has been a record of persistent under delivery of housing in the period 1 April 2011 to 31 March 2017; and** f. **Monitor housing completions and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.**	New policy, so needs to be appraised	Yes
MM 373	222	After proposed	**Figure 6 over-page shows the anticipated housing trajectory. This will be kept up-to-date in future monitoring reports. This programme of delivery will allow the plan to demonstrate a five-year land**	This relates to policy	Yes

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
		new Policy IMR1 (new paragraphs)	**supply at the point of adoption and, subsequently, on an on-going basis.** **In order to achieve this, the plan uses a stepped approach to the housing requirement. In the earlier stages of the plan period a lower housing requirement of 500 dwellings per annum is set with the step up occurring half way through the plan period rising to a requirement for 1,100 dwellings per annum in the latter half of the plan period.** **This approach is linked to development strategy set out in this plan. A significant proportion of future new homes will be delivered upon new strategic sites. Delivery of these sites requires their release from the Green Belt which is achieved through this plan. However, this means that in the first half of the plan period from 2011 to 2021, reliance has been placed upon sites permitted under the previous policy regime, extant planning permissions and some of the smaller Local Housing Allocations.** **In the second half of the plan period beyond 2021, it is anticipated that the Strategic Housing Sites will become the main component of new housing supply. The stepped approach to housing delivery over the plan period allows a better match with actual and anticipated delivery.** **The same circumstances support a measured approach to meeting the shortfalls in housing delivery that have occurred since 2011. To this end the plan does not seek to meet the full extent of any backlog of delivery within the first five years (known as the *Sedgefield* approach) but rather seeks to meet this backlog over the remainder of the plan period (the *Liverpool* approach).** **In addition to the measures above, national policy requires a buffer, moved forward from later in the plan period, to be applied to the calculation of the five year supply[x]. This buffer should be a minimum of 5% but, where there has been a record of persistent under delivery of housing, this should be increased to 20%.** **In the period from the start of the plan period on 1st April 2011 to 31st March 2017 the delivery of housing completions in the District were well below the 500 dwelling per annum required by IMR1, averaging 332 dwellings per annum. This necessitates the application of a 20% buffer at the point of**	IMR1 and will be appraised as part of the appraisal of that policy.	

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			the plan's adoption. **The delivery of sites over the plan period will be kept under review and it is anticipated that the District will be able to move to an application of a 5% buffer later in the plan period. The buffer requirement will be added to both the housing requirement and any backlog in delivery to be met over the five year period under assessment.** **These approaches are set out in Policy IMR1 and will be the basis of the housing land supply calculations that are produced for monitoring purposes over the plan period.** **[x] Paragraph 47 of the NPPF**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
MM 374	223	Figure 6 Delete and replace with updated graph		This relates to policy IMR1 and will be appraised as part of the appraisal of that policy.	Yes
MM410	224	Paragraph 14.39	We are actively working with the other authorities in the HMA – Luton, Central Bedfordshire and Aylesbury Vale – to understand the extent to which the market area as a whole will be able to accommodate development needs[~~159~~]. **The authorities in the Luton HMA jointly commissioned and subsequently agreed a Growth Options Study[159]. This demonstrates sufficient potential capacity within the Luton HMA to accommodate Luton's unmet housing needs. The outcomes of this study will be tested through the individual examinations of the partner authorities' plans.** [159] Luton Housing Market Area Growth Study (Land Use Consultants, ~~forthcoming~~ **2017**)	Provides background information	No
MM	224	After	**We will also work with these and other relevant authorities to understand, and holistically plan for,**	This relates	Yes

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
375		paragraph 14.39 (new paragraph)	**any long-term strategic infrastructure requirements arising from future growth. This will include consideration of any infrastructure that may be required within North Hertfordshire to facilitate the delivery of growth proposed in other authorities' plans or other long-term aspirations that may come to fruition over the plan period. Any proposals to expand London Luton Airport beyond the limits of its current planning permission would fall within the scope of this commitment.** **NHDC will be a co-commissioning authority for the A505 Corridor Study along with Luton Borough Council, Central Bedfordshire Council, Hertfordshire County Council and other neighbouring authorities as appropriate. The outcomes of this Study will determine the likely long-term cumulative traffic impacts of growth in the wider area on both Luton and North Hertfordshire and potential measures to mitigate these.**	to policy IMR1 and will be appraised as part of the appraisal of that policy.	
MM 376	224	Paragraph 14.40	We will continue to engage constructively in ~~this process~~ **these processes** and, if necessary, consider how best to reflect the outcomes. Dependant on the nature of any issues raised, it may be possible to deal with this through partial or focused reviews of any relevant policy/ies.	None	No

Appendices

Ref.	Page (LP1)	Policy / Paragraph	Modification				SA implications	Screened into SA (Yes/No)
MM405	227-228	Appendix 1, Table [*Only rows of the table with changes shown*]	**District Local Plan No.2 with Alterations To be replaced**		**Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031**		None	No
			Policy 3	Settlements within the Green Belt	Policy SP2	Settlement hierarchy **and Spatial Distribution**		
			Policy 5	Excluded villages	Policy SP2	Settlement hierarchy **and Spatial Distribution**		
			Policy 7	Selected villages beyond the Green Belt	Policy SP2 Policy D1	Settlement hierarchy **and Spatial Distribution** Sustainable design		
			Policy 8	Development in towns	Policy SP2	Settlement hierarchy **and Spatial Distribution**		
			Policy 9	Royston's development limits	Policy SP2 Policy CGB1 Policy CGB5	Settlement hierarchy **and Spatial Distribution** Rural areas beyond the Green Belt Urban Open Land		
			Policy 14	Nature conservation	~~Policy NE5~~ ~~Policy NE6~~ **Policy SP12** **Policy NEx** **Policy NEx**	~~New and improved public open space and biodiversity~~ ~~Designated biodiversity and geological sites~~ **Green Infrastructure, landscape and biodiversity** **Strategic Green Infrastructure** **Biodiversity and geological sites**		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			Policy 21 — Landscape and open space patterns in towns: Policy NE4 Protecting open space **Policy NEx New and improved open space** Policy 25 — Re-use of rural buildings: Policy CGB4 Existing ~~rural~~ buildings **in the Rural Area Beyond the Green Belt** Policy 29 — Rural housing needs: Policy CGB2**a** Exception sites ~~in rural areas~~ **for affordable housing in the Green Belt** **Policy CGB2b Community facilities, services and affordable hosing in the Rural Area Beyond the Green Belt** Policy 30 — Replacement or extension of dwellings in the countryside: Policy CGB4 Existing ~~rural~~ buildings **in the Rural Area Beyond the Green Belt** Policy D2 House extensions, replacement dwellings and outbuildings Policy 42 — Shopping: Policy SP4 Town **Centres,** ~~and~~ Local Centres **and Community Shops** Policy ETC3 New retail, leisure and other main town centre development		
MM 377	229-230	Appendix 2	The Local Plan ~~Proposals~~ **Policies** Map includes the following designations, which are set by, and specifically relate to, policies in the Plan: • Green Belt • Rural Area Beyond the Green Belt • Urban Open Land • ~~Business Areas~~ • Employment Areas	None	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			• Employment Sites • Housing Sites • Neighbourhood Centres • Settlement Boundaries • Town Centre Boundaries • Primary Shopping Frontage • Secondary Shopping Frontages • Mixed use Allocations • Safeguarded Land • Gypsy / Traveller Site**s** The ~~Proposals~~ **Policies** Map also includes the following designations, which although referred to by policies in the Plan, are not the responsibility of the Local Plan and the extents of the designations are not set by the Local Plan process. The relevant authority listed next to the allocation (below) is responsible for their designation. Their extents may change throughout the duration of the Local Plan and so viewing the organisations websites is recommended for the most up-to-date position (In the case of Conservation Areas, whilst the local authority is responsible for setting their extent it is a separate process to the Local Plan): **Designation** — **Designating authority** **Sites of Special Scientific Interest** — Natural England **Area of Outstanding Natural Beauty** — Natural England **Conservation Areas** — North Hertfordshire District Council Additionally there are a number of other designations which policies in the Local Plan refer to; however, as the Local Plan does not control their designation or set their extents and they are so		

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			numerous and extensive that they would confuse the other designations, they are not included on the ~~Proposals~~ **Policies** Map. Again the authority listed next to the allocation is responsible for their designation and so viewing the organisations websites is recommended for the most up-to-date position (again, in the case of designations that are the responsibility of the District Council the process for setting their extents is separate to the Local Plan). **Designation** — **Designating authority** **Flood Risk** — Environment Agency **County Wildlife Sites** — Herts and Middlesex Wildlife Trust / Natural England / Hertfordshire County Council **Local Nature Reserves** — North Hertfordshire District Council / Herts and Middlesex Wildlife Trust **Scheduled Ancient Monuments** — Historic England **Archaeological Areas** — Historic England **Listed Buildings** — Historic England **Air Quality Management Areas** — North Hertfordshire District Council **Contaminated land** — North Hertfordshire District Council **Waste Site Allocations** — Hertfordshire County Council **Minerals Site Allocations** — Hertfordshire County Council ALL LAYERS CAN BE VIEWED USING THE COUNCIL INTERACTIVE ONLINE MAPPING SYSTEM.		
MM 378	243	Appendix 4	**Appendix 4: Car Parking Standards** *Residential Parking Standards*	This relates to the assessment	No

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			<table><tr><th>Class Use C3</th><th>Car Parking Standard</th><th>Minimum Cycle Parking Standard</th></tr><tr><td>1 bedroom</td><td>1 space per dwelling minimum</td><td rowspan="3">1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling</td></tr><tr><td>2+ bedrooms</td><td>2 spaces per dwelling minimum</td></tr><tr><td></td><td></td></tr><tr><td>Retirement developments (e.g. warden assisted independent living accommodation)</td><td>1 space per dwelling minimum</td><td>1 secure and covered space for residents per 5 units.</td></tr></table> The above ~~standard~~ **standards** will also require visitor / unallocated parking as set out below to be added. Garages will be counted towards meeting the standards only if they are at least 7m x 3m measured internally. **Reductions from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.** ~~Reductions will be considered only in exceptional circumstances e.g. in town centres or other accessible locations with the availability of a range of local services and good local sustainable transport options and for e.g. small-scale conversion of buildings for a small number of residential units in defined town centres.~~ **Visitor/Unallocated Parking** <table><tr><th>Class Use C3</th><th>Car Parking Standard</th><th>Minimum Cycle Parking Standard</th></tr><tr><td>~~Retirement developments~~</td><td>~~1 space per~~</td><td>~~1 space per 8 units (visitors)~~</td></tr></table>	of policy T2. Not likely to have a significant effect on SA conclusions for that policy	

Ref.	Page (LP1)	Policy / Paragraph	Modification				SA implications	Screened into SA (Yes/No)
			~~(e.g. warden assisted independent living accommodation)~~	~~dwelling~~ **~~minimum~~**				
			Visitor / unallocated	Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number) with the **higher** ~~lower~~ standard being applied where there are no garages in the schemes and the **lower** ~~higher~~ standard applied where every dwelling in the scheme	**For above C3 general housing -** if no garage or secure area is provided within curtilage of dwelling then 1 covered and secure space per dwelling in a communal area ~~for residents plus 1 space per dwelling~~ for visitors **For C3 retirement developments - 1 covered and secure visitor space per 3 units**			

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			<table><tr><td></td><td>is to be provided with a garage</td><td></td></tr></table> For the above ~~two~~ **visitor and unallocated parking** standards, reductions in provision will be considered where: 1. Alternative publicly available off-street parking is available within 2 minutes' walk of the site; 2. Visitor parking arising from small-scale (i.e. infill) development can be accommodated on-street without compromising highway safety, the amenity of existing residents or the ability for businesses to operate; or **3.** Relevant evidence is submitted by the applicant which supports a reduction in standard and considers existing and future car ownership and likely visitor **demand**.		
MM 379		Appendix 5 (new)	**Appendix 5: Letchworth Garden City Design Principles** **1. For development proposals in Letchworth, their overall layout and design should, as far as practicable, reflect 'Garden City' layout and design principles. Creative reinterpretation of the principles in the light of modern requirements will be sought, and a knowledge of the quality and variety of early garden residential development in the Garden City is a pre-requisite to the success of any proposals. The following notes are intended to give a guide to examples which might be studied, with benefit.** **2. The term 'Garden City' is equated with open residential development, characteristically low density and generously landscaped with mature trees and hedges set amongst individual houses. This is only partly true. Many of the finest early Garden City layouts depended on a successful corporate design for the scheme as a whole, in addition to the individual features mentioned above. The key to success in the best of examples quoted below is the appreciation of the way houses are grouped to form a sequence of outdoor spaces related to each other and to the overall setting.** **3. The broadest overall effect is that of the <u>vista</u>. This has a formal quality exemplified by the broad tree-lined swathe which projects the main axis of the town across Norton Common, and**	All site-specific mitigation will be reviewed in the SA of the Adopted Local Plan	Yes, through appraisal of site specific policies

Ref.	Page (LP1)	Policy / Paragraph	Modification	SA implications	Screened into SA (Yes/No)
			was very effectively handled in the section of Broadway between the J.F. Kennedy Gardens and the Sollershotts where a double avenue of Lime trees was planted. Other principal approach roads of the town were treated in this manner, for example Norton Way South and Pixmore Way. In the latter, the articulated building lines of the early Letchworth U.D.C. Council housing was notably successful. **4. In contrast, the principle of closure represented the breaking down of the street picture into sequences by means of closing the view at key points, particularly at road junctions. Notable examples are the view southwards into Rushby Mead from Hillshott analysed in detail below; The Crescent between Pixmore Way and Baldock Road where a series of spaces is created along a curved road; or more formally, in Jackmans Place around the triple road junction where a focal block is set across the view line. The use of an informal design approach should not be at the expense of purposeful design of space framed by buildings, an aspect always emphasised by Barry Parker and Raymond Unwin, consultant architects for the original Letchworth Plan of 1904 and much of the subsequent detailed layout of housing.** **5. Within the street picture, accents were often created by variations in the building line. For example, the splayed arrangement of the tree blocks of Silver Birch Cottages in Station Road added visual interest to an otherwise monotonous road. Greens were used to create a corporate sense of design, for example at Westholm, Ridge Road and in the section of Lytton Avenue between Gernon Road and Pixmore Way.** **6. Finally, group design was used as a means of giving identity to the various roads within the Garden City. The residential cul-de-sac, was one of the earliest instances of the use of a feature which is now common in housing layouts. Other means of grouping include the linking together of blocks at street corners, as at the junction of Ridge Avenue and Hillshott, and the use of linking walls and garages as in the groups at the junction of Lytton Avenue and South View. Occasionally, corners would be treated with blocks of striking design, for example the twin 'L' blocks which frame the north side of the junction between Sollershott East and Field Lane or the block boldly set diagonally across the acute angled junction between Sollershott East and South View.**		

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Sustainability Appraisal of the North Herts Submission Local Plan

MODIFICATIONS FOLLOWING PUBLIC EXAMINATION -SA REPORT ADDENDUM, APPENDIX B

INFORMING POSITIVE CHANGE

North Herts District Council

Sustainability Appraisal of the North Herts Submission Local Plan

Modifications following Public Examination - SA Report Addendum, Appendix B

VERSION	DATE	VERSION SUMMARY	APPROVALS
RO	1/10/18	Draft for client review	Principal authors: Gerard Couper
			Approved by: Tim Maiden
R1	9/11/18	Final for consultation	Approved by: Tim Maiden

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Appendix B: Appraisal of 'Screened-in' Modifications

Policy SP11: Natural resources and sustainability

Revised wording:

This Plan seeks to meet the challenges of climate change and flooding. We will:

a. Support proposals for renewable and low carbon energy development in appropriate locations;

b. Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures;

c. Support the principles of the ~~Water Framework Directive~~ **Water Environment (Water Framework Directive) Regulations 2017** and seek to protect, enhance and manage the water environment;

d. Give consideration to the potential or actual impact of land contamination and support proposals that involve the remediation of contaminated land; and

e. **Work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites.**

SA implications:

Although also addressed in policy NE10, the addition of policy provision for additional wastewater treatment capacity affects the appraisal of this policy against the Resource Use and Waste objectives in the appraisal framework.

SA objective	**SA Sub Objective:** *will the policy or proposal help to…*	**Predicted effect**			**Justification and recommendations for mitigation/ improvement**
		Short term	**Med term**	**Long term**	
ECONOMIC ACTIVITY					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	0	0	0	No significant effect
	encourage new business to start-up and thrive in the District?	0	0	0	No significant effect
	support and encourage the rural economy and diversification?	0	0	0	No significant effect
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those	0	0	0	No significant effect

	employed 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?	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	0	0	0	No significant effect
	maximise reuse of vacant buildings and derelict land?	0	0	0	No significant effect
	minimise the loss of the best and most versatile agricultural land?	0	0	0	No significant effect
	reduce quantity of unremediated contaminated land?	✓	✓	✓	The policy specifically refers to the importance of giving consideration to land contamination issues, with further detailed policies cross-referenced in the supporting text.
2(b) Provide access to green spaces	provide/improve access for all residents of the District to green spaces?	0	0	0	No significant effect
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	0	0	0	No significant effect
	maintain/improve the public right of way network?	0	0	0	No significant effect
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	locate development so as to reduce the need to travel?	0	0	0	No significant effect
	reduce car reliance, encourage walking, cycle, bus, and train use?	0	0	0	No significant effect
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	0	0	0	No significant effect
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
ENVIRONMENTAL PROTECTION					

3(a) Protect and enhance biodiversity	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	0	0	0	No significant effect
	support and maintain extent of wetland habitat and river habitats?	✓	✓	✓	Policy supports improvements to the water environment
3(b) Protect and enhance landscapes	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	0	0	0	No significant effect
3(c) Conserve and where appropriate, enhance the historic environment	conserve and enhance the historic built character of the District's town's and villages?	0	0	0	No significant effect
	protect sites of archaeological and historic importance, whether designated or not?	0	0	0	No significant effect
3(d) Reduce pollution from any source	improve the water quality of rivers and groundwater supplies?	✓	✓	✓	Policy supports the principles of the Water Framework Directive and improvements to the water environment, although the wording is less strong than, for example, in relation to biodiversity
	achieve good air quality?	0	0	0	No significant effect
	reduce ambient noise, especially from traffic?	0	0	0	No significant effect
	reduce light pollution in the District?	0	0	0	No significant effect
	protect soil quality?	0	0	0	No significant effect
CLIMATE CHANGE					
4(a) Reduce greenhouse gas emissions	minimise energy consumption by transport and in buildings?	0	0	0	No significant effect. The policies do not reflect the energy hierarchy, i.e. focusing on demand reduction and energy efficiency, as well as promoting renewable and low carbon energy

	increase proportion of energy generated by renewable sources?	✓	✓	✓	The policy supports renewable energy development in appropriate locations
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
4(b) Improve the District's ability to adapt to climate change	reduce vulnerability to climate change, exploit any benefits?	✓	✓	✓	The policy requires the provision of SuDS and other appropriate measures to manage flood risk
	avoid development in areas at risk from flooding?	✓	✓	✓	The policy supports a sequential approach to development in line with the NPPF
A JUST SOCIETY					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	0	0	0	No significant effect
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect
5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	0	0	0	No significant effect
	retain rural services, especially shops, post offices, schools, health centres and bus services?	0	0	0	No significant effect
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	0	0	0	No significant effect
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run	0	0	0	No significant effect

	business?				
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	0	0	0	No significant effect
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect
5(f) Improve conditions and services that engender good health and reduce health inequalities	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	0	0	0	No significant effect
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect

RESOURCE USE AND WASTE					
6(a) Use natural resources efficiently; reuse, use recycled where possible	minimise the demand for raw materials?	0	0	0	No significant effect
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect. The policy does not reflect the energy hierarchy, i.e. promoting energy efficiency and demand reduction as well as renewables
	limit water consumption to levels supportable by natural process and storage systems?	0	0	0	No significant effect
	protect groundwater resources?	✓	✓	✓	The policy supports protection of the water environment and the supporting text makes it clear that this includes groundwater
	promote sustainable drainage systems?	✓	✓	✓	The policy requires the provision of SuDS and other appropriate measures to manage flood risk
	reduce minerals extracted and imported?	0	0	0	No significant effect
6(b) Reduce waste	reduce, reuse or recycle waste generated?	~~0~~✓	~~0~~✓	~~0~~✓	~~No significant effect~~ **The policy includes provision for additional wastewater treatment capacity**
TOWN CENTRES					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	0	0	0	No significant effect
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect

Conclusion
This policy supports a number of sustainability appraisal framework objectives.

Policy NEx: New and improved open space

New policy wording:

Planning permission will be granted for development proposals that make provision for new and/or improved open space which:

a. *meets the needs arising from the development having regard to the Council's open space standards and other relevant guidance;*
b. *contributes towards improving the provision, quality and accessibility of open space; and*
c. *incorporate any necessary open space buffer(s) for landscape, visual, ecological or air quality reasons.*

Any on-site provision must include a long term maintenance and management plan, and where required phasing plans, to demonstrate delivery.

Any built facilities within new or existing open space must be ancillary to the primary use and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape.

Proposals for new open spaces which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options.

Financial contributions towards the provision of open space will be considered only where it can be demonstrated that the requirements of policy NE5 part (b)(ii) are met.

Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole for the purposes of open space provision.

SA implications:

This new policy contains much of the previous policy NE5 but is specifically focused on open space, rather than NE5's focus on open space and biodiversity. This, along with the additional supporting text, may affect the appraisal of significant effects, particularly in relation to objective 3a (protect and enhance biodiversity). The appraisal below shows the changes from the appraisal of previous policy NE5.

SA objective	**Predicted effect**			**Justification and recommendations for mitigation/improvement**
	Short term	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	No significant impact.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	**0**	**0**	**0**	No significant impact.
2(b) Provide access to green spaces	√	√	√	The policy should make a significant contribution to the provision of new open space in the District.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**0**	**0**	**0**	No significant impact.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	~~√~~**0**	~~√~~**0**	~~√~~**0**	~~The policy recognises the important role of open spaces in supporting biodiversity and~~ **Unlike the previous NE5, this policy no longer** requires new development to contribute to net gains for biodiversity, ecological networks and the water environment and/or restore degraded or isolated habitats **although it does include a requirement for open space buffer(s) to be included for ecological reasons**.
3(b) Protect and enhance landscapes	~~√~~**0**	~~√~~**0**	~~√~~**0**	The policy makes provision for the inclusion of open space buffers ~~where this is necessary to mitigate the landscape impacts of new development~~. **for landscape reasons.**
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	No significant impact.
3(d) Reduce pollution from any source	~~√~~**0**	~~√~~**0**	~~√~~**0**	~~The policy recognises the role of open space in protecting the water environment.~~ **The policy makes provision for the inclusion of open space buffers air quality reasons.**
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions	**0**	**0**	**0**	No significant impact.
4(b) Improve the District's ability to adapt to climate change	√	√	√	Open space could play a role in mitigating flood risk, although this is not explicitly recognised in the policy.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	No significant impact.
5(b) Provide access to services and facilities for all	**0**	**0**	**0**	No significant impact.
5(c) Promote community cohesion	**0**	**0**	**0**	No significant impact.
5(d) Increase access to decent and affordable housing	**0**	**0**	**0**	No significant impact.
5(e) Reduce crime rates and fear of crime	**0**	**0**	**0**	No significant impact.
5(f) Improve conditions and services that engender good health and reduce health inequalities	√	√	√	Providing access to open spaces plays an important role in the promotion of healthy lifestyles.
5(g) Increase participation in education and life-long learning	**0**	**0**	**0**	No significant impact.
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	√	√	√	Open spaces are often important leisure and recreational facilities.

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	~~√~~**0**	~~√~~**0**	~~√~~**0**	~~The policy recognises the role of open space in protecting the water environment.~~ **No significant impact**
6(b) Reduce waste	**0**	**0**	**0**	No significant impact.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	No significant impact.

Conclusions

The policy provides strong support for the provision of new open space and clearly recognises its multi-faceted role.

Uncertainties

The policy will have financial implications for some developments but the extent of this is unclear.

Land at Danesbury Park Road, Welwyn

Site number and name: Land adjacent to Danesbury Park Road and Pottersheath Road

Type of site: Gypsy and Traveller accommodation

	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
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	Land is designated as urban
2(b) Provide access to green spaces	√	√	√	Within 400m of greenspace
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The nearest bus stop is located approximately 1km from the site. There is a school and local shops just over 1km from the site at Oaklands.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	Site is located within a priority habitat area (for deciduous broadleaf woodland), however the site is mainly hardstanding, apart from some trees on the site boundaries.
3(b) Protect and enhance landscapes	0	0	0	Site is adjacent to the A1(M) and is not likely to have a significant impact on landscape

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	?	?	?	Not within a source protection zone. However, there is potential land contamination.
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
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	?	?	?	Regularisation of the existing unauthorised site may reduce potential local animosity.
5(b) Increase access to decent and affordable housing	√	√	√	Will meet the needs of four Gypsy and Traveller family (as outlined in Gypsy and Traveller Accommodation Assessment Update January 2018).
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site is adjacent to the A1(M). Potential impacts from noise and air pollution need to be mitigated.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	Rural development

Policy IMR1: Five Year Housing Land Supply

New policy wording:

In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:

a. *Deliver the total housing requirement of 15,950 net dwellings over the plan period on a stepped basis. The Council's five year housing land supply will be measured against housing requirement targets of:*
   - *500 dwellings per annum for the plan period from 2011 to 31 March 2021; and*
   - *1,100 dwellings per annum for the plan period from 1 April 2021 to 2031;*

b. *Address any backlog of housing need accumulated over the plan period using the Liverpool method. This will spread any backlog evenly over the remainder of the plan period;*

c. *Review the application of the most appropriate buffer (of either 5% or 20%) on an annual basis accepting there has been a record of persistent under delivery of housing in the period 1 April 2011 to 31 March 2017; and*

d. *Monitor housing completions and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.*

SA implications:

New policy which has not previously been appraised.

SA objective	SA Sub Objective: *will the policy or proposal help to…*	Predicted effect			Justification and recommendations for mitigation/ improvement
		Short term	Med term	Long term	
ECONOMIC ACTIVITY					
1 Achieve sustainable levels of prosperity and economic growth	maintain a diversified economy, with increased resilience to external shocks?	✓	✓	✓	The policy's support for significant housing growth should increase local demand and spend and create jobs in construction and other development-related industry. The commitment to maintain a five-year housing supply should help to provide longer term stability.
	encourage new business to start-up and thrive in the District?	✓	✓	✓	
	support and encourage the rural economy and diversification?	✓	✓	✓	
	support and promote sustainable tourism in towns and rural areas?	0	0	0	No significant effect
	improve the quality of local jobs available to people in the District?	0	0	0	No significant effect
	increase the skills base?	0	0	0	No significant effect
	make the cost of housing more affordable to those employed in the District?	✓	✓	✓	Significant housing growth should ease house price pressures. Other plan policy provisions include a requirement for 33% of all homes over the Plan period to be Affordable Housing.
LAND USE AND DEVELOPMENT PATTERNS					
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	promote the use of brownfield sites and if brownfield sites are not available, land of low environmental and amenity value?	✓	✓	✓	Although not addressed by this policy, delivery of these housing requirements will require the use of brownfield sites and other policies target the completion of 20% of new homes over the plan period on previously developed land.
	maximise reuse of vacant buildings and derelict land?	✓	✓	✓	As above.
	minimise the loss of the best and most versatile agricultural land?	X	X	X	Delivery of this policy will involve releasing green belt and other greenfield sites for housing development which will result in the loss of some agricultural land
	reduce quantity of unremediated	✓	✓	✓	Although not addressed by this policy, delivery of these

	contaminated land?				housing requirements will require the use of brownfield sites and other policies target the completion of 20% of new homes over the plan period on previously developed land, some of which will be contaminated.
2(b) Provide access to green spaces	provide/improve access for all residents of the District to green spaces?	X	X	X	Delivery of this policy will involve development around towns and villages in the District, which may limit local accessibility to open countryside
	provide opportunities for people to come into contact with and appreciate wildlife and wild places?	X	X	X	Delivery of this policy will involve development around towns and villages in the District, which may limit local accessibility to open countryside
	maintain/improve the public right of way network?	?	?	?	There are rights of way through some of the allocated sites but these could be retained as part of the development
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	locate development so as to reduce the need to travel?	?	?	?	Locating a significant level of new development on the edges of the District's towns and villages may be a sustainable approach but this will depend on the connections which are made between the new developments and the existing settlements
	reduce car reliance, encourage walking, cycle, bus, and train use?	?	?	?	Locating a significant level of new development on the edges of the District's towns and villages may be a sustainable approach but this will depend on the connections which are made between the new developments and the existing settlements
	reduce road freight movements?	0	0	0	No significant effect
	avoid exacerbating local traffic congestion?	?	?	?	See above. The level of housing growth will inevitably lead to increased traffic movements but the precise impact of this will be

					determined by associated transport provision
	provide affordable, accessible public transport in towns and in rural areas?	0	0	0	No significant effect
ENVIRONMENTAL PROTECTION					
3(a) Protect and enhance biodiversity	protect habitats and species, especially those designated as being of importance, and provide opportunities for creation of new habitats?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have biodiversity value. Impacts could be mitigated in some cases.
	support and maintain extent of wetland habitat and river habitats?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have watercourses through or adjoining them. These could be impacted by development although the impacts could be mitigated in most cases.
3(b) Protect and enhance landscapes	protect and enhance landscapes, especially those of historic, recreational or amenity value, and within the Chilterns AONB?	X	X	X	The policy will lead to greenfield development around towns and villages, on some sites which have landscape value. Impacts could be mitigated to some extent.
3(c) Conserve and where appropriate, enhance the historic environment	conserve and enhance the historic built character of the District's town's and villages?	X	X	X	The policy will lead to development which will impact, in some cases, on the setting of heritage assets. Impacts could be mitigated to some extent.
	protect sites of archaeological and historic importance, whether designated or not?	X	X	X	The policy will lead to development which will impact, in some cases, on sites of archaeological importance. Impacts could be mitigated to some extent.
3(d) Reduce pollution from any source	improve the water quality of rivers and groundwater supplies?	X	X	X	New development will lead to increased light, air and noise pollution. Noise pollution may be a particular issue for residents adjoining new development sites. Pollution of rivers and groundwater are also risks which need to be
	achieve good air quality?	X	X	X	
	reduce ambient noise, especially from traffic?	X	X	X	

	reduce light pollution in the District?	X	X	X	addressed.
	protect soil quality?	X	X	X	
CLIMATE CHANGE					
4(a) Reduce greenhouse gas emissions	minimise energy consumption by transport and in buildings?	X	X	X	The policy provides for significant housing growth, which will lead to increases in energy consumption. Impacts from transport could be limited by focusing on creating and enhancing links between new development and existing services and facilities.
	increase proportion of energy generated by renewable sources?	0	0	0	There may be opportunities for building-integrated and stand-alone renewables as part of new housing development but this is not promoted by this policy per se
	encourage use of local suppliers and the consumption of local produce?	0	0	0	No significant effect
4(b) Improve the District's ability to adapt to climate change	reduce vulnerability to climate change, exploit any benefits?	0	0	0	Some of the sites identified in in the Plan to deliver the requirements of this policy face surface water flood risk, but it should be possible to mitigate this risk to some extent
	avoid development in areas at risk from flooding?	✓	✓	✓	Sites in flood zones 2 and 3 have been avoided
A JUST SOCIETY					
5(a) Share benefits of prosperity fairly	reduce disparities in income levels?	0	0	0	No significant effect
	contribute to regeneration of deprived areas (estates in Letchworth and Hitchin)?	0	0	0	No significant effect
	provide employment and other opportunities for unemployed, especially long term unemployed and the disabled?	✓	✓	✓	The policy's support for significant housing growth should increase local demand and spend and create jobs in construction and other development-related industry.
	encourage entrepreneurial activity in deprived areas?	0	0	0	No significant effect

5(b) Provide access to services and facilities for all	provide access to services and facilities without need to use a car?	0	0	0	No significant effect
	retain rural services, especially shops, post offices, schools, health centres and bus services?	✓	✓	✓	Delivering this policy will involve local development around some of the villages, which should help to retain rural services
	recognise the needs of specific groups such as minority ethnic groups, the young, the elderly and the disabled?	✓	✓	✓	Although not addressed directly by this policy, other policy requirements in the Plan mean that specific provision will be included in the overall housing provision for Gypsies and Travellers and for supported accommodation for those who cannot live in their own home.
5(c) Promote community cohesion	support development of voluntary sector?	0	0	0	No significant effect
	encourage development of community run business?	0	0	0	No significant effect
	encourage people's feelings of belonging, for example by providing community meeting places?	0	0	0	No significant effect
	recognise and value cultural and ethnic diversity?	0	0	0	No significant effect
5(d) Increase access to decent and affordable housing	help improve the quality of the housing stock and reduce the number of unfit homes?	0	0	0	No significant effect
	increase access to affordable housing, particularly for the young, the disabled and key workers?	✓	✓	✓	Significant housing growth should ease house price pressures. Other plan policy provisions include a requirement for 33% of all homes over the Plan period to be Affordable Housing.
5(e) Reduce crime rates and fear of crime	encourage crime reduction, particularly through the appropriate design of new development?	0	0	0	No significant effect
	help reduce the fear of crime?	0	0	0	No significant effect

5(f) Improve conditions and services that engender good health and reduce health inequalities	help promote healthy lifestyles?	0	0	0	No significant effect
	improve access to health services by means other than private cars?	0	0	0	No significant effect
	reduce ambient noise near residential and amenity areas?	X	X	X	Much of the development supported by the plan in support of the aims of this policy adjoins existing residential areas. There will be noise and amenity impacts on these areas
	reduce road accidents?	0	0	0	No significant effect
	reduce accidents and damage from fires?	0	0	0	No significant effect
5(g) Increase participation in education and life-long learning	improve access to skills learning by young people?	0	0	0	No significant effect
	improve access to skills learning by adults?	0	0	0	No significant effect
5(h) Maintain and improve culture, leisure and recreational activities that are available to all	increase access to culture, leisure and recreational activities?	0	0	0	No significant effect
RESOURCE USE AND WASTE					
6(a) Use natural resources efficiently; reuse, use recycled where possible	minimise the demand for raw materials?	X	X	X	The policy supports significant housing growth which will increase demand for raw materials
	encourage sustainable design, use of sustainable building materials and minimise wastage caused by construction methods?	0	0	0	No significant effect
	limit water consumption to levels supportable by natural process and storage systems?	X	X	X	The policy supports significant housing growth which will increase demand for water
	protect groundwater resources?	X	X	X	The policy supports significant housing growth which presents risk to groundwater
	promote sustainable drainage systems?	0	0	0	No significant effect

	reduce minerals extracted and imported?	X	X	X	The policy supports significant housing and employment growth which will increase demand for minerals
6(b) Reduce waste	reduce, reuse or recycle waste generated?	0	0	0	No significant effect
TOWN CENTRES					
7 Promote sustainable urban living	encourage wider range of shops and services in town centres?	?	?	?	This will depend on the extent to which linkages can be created and enhanced between new development and existing centres
	encourage more people to live in town centres?	0	0	0	No significant effect
	encourage mixed use developments in town centres?	0	0	0	No significant effect
	improve transport connections in, and to, town centres?	0	0	0	No significant effect
	encourage synergy in land uses, which supports the continued and enhanced viability of a wide range of shops and services?	0	0	0	No significant effect
	protect or improve the quality of the public realm in towns?	0	0	0	No significant effect

Conclusion

The policy provides clarity about the scale and location of housing which will be delivered in the District up to 2031. As well as securing long-term housing supply, the policy should help to support economic growth in the District through increasing local demand and spend and creating jobs in construction and other development-related industry.

The Strategic Housing Land Availability Assessment made it clear that housing targets cannot be achieved without the use of greenfield sites. Mitigation of the negative environmental effects of this is addressed in other policies in the plan.

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Sustainability Appraisal of the North Herts Submission Local Plan

MODIFICATIONS FOLLOWING PUBLIC EXAMINATION
SA REPORT ADDENDUM APPENDIX C

INFORMING POSITIVE CHANGE

North Herts District Council

Sustainability Appraisal of the North Herts Submission Local Plan

Modifications following Public Examination - SA Report Addendum **Appendix C**

VERSION	DATE	VERSION SUMMARY	APPROVALS
RO	7/11/18	Draft for client review	Principal authors: Gerard Couper
			Approved by: Tim Maiden
R1	9/11/18	Final for consultation	Approved by: Tim Maiden

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1 Recommendations and additional mitigation

The following tables summarise the recommendations from the appraisal of site-specific policies. Only the policies are included where recommendations for additional mitigation have been made.

Table 1 Strategic sites

Strategic policy/site	Recommendations	Council response
SP14 Site BA1 –North of Baldock	The masterplan should also consider how the provision of a local centre and retail facilities can be planned to complement existing provision in Baldock.	Will be addressed by policy SP4. The scale of retail development in Site BA1 has been guided by the Council's evidence base which seeks to distribute future District-wide needs proportionately and having regard to the role and function of existing centres.
SP16 Site NS1 – North of Stevenage	The masterplan should consider opportunities for enhancement of greenspace and access to green spaces.	Will be addressed by policy NEx: New and improved open space
SP17 Site HT- Highover Farm Hitchin	The policy should require and ecological appraisal in relation to Hitchin Railway Banks Wildlife Site	Hitchin Railway Banks Wildlife Site to be added to criterion j of Policy SP17.

Table 2 Other sites

Policy/Site	Recommendations	Council response
Baldock		
BA3- Land south of Clothall Common, Baldock	Consider how access to the town centre through public transport, walking and cycling can be improved for the development.	Will be addressed by policies SP6, SP7, T1
Codicote		
CD1 –Land south of Cowards Lane, Codicote	Transport assessment should consider public transport improvements to the village as potential mitigation of transport impacts .	Will be addressed by policies SP6, SP7, T1
CD2 – Codicote Garden Centre	Consider public transport improvements to the village as potential mitigation of transport impacts	Will be addressed by policies SP6, SP7, T1

Policy/Site	Recommendations	Council response
CD3 -Land NE of The Close, Codicote	Consider public transport improvements to the village as potential mitigation of transport impacts	Will be addressed by policies SP6, SP7, T1
CD5 - Land south of Heath Road, Codicote	Consider public transport improvements to the village as potential mitigation of transport impacts	Will be addressed by policies SP6, SP7, T1
CD6 - Land at Woodside Place, Danesbury Park Road, Codicote	Ensure potential impacts from noise and air pollution are mitigated	Will be addressed by policies D3 & D4
Graveley		
GR1- Land at Milksey Lane	Mitigation for noise from A1(M)1 should be provided	Will be addressed by policy D3
Hitchin		
HT11 – Churchgate, Hitchin	Ensure that development addresses fluvial and pluvial flood risks	Criterion relating to River Hiz amended; to be read in conjunction with Policies NE7 & NE8
Ickleford		
IC3 - Land at Bedford Road	Consider opportunities for improving public transport provision for site	Will be addressed by policies SP6, SP7 and T1
Knebworth		
KB1 –Land at Deards End, Knebworth	Transport Assessment to consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Will be addressed by policy D1
KB2 –Land at Gypsy Lane, Knebworth	Transport Assessment to consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Will be addressed by policy D1
Letchworth Garden City		
LG8 - Pixmore Centre, Letchworth	Consider requirement for SUDs or other appropriate measures in line with requirements for other sites affected by surface water flood risk.	Will be addressed by policies NE7 & NE8
LG14 - Nursery, Icknield	As with other sites adjoining	Will be addressed by policy D3

Policy/Site	Recommendations	Council response
Way, Letchworth.	employment uses, consider inclusion of requirement to ensure appropriate residential amenity for any properties adjoining employment area.	
LG15 - Garages, Icknield Way, Letchworth.	Consider inclusion of requirement to mitigate the impact of the nearby railway line.	Will be addressed policy D3
LG18-Former Depot, Icknield Way, Letchworth	Consider inclusion of requirement to mitigate the impact of the nearby railway line.	Will be addressed by policy D3
LG19 – The Wynd, Letchworth	Consider inclusion of requirement to address fluvial flood risks to site. Only pluvial risks currently addressed in the policy.	Make the following changes to the policy: • Deleting 'more vulnerable' A4 uses from the list of permitted uses in the first bullet; • Adding "flood risk" to the two 'sub-bullets' under the first bullet point: "…where these can additionally be accommodated in design, layout, **flood risk** and transport terms;"; and • Striking through "surface water" in the final bullet so it refers to all types of flood risk and requiring a site-specific FRA
Royston		
RY1 –Land west of Ivy Farm, Royston	It is recommended that a Mitigation Strategy be developed in consultation with Natural England to ensure that the developer contributes towards appropriate measures to protect the SSSI from recreational pressures. The mitigation strategy should include appropriate monitoring.	Existing criteria require mitigation of SSSI impacts. Statement of Common Ground with Natural England (ED52) requires completion of mitigation strategy in advance of Plan adoption. Outline planning permission granted subject to completion of legal agreement securing appropriate contributions.

2 Site policies appraisal matrices

2.1 Strategic sites

Policy SP14 Site BA1 – North of Baldock **Site number and name: BA1 North of Baldock – formerly site 200** **Type of site: Greenfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	No employment land provided, though there is an adjacent employment site. The provision of a local centre and neighbourhood level shops is not likely to have a significant effect on this objective.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 2 and 3 agricultural land.
2(b) Provide access to green spaces	X	?	√	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. This policy provides for sensitive integration of the Bridleway Baldock 034 / Bygrave 002 as a north-south route through the development . Text following the policy notes that “To the north it relates to the countryside beyond. This area would be most appropriate for the provision of some types of open space, school playing fields and / or replacement habitat where it creates an appropriate transition between the rural and urban”. The policy also requires *Using the location of areas of archaeological significance to inform a site-wide green infrastructure strategy.* Taken together these measures should result in significant positive effects in the medium to long term.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The policy provides for a number of sustainable transport provisions.: a. A secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way; b. Safe access routes to / from, and upgrades to, Baldock station; c. Sensitive integration of Bridleway Baldock 034 / Bygrave 002 as a north-south route through the development; and d. The use of Bygrave Road / Ashwell Road from the south-western edge of the allocated site to the link road as a sustainable transport corridor The policy also provides for a new link road connecting the A507 to the A505 Baldock bypass including a new bridge across the railway. The provision of the direct access to the railway station and improvements to the access and station are likely to result in a significant positive effect on this objective. The provision of the new link road is also likely to contribute to reductions in traffic congestion.
3(a) Protect and enhance biodiversity	?	0	0	The site contains Baldock Road Verge Wildlife site and Blackhorse Farm Meadow and Ivel Springs wildlife sites are located adjacent to the west. Hertfordshire ecology notes that this area is one of the most important for the remaining Corn Bunting population in Hertfordshire with about 10% of the county total. It also notes that good numbers of Yellow Wagtails were also found in the area in addition to Grey partridge and Linnet. In addition reptiles and roadside verge flora must also be considered. The policy requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: i. Ivel Springs Local Nature Reserve; ii. Bygrave Road local wildlife site; and iii. Identified protected species and priority habitats. This mitigation, if effectively managed and delivered, should result in no overall negative effective on this objective.

3(b) Protect and enhance landscapes	X	X	X?	The 2013 Landscape Sensitivity Report[1] 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 recommendations[2] 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. The policy contains the following measures to mitigate these issues: a. Structural planting to create a sense of place, integration into surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the north and east; b. Built development contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road; and Text following the policy also notes that *the masterplanning process should address these issues and, where possible, mitigate against adverse impacts upon the wider landscape.* However, overall there is still likely to be a significant negative effect on the quality of the existing landscape.

[1] Land north of Baldock: Landscape sensitivity study, LUC, July 2013
[2] See http://www.north-herts.gov.uk/12._baldock_landscape_sensitivity_report.pdf

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site includes five designated areas of archaeological significance and is adjacent to Ivel Springs Ancient Monument. The policy requires sensitive treatment of heritage assets and their settings including: i. An access solution from the A507 which satisfactorily addresses potential impacts; ii. Retaining framed views of St Mary's Church from within and beyond the site; and iv. Using the location of areas of archaeological significance to inform a site-wide green infrastructure strategy. If it is appropriately managed and delivered, these measures should mitigate any significant negative effects on this objective.
3(d) Reduce pollution from any source	0	0	0	Site is not in a source protection zone or adjacent to a watercourse.
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Some south east parts of the site are identified as at risk from surface water flooding. The policy requires that development: a. Address existing surface water flood risk issues, particularly to the south of Ashwell Road, through SUDs or other appropriate solution. If appropriately managed this is likely to mitigate any negative effects.
5(a) Share benefits of prosperity fairly	0	?	?	The policy reserves 28 self-build plots, which may contribute to making housing accessible to those who cannot afford it. It also may provide services for deprived areas of Baldock.
5(b) Increase access to decent and affordable housing	√	√	√	Development would provide 2800 dwellings, which would include significant amounts of affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	?	Development on this greenfield site will have significant effects on the amenity of the properties in Bygrave Road, and reduce tranquillity for residents in Ashwell Road and Bygrave. The site borders the railway line, and there will be significant noise impacts for the housing close to the railway. It is assumed that the masterplan process provided for in this policy will address these issues. However, there are likely to be residual amenity issues for existing residents.

6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This large new housing development will increase pressure on water supply infrastructure. As noted above, the policy requires the use of SuDs.
7 Promote sustainable urban living	√?	√?	√?	As noted above, the development will fund a link road as well as improved access to the station and the town centre. It is also likely to support businesses in the town centre, provided any new facilities do not compete with the town centre. This is important for the provision of new retail facilities and is an issue that should be addressed by the masterplanning process.

Policy SP15: Site LG1 - North of Letchworth

Site number and name: LG1 North of Letchworth – previously strategic site NL

Type of site: Greenfield. Residential.

	What is the predicted effect on each SA objective?			**Justification for 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	Development will not include employment provision
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 2 agricultural land. Site includes part of the greenway. It is in a location on the edge of Letchworth that provides access to the countryside for existing residents. Policy requires Diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge.

2(b) Provide access to green spaces	√	√	√	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. 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. Policy requires Diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge. Text following the policy also notes "*the possibility of providing radial link paths from the existing urban area, through the site to the Greenway (and beyond) should be explored as part of a comprehensive green infrastructure strategy".*
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	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. The text following the policy notes that *"the masterplan will also be required to demonstrate an access solution which works in both highway and urban design terms. Previous work has shown that a new access from Norton Road could be accommodated in landscape terms[65]. However, this needs to be balanced against a requirement to properly integrate this site with the existing Garden City. At the same time, any impacts upon the existing local highway network need to be managed within acceptable limits".* [65] *Land north of Letchworth: landscape sensitivity study (LUC, 2013)* The impact on this objective depends on the delivery of an effective response to this challenge

3(a) Protect and enhance biodiversity	0	0	0	Site is mainly open fields. Hertfordshire Ecology notes that it includes a network of hedgerows, drainage ditches, and rare arable weeds, and is of low ecological sensitivity. However, it notes: • There may be local bird interest associated with arable farmland. • Protected species known to be present include lizards and great crested newts at Norton may be present if habitat suitable. • It also notes opportunities for arable weed compensation and provision for reptiles and GCN if present. GI within new development could include allotments and / or community orchard. Area within medium priority for habitat creation. The policy requires that the masterplan sets out the approach to existing trees and hedgerows around and within the site, with the presumption that trees will be retained and any hedgerow losses kept to a minimum.

3(b) Protect and enhance landscapes	X	X	X?	The 2013 Landscape Sensitivity Study assesses the capacity for development as a combination of moderate and moderate to high and 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. The policy requires that the masterplan sets out: • How the site will follow and implement Garden City principles; • Structural planting to create a sense of place, integration into the surrounding landscape and a long-term, defensible Green Belt boundary, particularly to the north-west and east. Text following the policy notes: *"Our evidence shows that, within the plateau on which most of the site sits, there is only low landscape sensitivity to development. In the peripheral areas, there are views across a much wider landscape which continues into neighbouring Central Bedfordshire"* *Although parts of the north-eastern boundary are quite clearly defined, there are currently limited features demarcating the north-west and eastern edges of the site. These should be addressed in a comprehensive strategy which limits any harm to the wider landscape and preserves the setting of nearby heritage assets whilst creating new defensible limits to the town"* The effectiveness of this strategy will determine the impacts on this objective. However, there is still likely to be a residual landscape impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	A corner of the site includes an Archaeological Area - West of Norton Bury. There are also potential impacts on nearby heritage assets. The policy requires that the masterplan sets out any measures required to address nearby heritage assets including the Scheduled Ancient Monument at Radwell Lodge and the Croft Lane and Norton Conservation Areas. If this mitigation is effectively applied there should not be significant effects on this objective.

3(d) Reduce pollution from any source	0	0	0	Site is not in a source protection zone or adjacent to a watercourse although a tributary of the River Ivel is located within 350m. The policy requires that the masterplan Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach.
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	A few small parts of the site are identified as at risk from surface water flooding. The overall effect is not likely to be significant.
5(a) Share benefits of prosperity fairly	0	√	√	The development could provide new facilities for residents in the Grange, provided this is appropriately planned for. The policy requires Neighbourhood-level retail and community facilities providing around 900m^2 (net) of A-class floorspace and a GP surgery.
5(b) Increase access to decent and affordable housing	√	√	√	Development would provide 900 dwellings, and the land ownership provides the opportunity to deliver a higher proportion of affordable housing than on other sites. The policy also requires at least 9 serviced plots for self-build development.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	?	Development on this greenfield site will reduce tranquillity for those properties adjacent to the site. New development will inevitably involve increased light, air and noise pollution. These impacts will need to be managed with appropriate mitigation measures. In the short term, the construction phase would be disruptive for adjacent local residents, but this will depend on whether site access is through the Grange. It is assumed that the masterplan will address these issues. Text following the policy also notes that "a*n odour assessment will need to demonstrate that a suitable distance is provided between Letchworth Garden City Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed masterplanning of the site".*
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This large new housing development will increase pressure on water supply infrastructure.
7 Promote sustainable urban	?	?	?	The effect depends on whether access is through the Grange which would ensure that the

living				development relates to Letchworth. An additional access (onto Stotfold Road) would reduce traffic congestion in the Grange,but would mean the development faces away from the existing town, and could result in negative effects on this objective.

Policy SP16 Site NS1 - North of Stevenage **Site number and name: NS1 North of Stevenage** **Type of site: Greenfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	No employment provision.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which is grade 3 agricultural land.

2(b) Provide access to green spaces	?	√?	√?	The large, edge of town location of the site is likely to provide opportunities for additional greenspace provision. This site is close to Chesfield Park and Forster Country in which there are opportunities to enhance these green space features through appropriate mitigation[3]. There is a possible link into Stevenage Greenway and existing Level 1 Green Links, feeding into Letchworth Greenway to the north too. It is also within 400m of existing greenspace, however, it would make open countryside further away for residents of Gravely. The policy requires Integration of existing public rights of way to provide routes through the site to the wider countryside including • Footpath Graveley 006 and Bridleway Gravely 008 along the perimeter of the site; and • Footpath Graveley 007 as a south-east to north-west route through the site and link path from the urban area to the Stevenage Outer Orbital Path. The overall effect is uncertain, and depends on the degree to which the masterplan includes opportunities for enhancement of greenspace and access to green spaces.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	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. Bus stops with regular services are at the edge of the site on North Road, although new bus stops would be required as part of the development. Stevenage station is over 3km from the site. The policy requires travel provision designed having regard to the Stevenage Mobility Strategy and including: • Effective links into the existing pedestrian and cycle, public transport and road networks; and • an upgraded junction at the intersection of Graveley Road / North Road. Text following the policy notes that: *Any transport proposals should consider the effects on adjacent networks and communities such as Graveley, and propose suitable mitigation; the analysis should also consider cumulative impacts.* Provided that the transport effects,including cumulative effects, are appropriately

[3] See SNAP North: Landscape opportunity mapping, LUC April 2010

				researched and mitigated, including the delivery of an effective bus service, the policy should not have a significant negative effect on this objective.
3(a) Protect and enhance biodiversity	?	√?	√?	A designated wildlife site, Ledgeside Plantation is about 300 metres from 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. The policy requires that detailed design and layout of the site to be informed by site-specific assessments to mitigate any landscape, heritage and Green Belt impacts to the fullest reasonable extent. The overall impact of this policy and other Local Plan Policies could result in an improvement to biodiversity, though this is uncertain.
3(b) Protect and enhance landscapes	X	X?	X?	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 Study[4], 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 study[5], 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. 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. As noted above, the policy requires assessment of landscape impacts and also structural planting to create a sense of place, integration into surrounding landscape and a long-term, defensible Green Belt boundary to the north. It also requires sensitive consideration of existing settlements and landscape features.

[4] North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) see http://www.north-herts.gov.uk/216_2011-2.pdf
[5] North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) see http://www.north-herts.gov.uk/219_2011-2.pdf

				Even with this mitigation, there is likely to be a residual landscape impact.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site is adjacent to Graveley Village area of archaeological interest. 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. It is also close to the St Nicholas and Rectory Lane Conservation Area in Stevenage Borough. 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 Grade 1 Listed St Nicholas Church and Rooks Nest are also located to the south east in Stevenage Borough. The setting of these would need to be maintained in any development. Forster Country has been promoted by some for its historical value due to this areas connection with the writer E. M. Forster. The policy requires sensitive treatment of existing heritage assets, and site specific assessments to mitigate any heritage impacts. Provided these assessments are effectively managed and the mitigation delivered, there is likely to be no significant overall effect on this objective.
3(d) Reduce pollution from any source	0	0	0	Part of the site is situated within source protection zone 3. There is no evidence of contamination.
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No surface water or fluvial flooding issues.
5(a) Share benefits of prosperity fairly	0	√	√	Site adjoins Stevenage, some areas of which are deprived. Development will support primary and secondary school provision as well as additional GPs.
5(b) Increase access to decent and affordable housing	√	√	√	Development would provide 900 dwellings, which would include significant amounts of affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Initial construction phase could be disruptive for surrounding local residential areas in the short term. Development on this large greenfield site will result in a loss of tranquillity for the area closest to Graveley and have an impact on the amenity of the properties in Church Lane. New development will inevitably involve increased light, air and noise pollution.

				It is assumed that these issues will be addressed by the masterplan.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	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. Given the scale of development, the site will still lead to significant new demand for water resources
7 Promote sustainable urban living	0	0	0	Site on the edge of Stevenage, but is not likely to compete with services in the town. Development of facilities and services should be of appropriate scale, so not to compete with town centre.

Policy SP17 Site HT1 – Highover Farm, 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	**0**	**0**	**0**	Does not include employment provision. Policy includes provision of neighbourhood level retail 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**	This site is a greenfield site. This is Grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	Within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**0**	**0**	No rights of way through the site. Policy requires provision for sustainable modes of transport and comprehensive integration into the existing pedestrian and cycle, public transport and road networks.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	0	0	**0**	This site is a greenfield site. Development could impact on Stotfold Road Verges Wildlife site and Hitchin Railway Banks Wildlife Site. Mitigation included in policy.
3(b) Protect and enhance landscapes	**X**	**X?**	**X?**	There are no landscape designations but the site is in an area of moderate sensitivity. The policy requires lower density development and / or green infrastructure provision as informed by detailed landscape assessments at the north of the site to: • Maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City; • Respect the setting of the scheduled burrows to the north-east. There is likely to be a residual landscape impact.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Potential impact on designated and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn. The policy requires sensitive consideration of these assets. Provided this is well managed, there should be no significant effect on this objective.
3(d) Reduce pollution from any source	0	0	0	Site is not within a source protection zone. However there is potential land contamination in relation to current and historic agricultural use
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**X**	**?**	**?**	Site is not within a flood zone Small pockets of the site are susceptible to surface water flooding. The policy requires that this risk be addressed through relevant density of development and green infrastructure.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	No significant impact on services or facilities in deprived or rural areas
5(b) Increase access to decent and affordable housing	√	√	√	This site would provide a significant level of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**x**	**?**	**?**	The site is a major development and adjoins a residential area Initial construction phase could possibly cause noise and nuisance effects to local residents. It is assumed that the masterplan will address this issue. The site is also adjacent to the railway and the policy requires appropriate separation to safeguard residential amenity.
RESOURCE USE AND WASTE				

6(a) Use natural resources efficiently; reuse, use recycled where possible	**X**	**X**	**X**	Scale of development proposed will place pressure on water resources
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Site is further than 800m from the town centre Unlikely to incorporate shops or services that would compete with the town centre

Policy SP18 Site GA2 – Land off Mendip Way, Great Ashby

Site Reference and Location: GA2: Land north east of Great Ashby

	What is the predicted effect on each SA objective?			**Justification for 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**	Could support existing businesses in Stevenage but unlikely to provide additional employment land
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**	Site is greenfield. Site located on Grade 3 agricultural land.
2(b) Provide access to green spaces	√	√	√	There is green space located nearby. The policy requires Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including i. Footpaths Weston 027 and Weston 044 and Bridleway Weston 033 as features which help define the perimeters of the site; and ii. Footpath Weston 029 as a potential green corridor through the site; The policy also requires retention of green infrastructure connectivity and corridors to the wider countryside
2 (c) Deliver more sustainable location patterns	**0**	**0**	**0**	Not within 400m of bus stop with regular service, and 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

and reduce the use of motor vehicles				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. However, the policy requires provision of sustainable modes of transport, which is assumed will include appropriate public transport and links to the station. Text following the policy notes: *The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaken on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.* *There are local concerns that Back Lane, a narrow minor road which leads to Church Lane in Graveley, could be used by increased numbers of vehicles leaving the site, and that junctions in Graveley itself will suffer from congestion as a result of increased flows. This issue should be specifically addressed in the Transport Assessment for the site as part of the consideration of likely development impacts upon the wider highway network.* *These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.*
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**X**	**0**	**0**	Site borders three wildlife sites (Tilkiln Wood, Brooches Wood, Claypitthills Spring Wood). Vegetation present in the form of treebelts and hedgerows areas. The policy requires protection of these sites, and identified protected species and priority habitats.
3(b) Protect and enhance landscapes	**X**	**X?**	**X?**	Site located in Landscape character area 220 Weston Plateau Parklands. The NHDC landscape sensitivity and capacity study identifies different parts of this area as having moderate sensitivity and moderate/moderate high sensitivity and low capacity The policy requires structural planting site boundaries as informed by detailed landscape assessments to reinforce the revised Green Belt boundary and mitigate landscape impacts. However, there is still likely to be residual landscape impacts.

3(c) Conserve and where appropriate, enhance the historic environment	**x**	**0**	**0**	Tile Kiln Farm listed buildings located adjacent to the site. The policy requires lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings.
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site possibly contaminated, but not within SPZ1 or 2 Site borders a watercourse. It is assumed that the masterplan will undertake any appropriate assessment.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**?**	**?**	**?**	The site is not in a high flood risk area. Site subject to surface water flood risk. The policy requires mitigation through SUDs or other appropriate solution.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	√	√	Site adjoins Stevenage, some areas of which are deprived. Development will support primary and secondary school provision as well as additional GPs.
5(b) Increase access to decent and affordable housing	√	√	√	The size of the site means it is likely to deliver affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X?**	**?**	**?**	The site is a major development and part of the site is in close proximity to a residential area Initial construction phase would be disruptive for surrounding local residential areas. It is assumed that this will be addressed by the masterplan.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**X**	**X**	**X**	There are significant constraints on sewerage infrastructure in Stevenage. Additional development will put increased pressure on the sewerage and water supply infrastructure, although the Rye Meads Water Cycle Study identifies potential solutions. The policy requires a detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. However, a development of this size will still lead to significant effects on water resources.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Site on the edge of Stevenage.

Policy SP19: Sites EL1, EL2 and EL3 - East of Luton **Site number and name: EL1, EL2 and EL3 East of Luton** **Type of site: Greenfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Development does not include employment land. Policy requires a new local centre and neighbourhood provision, but it is not considered this will have a significant positive effect on this objective.
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	The development is located on a greenfield site, which 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.
2(b) Provide access to green spaces	X	X	?	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, though additional footpaths are proposed in the site masterplan. Existing greenspace is within 400m of the site, and rights of Way run through the site. The policy requires Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including: • Footpath Offley 001 as a route from south-east Luton to the rural area; and • Footpaths Offley 039, Offley 002 and Offley 003 as potential north-west to south-east green corridors through the site. Despite these measures, there is likely to be some loss of existing open countryside for existing residents.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	0	0	0	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 local road network into North Hertfordshire is sub-standard, and development could reduce accessibility for existing residents. The policy requires principal access to be taken from Luton Road and integrated into Luton's existing highway network via Crawley Green Road, including sustainable modes of transport. Text after the policy notes that *"the sites will need to integrate provision for walkers, cyclists and public transport in line with the aims of the NHDC Transport Strategy and the sustainable travel"*
3(a) Protect and enhance biodiversity	X?	0	0	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 id proposed as part of the plan, but there is likely to be an initial negative impact in the short term. The policy requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity.
3(b) Protect and enhance landscapes	X	X	X?	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. Cockernhoe would be particularly affected as it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area. The landscape impacts of EL3 are significantly less than the development of EL1 and EL2. 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 assessment[6] to have a moderate sensitivity. However the study also suggests that the landscape capacity for urban

[6] See http://www.north-herts.gov.uk/202_2011.pdf

				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 2008[7] 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. The policy requires that built development be contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley or the Chilterns AONB as informed by detailed landscape assessments. However, it is still likely that development of this scale will have a significant impact on the landscape.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Site includes part of Mangrove Green and Cockernhoe archaeological area. EL3 is close to Putteridge Bury historic park and garden. The policy requires sensitive integration of existing settlements and heritage assets, including • Minimising the visual impacts of development upon the historic parts of Cockernhoe, including relevant listed buildings; • Using the location of the Mangrove Green and Cockernhoe areas of archaeological significance to inform a site-wide green infrastructure strategy; and • Retaining an appropriate setting to the adjoining Putteridge Bury. Provided this process is effectively managed and delivered, there should not be a significant negative effect on this objective.
3(d) Reduce pollution from any source	0	0	0	Part of site likely to be contaminated. Site above SPZ 3 but not adjacent to a watercourse. The policy requires that a Contaminated Land Preliminary Risk Assessment be undertaken, particularly relating to historic landfill
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to	0	0	0	Small parts of the site are identified as at risk from surface water flooding, but this is not considered to be significant. The policy requires that this be addressed through SUDs or other appropriate solution.

[7] 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

climate change				
5(a) Share benefits of prosperity fairly	0	0	0	Nearby areas in Luton are identified as being deprived, but there is no information that the development would provide additional services for these areas.
5(b) Increase access to decent and affordable housing	√	√	√	Site would provide up to 2100 houses a significant proportion of which would be affordable.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X?	?	Development on this greenfield site will have significant effects on the amenity of the residents in Cockernhoe, Mangrove Green, Tea Green and Wandon End. Cockernhoe would be particularly affected as, in combination with the EL3 development, it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area. The impacts of EL3 are significantly less than the development of EL1 and EL2. Development will inevitably involve increased light, air and noise pollution for residents of these villages. The site is very close to the Luton noise corridor. The policy requires appropriate noise mitigation measures, and it is assumed that the masterplan will address the impacts on existing residents.
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	This large new housing development will increase pressure on the sewerage and water supply infrastructure. 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. The Luton Watercycle Study[8] includes a number or recommendations for new development including the submission of holistic or site specific water cycle studies with every major planning application (greater than 100 dwellings). The policy requires a detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. However, a development of this size will still have a significant negative effect on water resources.
7 Promote sustainable	0	0	0	Site is not well related to Luton or Hertfordshire towns. However, it is unlikely to compete with

[8] See https://www.luton.gov.uk/Environment/Lists/LutonDocuments/PDF/Local%20Plan/Climate%20change/CC%20005.pdf

urban living				existing town services.

2.2 Other sites

Ashwell

Policy AS1 **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	**0**	**0**	**0**	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**	This area is a greenfield site. Uncultivated grassland (possibly set aside agricultural land), bordered by hedgerows. The land is agricultural land grade 3.
2(b) Provide access to green spaces	√	√	√	There is green space located nearby.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	This site is within walking distance to the town centre for fit-abled people, and access will be improved by the requirement to provide pedestrian access to the village. There is a school within walking distance and a recreational ground. 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.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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. The requirement to retain existing boundary hedgerows will help protect existing biodiversity.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	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. The requirements for sensitive design and layout in terms of the ridgeline and landscape and to provide additional planting will all help reduce any potential landscape impact.
3(c) Conserve and where appropriate, enhance the historic environment	**X**	**X**	**X**	Site does not fall within a conservation area, and is not situated near listed buildings. However the site could impact on the setting of Ardbury Banks Scheduled Ancient Monument and views of St Mary's Church. These impacts will be mitigated by the requirement for a heritage impact assessment. The requirement for a archaeological survey will also mitigate impacts on this objective.
3(d) Reduce pollution from any source	**0**	**0**	**0**	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	**0**	**0**	**0**	Site is not within a flood zone and is not subject to surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	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	√	√	√	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?**	**?**	**?**	The site is a large development on the edge of a village. May create noise impact during construction

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Baldock

Policy BA2 **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	**0**	**0**	**0**	Doesn't include employment land.
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	**?**	**?**	**?**	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. However, development of this field would result in a net loss of access to existing open space of value for informal recreation to the wider community. The overall impact will depend on site layout and through routes provided.
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated within 400 m of several bus stops (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 railway station.

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site is situated close to a designated wildlife area to the west, Weston Hills Local Wildlife Site. The policy requires that development should consider and mitigate against potential adverse impacts on this 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. The policy requires that proposals should be informed by a site-specific landscape assessment. However, it is likely there will be a residual landscape impact.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	The majority of the site is designated as being of archaeological importance. It is also adjacent to a Scheduled Ancient Monument. The policy requires: • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.
3(d) Reduce pollution from any source	**x**	**x**	**x**	Site is located within Groundwater source protection zone 2. The policy requires a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Site not in a flood risk area and not subject to surface water flooding.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Not in an area of deprivation
5(b) Increase access to decent and affordable housing	√	√	√	Development will provide 200 homes, including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**?**	**?**	The close proximity to the bypass A505 would suggest some noise pollution. Policy requires appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces. Site development is likely to have an impact on existing residents, and it is assumed that the development will require a construction management plan.
RESOURCE USE AND WASTE				
6(a) Use natural resources	**0**	**0**	**0**	

efficiently; reuse, use recycled where possible				
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	The closest part of the site is within 800m of the town centre, though the majority of the site isn't.

Policy BA3 **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 each SA objective?			**Justification for 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**	Doesn't include employment provision.
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 within 400m: Policy requires consideration of the most appropriate routes and movements for all modes between the allocation site and the existing Clothall Common estate. The policy requires alignment of former Wallington Road and Bridleway Clothall 027 as green corridor through the site.

2c Deliver more sustainable location patterns and reduce the use of motor vehicles	**0**	**0**	**0**	Situated and within 400 m of several bus routes, but only with infrequent services. The westernmost corner of the site is just over 400m as the crow flies from the nearest bus stop with a frequent service, but approximately 800m along a walking route (and the vast majority of the site is farther away still) 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. The policy requires: • Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA4; • Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Although there is no biodiversity designation on the site, any development of this scale will have an impact on existing habitats on site.
3(b) Protect and enhance landscapes	**X**	**X?**	**X?**	Landscape Sensitivity and Capacity Study rated the site as moderate capacity and moderate sensitivity (due to the views across the site). The policy requires proposals to be informed by a site-specific landscape assessment, but there is likely to be a residual impact.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Archaeological Designation covers the site and it is close to an ancient monument. The policy requires: • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.
3(d) Reduce pollution from any source	**0**	**0**	**0**	Not known to be contaminated.
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. Site subject to surface water flooding (1 in 30 year). Policy requires that development • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; • Address existing surface water flood risk issues, including any run-off through SUDs or other

				appropriate solution.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Not an area of deprivation
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 245 homes including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	The close proximity to the bypass A505 would suggest some noise pollution. Policy requires appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces. Site development is likely to have an impact on existing residents, and it is assumed that the development will require a construction management plan.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Site is within 800m of town centre. Although identified as an edge-of-town 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.

Policy BA4 **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	**0**	**0**	**0**	No employment provision in site
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	**X**	**X**	**X**	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space .
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	**0**	**0**	**0**	Situated within 400 m of several bus routes with infrequent services, but not with frequent services, and further than 800m from the station. However, the town centre is still readily accessible by cycling. Site is situated across the road from major BA1 development, and it is assumed that there will be benefits for this site in terms of improved access to public transport, walking and cycling
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Hertfordshire Ecology indicates that this site has potential ecological interest. Local Plan policies will require appropriate investigation and mitigation
3(b) Protect and enhance landscapes	**0**	**0**	**0**	The Landscape Sensitivity and Capacity Study identified the site as having high to moderate capacity and low sensitivity. The policy requires proposals to be informed by a site-specific landscape assessment
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Although there is no historical designation on the site, it borders to the east onto an area designated for archaeology. Policy requires archaeological survey to be completed prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	Not known to be contaminated.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**√X**	**?**	**?**	Site not in a flood risk area. Site is subject to surface water flooding (only a small section by 1 in 30 yr flooding, but nearly 2/3 of site by 1 in 1000 yr flooding). Policy requires that development address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution. It also requires that it incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach
A JUST SOCIETY				
5(a) Share benefits of prosperity	**0**	**0**	**0**	Not in area of deprivation

fairly				
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 50 homes, including affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**?**	**?**	Development is likely to have an impact on existing residents, and it is assumed that the development will require a construction management plan.
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**	Site is over 1 km from the Town Centre

Policy BA5 **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 term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	No employment provision
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**	The site is not a greenfield site

2(b) Provide access to green spaces	√	√	√	Public rights of way bordering site . Green spaces located within 400m. However, development will remove access to this green space for local residents. Policy requires appropriate treatment of south-eastern and south-western site boundaries to maintain access to, and integrity of, Footpath Baldock 036 and east-west green corridor.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site within 400m of an infrequent bus service, but not a frequent service. However, it is within 800m of a railway station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site is not designated as an important ecological site Hertfordshire Ecology suggest that ecological sensitivity is low at District level but high locally given its existing green infrastructure and existing green corridor role. They suggest the retention of a corridor link into new development from the west. As noted above this is required by the policy.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape impacts identified.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Site is adjacent to scheduled ancient monument. Policy requires: • Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development.
3(d) Reduce pollution from any source	**0**	**0**	**0**	No known contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**?**	**?**	**?**	Possible surface water flooding. Policy requires that development: • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	This town is not identified as a deprived area

5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X?**	**?**	**?**	Initial construction phase could possibly cause noise and nuisance effects to local residents. It is assumed a construction plan will be produced. Likely to be a residual amenity impact on existing 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	√	√	√	Located within 800m of town centre

Policy BA6 **Type of Site:** *Housing(appraised for both housing and employment purposes)* **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	**0**	**0**	**0**	Previously an employment site, but now proposed for housing
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	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
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space This site has a public right of way running though it and policy requires that this be incorporated in development.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Within 400m of a bus stop with a frequent service Within 800m of train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site includes some trees and shrubs. The site is not designated as being of ecological importance
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape issues – brownfield site in town
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	The site is in an area of archaeological interest. Policy requires archaeological survey to be completed prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is known to be contaminated from gas works and underground tanks, but 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	**?**	**?**	**?**	The site is not in a flood risk area Entire site subject to surface water flooding. Policy requires that development address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Would provide 26 homes
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X?**	**?**	**?**	Initial construction phase could possibly cause noise and nuisance effects to local residents. It is assumed a construction plan will be produced. Likely to be a residual impact on amenity of existing residents. Site is next to railway lines. Policy requires adequate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces

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	√	√	√	within 800m of town centre

Policy BA7 **Type of Site and Number:** Residential (Brownfield) **Site Reference and Location:** BA7 –formerly B/r14 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 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?	**0**	**0**	**0**	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	√	√	√	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	√	√	√	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	**0**	**0**	**0**	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.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No information available on landscape impacts.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Not in a conservation area or area of archaeological interest. Policy requires archaeological survey to be completed prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is located partly in Groundwater Source Protection Zone 1 and partly in Zone 2. Policy requires Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**?**	**?**	**?**	Not at risk of flooding The site is subject to surface water flooding Policy requires that development address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	**?**	**?**	**?**	Estimated to provide 20 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?**	**?**	**?**	Initial construction phase could possibly cause noise and nuisance effects to local residents. It is assumed a construction plan will be produced. Likely to be a residual impact on amenity of existing residents.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled	**0**	**0**	**0**	

where possible				
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	More than 800m from the town centre.

Policy BA10 **Type of Site:** *Employment* **Site Reference and Location: BA10 – f**ormerly *B/e01, 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	√	√	√	This proposed development could supply jobs in the local area, and is well located in relation to proposed new housing development, particularly site BA1. 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.
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**	Site is listed as brown field but from photographic evidence it appears to be largely covered in grass. No environmental designations
2(b) Provide access to green spaces	√	√	√	This site is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Train station within 800m of the western section of the site. Bus stop within 400m of site, but not with a regular service However, it is well located with other housing developments in Baldock, which is likely to improve public transport access.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	**0**	**?**	**?**	The site is vegetated and includes hedgerows, trees and shrubs. Policy requires landscaping to enhance the ecological value of the railway corridor. This could have a positive effect on this objective.
3(b) Protect and enhance landscapes	√	√	√	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	**0**	**0**	**0**	The site contains an area of archaeological interest. The policy requires an archaeological survey to be completed prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	The policy requires that the developer undertakes a Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use. However, the site is not 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	**?**	**?**	**?**	The site is not in a flood risk area Significant surface water flood risk on site. The policy requires that development address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**?**	**?**	May provide employment for deprived areas of Baldock.
5(b) Increase access to decent and affordable housing	**0**	**0**	**0**	N/a
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X?**	**?**	**?**	Initial construction phase could possibly cause noise and nuisance effects to local residents. It is assumed that the masterplan will address this issue. Likely to be a residual impact on amenity of existing residents. It is also next to the railway line – noise for future employees. The policy requires that development provide adequate mitigation measures for noise associated with the railway line .
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where	**0**	**0**	**0**	

possible				
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Policy BA11 **Type of Site and Number:** **Site Reference and Location: BA11 - Deans Yard, South Road**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**X**	**X**	**X**	Site is replacing a number of businesses.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	The site is previously developed land with little or no amenity value The site is known to be contaminated due to gas works and underground tanks, and so provides an opportunity to reclaim contaminated land
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Within 400m as the crow flies of bus stop with a regular service, but the bus stop is a little more than 400m along a walking route Just over 800m to station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site is not designated as being of ecological importance
3(b) Protect and enhance landscapes	**0**	**0**	**0**	Site within urban area of Baldock

3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Policy provides mitigation
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site likely to be contaminated but not in SPZ1 or SPZ2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Site is not in a flood risk area but is subject to surface water flooding. Policy provides mitigation.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Development of the site would mean the loss of businesses Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Site would provide a proportion of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	Existing land use is predominantly employment, therefore proposed use may be an improvement in terms of noise and pollution. Could be short negative impacts during construction.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	The development will be connected to sewerage facilities in Letchworth, which is reported in the IDP as having no capacity issues The size of the development is unlikely to pressurize the systems immediately but need to improve current utilities in order to prevent future problems as energy provisions and services need reinforcing Education constraints in local schools; need expansion to cope with more students/staff Mitigation – Utilities assessment (gas and, electric). Mitigation – improve school capacity
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	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.

Barkway

Policy BK1 **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	**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**	The proposed development is on a Greenfield site, listed as grade 2 agricultural land The existing land use of the site is for horse grazing and housing
2(b) Provide access to green spaces	√	√	√	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**	The site is located within 400m of a bus stop, but only with an infrequent service. Not within 800m of a railway station. Village location suggests people are likely to rely on public transport
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape impacts identified

3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	The site is adjacent to a designated conservation area with several listed buildings, and to a Registered Park and Garden. Policy requires sensitive design to respect setting of Barkway Conservation Area and Cokenach Registered Park and Garden to include: • Reinforcing hedgerows and landscaping along southern boundary of site; and • Access arrangements designed to minimise harm to heritage assets
3(d) Reduce pollution from any source	**0**	**0**	**0**	No known contamination.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Not at risk of flooding The edge of the site is subject to surface water flooding, but this is not considered to have a significant impact on this objective.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	The site has potential to support local services within the village, but the impact is not likely to be significant.
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 13 homes
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	Potential for initial impact from construction on 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	**0**	**0**	**0**	N/a

Policy BK2 **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	**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**	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	**?**	**?**	**?**	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. Impact will depend on resulting site layout and through routes provided
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	Not within 400m of a bus stop with a regular service, nor within 800m of a railway station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape impacts identified

3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	The site borders an area of archaeological interest. Policy requires archaeological survey to be completed prior to development.
3(d) Reduce pollution from any source	**0**	**0**	**0**	No known contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Data from the Environment Agency indicates the area is not at risk from flooding Small part of site subject to surface water flooding, but this is not considered to be significant.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	The site development is likely to support local services within the village, but is of relatively small size.
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 20 houses.
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	Potential for initial impact from construction on 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	**0**	**0**	**0**	

Policy BK3 **Site number and name: BK3 - Land between Cambridge Road & Royston Road** **Type of site: Greenfield. Residential.**		
	What is the predicted effect on each SA objective?	**Justification for 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	Residential site
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	Grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	Housing site within 100m of green space (play & youth facilities and amenity green space) and, given the scale of development (140 dwellings), it would contribute some additional green space which would be accessible to nearby residential properties, particularly if the existing rights of way are maintained. A right of way crosses the site and another runs along one of the site boundaries. Policy requires: • the Incorporation of footpath Bridleway Barkway 017 as a north-south green corridor through the site; • Appropriate treatment of northern boundary to maintain alignment and integrity of Bridleway Barkway 018.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	Site is close to bus stops but these do not have a regular service. Policy requires that development consider opportunities for pedestrian and cycle access into the village.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Herts Ecology describe the ecological sensitivity of the site as low, that it is unlikely that ecological interest will be sufficient to prevent development but some compensation should be considered for cumulative losses of grasslands and trees. Policy requires that development should include extensive tree planting, maintenance of the existing boundaries and hedgerows.

3(b) Protect and enhance landscapes	?	?	?	Site is not within AONB. The area is not covered by the NHDC landscape studies. NHDC officer comments on the site are that it is at a gateway to Barkway and is an open site adjoining residential development. Policy requires sensitive integration into existing village, particularly in terms of design, building orientation. However, a village development of this size is likely to have residual landscape impacts.
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	The Cockenach Estate (an historic park and garden) lies immediately opposite the site on the other side of Cambridge Road. Policy requires sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include: • Reinforcing of hedgerows and landscaping along site boundaries; and • Access arrangements designed to minimise harm to heritage assets
3(d) Reduce pollution from any source	0	0	0	No contamination concerns identified.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Very small portion of the site has surface water flood risk but only in a 1 in 1000 year event
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Will provide a convenience store and a school site. Should help to support services in Barkway
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 140 dwellings including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X?	X?	?	A development of this size in a village is likely to have a significant effect at the construction stage, and also to have residual long term impacts on amenity. Policy requires that development should include measures to minimise impact on Newsells Park Stud, in terms of proximity of built development, noise and increased activity. It is recommended that development also requires a construction management plan, and consideration of development layout and landscaping to minimise impact on neighbouring 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	0	0	0	

Codicote

Policy CD1 **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	**0**	**0**	**0**	No provision for economic activities
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**	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	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**	The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m. Village location is likely to lead to the increased use of private cars Policy requires consideration of opportunities for cycle and pedestrian access. It also requires Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures. However, the overall effect is still likely to be negative on this objective unless an increase in public transport provision can be secured.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	**?**	**0**	**0**	Site is not designated as being of ecological importance, but is adjacent to a wildlife site so may have some impact on it Policy requires that development consider and mitigate against potential adverse impacts upon Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat.
3(b) Protect and enhance landscapes	**?**	**?**	**?**	Area has moderate landscape character sensitivity, Mod visual sensitivity and low landscape value
3(c) Conserve and where appropriate, enhance the historic environment	**?**	**0**	**0**	Site is not located within an area of archaeological interest Site is not located within a conservation area Site contains no listed buildings, though there are potential impacts on the setting of listed buildings on High Street. Policy requires sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is situated within a source protection zone 2 Policy requires Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Flood risk is not identified as a problem within this area.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	In combination with other developments in the village, should support local services within the village, including school expansion
5(b) Increase access to decent and affordable housing	√	√	√	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**	**?**	**?**	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery

TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment

Policy CD2 **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**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	x	Loss of garden centre, with employment provision
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	x	Part of site is greenfield, part is previously developed. Greenfield is grade 2 agricultural land
2b. Provide access to green spaces?	√	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	The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m. Codicote has a number of shops and services Village location is likely to lead to the increased use of private cars As with CD1, policy requires transport assessment.
Environmental protection		
3a. Protect and enhance biodiversity?	0	Policy requires that development consider and mitigate against potential adverse impacts upon adjoining priority deciduous woodland habitat. There may be a short term impact. Policy also requires that existing hedgerows are retained
3b. Protect and enhance landscapes?	?	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. The longterm impacts are uncertain.

3c. Conserve and, where appropriate, enhance the historic environment?	0	Policy requires sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles
3d. Reduce pollution from any source?	X	Part of site is within Ground Water Source Protection Zone 2. Policy requires Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	?	Site not located in a flood zone A small part of the site subject to surface water flooding Mitigation - Explore potential for SUDS
A just society		
5a. Share benefits of prosperity fairly?	√	Site has potential to support local services within the village
5b. Increase access to decent and affordable housing?	√	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?	?	Initial construction phase may be disruptive for surrounding local residential areas. There would need to be controls to minimise this disruption. No longer term amenity impacts – replacing retail with residential.
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	0	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
Town centres		
7. Promote sustainable urban living?	0	Codicote's location makes the residents use of private transport likely to commute into the nearest large town for work and entertainment

Policy CD3 **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	**0**	**0**	**0**	No employment provision in development

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**	The development is located on a greenfield site The site is located in agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	green space is within 400m. Policy requires sensitive incorporation of Footpaths Codicote 007 and 008 as p features within the site and providing a connection from the High Street to the wider countryside
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**x**	**x**	**x**	The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m. Village location is likely to lead to the increased use of private cars As with CD1 and CD2 policy requires transport assessment
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**?**	**?**	**?**	Site is not designated as being of ecological importance Trees and hedgerows are present around the perimeter of the site. Hertfordshire Ecology indicates that this site is of potential ecological interest
3(b) Protect and enhance landscapes	**x**	**?**	**?**	This site lies within the Codicote Plateaux LCA. As noted above this LCA is considered to have moderate to high sensitivity.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Policy requires heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is situated within a source protection zone 2 But there is no evidence of contamination on the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Flood risk is not identified as a problem within this area. Site subject to surface water flooding. Policy requires that development address existing surface water flood risk issues through SUDs or other appropriate solution
A JUST SOCIETY				
5(a) Share	√	√	√	The site has potential to support local services within the

benefits of prosperity fairly				village, including supporting school expansion.
5(b) Increase access to decent and affordable housing	√	√	√	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**	**?**	**?**	The site is a major development and is in a residential area Initial construction phase would be disruptive for surrounding local residential areas Development is relatively small; long term impacts unlikely to be significant
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Codicote's location make the residents use of private transport likely to commute into the nearest large town for work, and entertainment

Policy CD4 - Land at Pulmer Water **Site number and name: CD4 - Land at Pulmer Water** **Type of site: Greenfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
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	Grade 3 agricultural land
2(b) Provide access to green spaces	0	0	0	No site info available
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	More than 1km from the nearest bus stop

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Herts Ecology suggest the site has low ecological sensitivity with some grassland potential
3(b) Protect and enhance landscapes	?	?	?	Site is not within AONB. Area not covered by landscape studies and no officer comments on the site. Site is in open countryside but does not appear to be visually prominent from surrounding roads. Adjacent to Codicote Chalk Quarry Local Geological Site.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	0	0	0	Site is within SPZ 2. Not adjacent to a watercourse. No information on contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No constraints identified
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Site is more than 1km from Codicote so unlikely to generate significant benefits in terms of supporting services.
5(b) Increase access to decent and affordable housing	√	√	√	Gypsy and Traveller site so will contribute to meeting the housing needs of the Gypsy and Traveller population
5(c) 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	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	Rural development

Policy CD5 **Site Reference and Location:** CD5 - Land south of Heath Road, Codicote		
	What is the predicted effect on	**Justification for assessment and any mitigation measures**

	each SA objective?			
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	No employment provision
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**	This is a greenfield site, largely open agricultural fields with trees and hedgerows on the boundaries. Site located in grade 3 agricultural land.
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m. Policy requires sensitive incorporation of existing rights of way, including footpaths Codicote 014, 015 & 016 as green corridors through the site connecting the existing village to the wider countryside
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	Site near Codicote local centre which includes services and facilities The site is located within approximately 400m of a bus stop, but only with an infrequent service. There is no railway station within 800m Mitigation – Improve public transport access As noted for other Codicote developments, policy requires Transport Assessment
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**?**	**?**	**?**	Policy requires that development consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest including: ○ Codicote Lodge Icehouse & surrounds Local Wildlife Site; ○ Heath Plantation Local Wildlife Site; ○ Meadow NW of First Spring Local Wildlife Site; and ○ Priority deciduous woodland habitat adjoining the site. Longterm impacts will depend on the effectiveness of the mitigation.

3(b) Protect and enhance landscapes	**?**	**?**	**?**	Site located within area 205: Codicote Plateau which has moderate sensitivity and Moderate landscape value. Policy requires proposals to be informed by a site-specific landscape assessment, particularly ensuring development at the south-west of the site does not encroach beyond acceptable limits into longer views across the Mimram Valley. The longterm impacts are uncertain.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Policy requires lower density of development to southern edge of site to respect local character and sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings
3(d) Reduce pollution from any source	**X**	**X**	**X**	Site likely to be contaminated Site above SPZ 2 or principal aquifer Policy requires Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	The site is not in a high flood risk area. Very small part of site subject to 1 in 1000 yr surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Site has potential to support local services, and in particular the school
5(b) Increase access to decent and affordable housing	√	√	√	The size of the site means it is likely to deliver affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**?**	**?**	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption. Potential longterm impacts on existing residents.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
TOWN CENTRES				
7 Promote sustainable	**0**	**0**	**0**	Site not located close to a town but Codicote has a local centre with some services and facilities. Site is likely to

urban living				increase private car use.

Policy CD6: Land at Danesbury Park Road, Welwyn **Site number and name: Land adjacent to Danesbury Park Road and Pottersheath Road** **Type of site: Gypsy and Traveller accommodation**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
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	Land is designated as urban
2(b) Provide access to green spaces	√	√	√	Within 400m of greenspace
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The nearest bus stop is located approximately 1km from the site. There is a school and local shops just over 1km from the site at Oaklands.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	Site is located within a priority habitat area (for deciduous broadleaf woodland), however the site is mainly hardstanding, apart from some trees on the site boundaries.
3(b) Protect and enhance landscapes	0	0	0	Site is adjacent to the A1(M) and is not likely to have a significant impact on landscape
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	?	?	?	Not within a source protection zone. However, there is potential land contamination.
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
A JUST SOCIETY				
5(a) Share benefits of	?	?	?	Regularisation of the existing unauthorised site may reduce potential

prosperity fairly				local animosity.
5(b) Increase access to decent and affordable housing	√	√	√	Will meet the needs of four Gypsy and Traveller family (as outlined in Gypsy and Traveller Accommodation Assessment Update January 2018).
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site is adjacent to the A1(M). Potential impacts from noise and air pollution need to be mitigated.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	Rural development

Graveley

Policy GR1 **Site 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**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	0	No employment provision
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	The development is located on greenfield land, although part of the site is includes a large house The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	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?	√	Just under half of the site is located within 400m of a bus stop with a regular service, but there is no railway station within 800m. Village location is likely to lead to the increased use of private cars
Environmental protection		

3a. Protect and enhance biodiversity?	0	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
3b. Protect and enhance landscapes?	0	The site is located within the Arlesey – Great Wymondley landscape character area (LCA 216) which is considered to have low sensitivity
3c. Conserve and, where appropriate, enhance the historic environment?	0	Site is located near an archaeological area Part of site is in a conservation area Policy requires sensitive design to minimise impacts upon Graveley Conservation Area and archaeological survey to be completed prior to development
3d. Reduce pollution from any source?	0	Part of site is within Ground Water Source Protection Zone 3, although site is above a high groundwater vulnerability zone. However it is unlikely to be contaminated
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	0	Site not in flood zone, but part of Hight Street and Church Lane (assumed access roads) are in a Flood zone 3
A just society		
5a. Share benefits of prosperity fairly?	0	Small development, so no significant impact
5b. Increase access to decent and affordable housing?	0	The estimated number of dwellings will be too small to provide a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is not a major development and does not appear to be surrounded by residential properties. Site is close to the A1 Mitigation – noise and vibration should be considered by site design and landscaping
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	0	
Town centres		
7. Promote sustainable urban living?	0	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

Great Ashby and Northeast Stevenage

Policy 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**	The development is located on a greenfield site The site is located on agricultural land grade 3
2(b) Provide access to green spaces	**?**	**?**	**?**	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. Policy requires integration of Footpath Graveley 010 as a perimeter feature around the north of the site.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**0**	**0**	**0**	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. The site is not within 400m of a regular bus service, nor within 800m of a railway station. However, the policy requires the provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy and this is likleyt to include improved public transport provision. It also requires a Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The habitat study accompanying the planning application[9] for this site notes that *the intense cultivation of the field with its narrow margins means that the majority of the site is of low intrinsic ecological value.* The study also notes that *the Site's boundary features are of greater ecological value and have the potential to support a number of protected and notable species.* The boundary features also provide connectivity to woodland areas near the site (designated wildlife site). The policy requires: • Retention and sensitive treatment of priority woodland habitats surrounding site to north and west; • Consider and mitigate against any adverse impacts upon adjacent local wildlife site at Parsonsgreen Wood;

[9] See http://www.north-herts.gov.uk/docfilesrv/1/00/10/56/00105681.pdf

3(b) Protect and enhance landscapes	**?**	**?**	**X**	The area is within the Weston Park LCA of the 2011 landscape study[10]. 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 report[11] 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. The policy requires sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets. However, there is still likely to be a residual landscape impact.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	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. Policy requires sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church.
3(d) Reduce pollution from any source	0	0	0	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. Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
CLIMATE CHANGE				
4(a) Reduce	**0**	**0**	**0**	Site not in flood zone

[10] See http://www.north-herts.gov.uk/220_2011.pdf
[11] 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

greenhouse gas emissions and Improve the District's ability to adapt to climate change				Surface flooding is not identified as a potential issue within this area.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Although there are areas of deprivation in Stevenage, the development is not likely to provide additional services for those areas.
5(b) Increase access to decent and affordable housing	√	√	√	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**	**?**	**?**	The site is a major development and appears to be in a residential area 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. The policy requires sensitive integration into existing settlement in terms of development layout and building orientation.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	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. Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Site on the edge of Stevenage.

Hitchin

Policy HT2
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	**0**	**0**	**0**	No employment areas included.

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**	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	**?**	**?**	**?**	There is green space located nearby. However this land is green space which is easily accessible to a large proportion of residents. Overall impact will depend on resulting site layout and through routes provided
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**x**	**?**	**?**	Site is located within 400m of a bus stop, but only with an infrequent service. The site is more than 400m from the nearest frequent service, and more than 800m from the railway station 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. Operation of policy SP6 could contribute to additional public transport provision.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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. The effects on biodiversity will depend on the nature of the development. The policy requires that: • Development consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); • Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary; • Maintaining appropriate buffer zone from Ippolitts Brook at south-east of site.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	Site has no landscape designation
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Site does not adjoin a conservation area Site does not adjoin an area archaeological interest. There are no listed buildings within this site. Policy requires sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site is not within source protection zone 1 or 2 Site is adjacent to Ippollitts Brook Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**?**	The site abuts flood zones 2 and 3. Site is subject to surface water flooding . Policy requires that development: • Address existing surface water flood risk issues through SUDs or other appropriate solution; • No residential development within Flood Zone 2.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	This town is not identified as a deprived area

5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	The site is a major development and appears to be in a residential area 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**	No constraints identified.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Site more than 800m from town centre

Policy HT3 **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**	No employment provision
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.

2(b) Provide access to green spaces	**X**	**?**	**?**	A RUPP runs along north of the site offering access to the country side for informal recreation. The policy requires that the development retains the integrity of this path. The longterm impact will depend on resulting site layout and through routes provided
2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Situated within 400m 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).
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	There is no biodiversity designation on the site. Policy requires that development consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI.
3(b) Protect and enhance landscapes	**?**	**?**	**?**	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. Policy requires: • Development retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; • Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	No impacts identifed
3(d) Reduce pollution from any source	**0**	**0**	**0**	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	**0**	**0**	**0**	Small area of edge of site has surface water flooding issue.
A JUST SOCIETY				
5(a) Share benefits of	**0**	**0**	**0**	Not in a deprived area

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**	**?**	**?**	The site is a major development and appears to be in a residential area. Likely to be impacts on local residents in construction phase.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No constraints identified
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.

Policy HT5 **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	**0**	**0**	**0**	No employment provision
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**	**?**	**?**	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. Long term impact will depend on resulting site layout and through routes provided. Policy requires maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	The very southernmost tip of the site is exactly 400m as the crow flies from the nearest bus stop with a frequent service. However, it is substantially further than this via a walking route, and the vast majority of the site is further than 400m from the bus stop. The site is also outside the 800m 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).
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	There is no biodiversity designation on the site. Policy requires that development consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape designations on site. The Landscape Sensitivity and Capacity Study rated the site as high capacity and low sensitivity These sites have been appraised as being able to accommodate new housing development without significant effects on their character or the surrounding landscape. Policy requires sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	No constraints identified
3(d) Reduce pollution from any source	**0**	**0**	**0**	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	**0**	**0**	**0**	Site is not within a flood zone and is not subject to surface water flooding.
A JUST SOCIETY				
5(a) Share benefits of	**0**	**0**	**0**	Not in an area of deprivation.

prosperity fairly				
5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	The site is a major development and appears to be in a residential area. Possible impacts on local residents during construction phase.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No constraints identified
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.

Policy HT6 **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	**0**	**0**	**0**	No employment provision
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**	**?**	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. Long term impact will depend on resulting site layout and through routes provided. Policy requires maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007
2c Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	A small part of the site is just within 400m of a regular bus service as the crow flies, but no part is within 400m of the bus stop via a walking route. The site is also 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.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	There is no biodiversity designation on the site and the site's previous use as a paddock would indicate a limited wildlife variety. Policy requires that development: • Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); • Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; • Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary
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 Policy requires sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB;
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Archaeological area. Policy requires archaeological survey to take place prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	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	**0**	**0**	**0**	Site not in a flood zone and is not subject to surface water flooding

to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Not in a deprived area
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**	**?**	**?**	The site is a major development and appears to be in a residential area. Likely to be impacts on local residents in construction phase
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No constraints identified
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.

Policy HT8 **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**	Using current employment land as housing
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site Land area is potentially contaminated due to use as gas works – potential for remediation
2(b) Provide access to green spaces	√	√	√	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	√	√	√	There are bus stops with regular services within 400m Train station is within 800m of site.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	This is a Brownfield site. No designated ecological areas. There are some trees present on the site.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	In town centre
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	No sites of historical conservation value or of archaeological interest within the vicinity of the development.
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is not located in a Groundwater Source Protection Zone and does not border a watercourse. Potentially contaminated. Policy requires Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation
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 Small part of site subject to surface water flooding, 1 in 1000yr
A JUST SOCIETY				
5(a) Share	**0**	**0**	**0**	Site unlikely to provide services to areas of deprivation

benefits of prosperity fairly				
5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**X**	**X**	High levels of noise disturbances from the adjacent railway tracks for the future residents living there.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	New housing in close proximity to the town centre (within 800m). 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.

Policy HT10 **Type of Site and Number:** *Residential (Brownfield)* **Site Reference and Location:** *HT10 - Former B & Q, Nightingale Road, Hitchin*				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	No employment provision
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of Greenfield land and other land with high environmental and amenity value?	√	√	√	Located on current Brownfield area on land that is of low amenity value. Land is potentially contaminated through former use as retail store and car park facility Opportunity to reclaim contaminated land.
2(b) Provide access to green spaces	**X**	**X**	**X**	Nearby footpaths. Local Green space areas accessible through footpaths. Green spaces not accessible within 800m of the site location; current position within residential area
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Located near centre, access to public transport. Bus stops with frequent services are within 400m of the site Access to local services and amenities without the need for increased car usage. Train station within close proximity of proposed development; Within 800m of the site
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	This is an existing brown field site. It has no ecological designations There are some trees present on the site, but nothing notable.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape issues
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	The site is not located near any conservation or historical designated areas.
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is not located on a Groundwater source protection zone The site does not border a watercourse. The site has potential land contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Not located within flood risk area. Very small part of edge of site subject to surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Site not large enough to potentially contribute to urban vitality

5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	May be some short term amenity impacts during construction phase but site would be replacing large retail with residential
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Within 800m of town centre Encourage more people to live near centre It is within immediate accessibility of transport and local services. Provides new housing with direct accessibility to the town centre.

Policy HT11 **Site number and name: HT11 – Churchgate, Hitchin** **Type of site: Brownfield, Retail**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Accessible retail development in Hitchin town centre, which should contribute to competitiveness of the town centre
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	**0**	**0**	**0**	Should be no significant impact on access to green space from residential properties

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Not within 800m of the rail station but within 400m of a bus stop with a regular bus service
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	√	√	√	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Within a conservation area Contains a listed building and potential impact on the setting of other listed buildings Within a designated archaeological area. Policy requires: ○ Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including: ○ Protection of key views of Grade I listed St Mary's Church, including from Hollow Lane; ○ Consideration and sensitive treatment of key listed buildings and their settings including the Sun Hotel, the Biggin and various buildings in Market Place; ○ Archaeological survey to be completed prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site borders a watercourse Considered unlikely to be contaminated Not within SPZ 1 or 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**?**	**?**	**?**	Edges of site lies partially within flood zone 2 and within area of surface water flood risk
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise. Will depend on configuration of development.

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Should provide additional shops and services within the town centre

Policy HT12 **Site number and name: HT12 – Paynes Park, Hitchin** **Type of site: Brownfield. Retail.**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	Accessible retail development in Hitchin town centre, which should contribute to competitiveness of the town centre
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	**0**	**0**	**0**	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Not within 800m of the rail station but within 400m of a bus stop with a regular bus service
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	0	0	0	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity

3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	Within a conservation area Contains a listed building and potential impact on the setting of other listed buildings. Policy requires preparation of a concept framework / masterplan to enable: Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings
3(d) Reduce pollution from any source	0	0	0	Site does not border a watercourse Possible contamination due to previous commercial/industrial uses Not within SPZ 1 or 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	Not within flood zones 2 or 3 Very small amount of surface water flood risk on site
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Unlikely to provide additional services for deprived areas
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	?	?	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise. . Will depend on configuration of development.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Should provide additional shops and services within the town centre

Ickleford

Policy IC1 **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	**0**	**0**	**0**	No employment provision

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**	The location of the site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	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	√	√	√	Local bus service runs through the village connecting to the nearby towns. Bus stop location, with a regular service, is easily accessible within 400m of the entire site. Railway station is over 800m away from the site
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	This is a greenfield site. It has no ecological designations There are some trees and vegetation present on the site.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	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**	The site is adjacent to a conservation area The site is adjoining an area of archaeological interest Mitigation is included in the policy
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is not located in a source protection zone. Site is not contaminated
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	The site is not in a flood zone (flood zone 3 is approx. 80m to the east of the site). The site is subject to surface water flooding. Policy provides mitigation for this.

A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Development too small to support rural services
5(b) Increase access to decent and affordable housing	**0**	**0**	**0**	Site is too small (9 units) to be required to provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	Initial impacts would be the pressures of construction on the surrounding residential areas. Relatively small development (fewer than 10 dwellings); unlikely to have long term effects
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Policy IC2 **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	**0**	**0**	**0**	No employment provision
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**	The location of the site is a greenfield site on grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	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. Policy requires link over A600 to connect to existing network.

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Local bus service runs through the village connecting to the nearby towns. Bus stop location, with regular service, is easily accessible within 400m of the entire site. Railway station is over 800m away from the site. Policy requires Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	It has no ecological designations, but is adjacent to a wildlife site. Mitigation included in policy
3(b) Protect and enhance landscapes	**0**	**0**	**0**	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
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	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**	The site does not border 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	**0**	**0**	**0**	The site is is not in a flood zone (flood zone 3 is approx. 35m to south) A very small part of the site is subject to surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	The proposed development of this site could aid in retaining local services within the area.
5(b) Increase access to decent and affordable housing	√	√	√	Site is large enough to create affordable housing
5(c) Improve conditions and services that engender good	?	?	?	Although this is in a village, there are no houses immediately adjacent.

health and reduce health inequalities				Impacts are uncertain
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	

Policy IC3 **Type of Site and Number:** **Site Reference and Location:** IC3 - Land at 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	**0**	**0**	**0**	No employment provision
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**	Site is largely greenfield agricultural land, although some buildings on part of the site. Site is grade 2 agricultural land.
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m. Policy requires protection of existing footpaths.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	?	?	?	Approximately half of the site is within 400mof bus stop with a regular service More than 800m to station Located adjacent to village of Ickleford which has a number of services and facilities. Near Hitchin, although some distance from the town centre
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Site is largely greenfield and includes priority deciduous woodland habitat. Mitigation included in policy. .
3(b) Protect and enhance landscapes	**x**	**x**	**?**	Policy includes mitigation for landscape impacts, though long term effect uncertain
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Site is adjacent to area of archaeological significance Policy includes mitigation
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site unlikely to be contaminated Site not in SPZ 1 or 2 Site does not border a river.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	The site is not in a high flood risk area. Small parts of the site are subject to surface water flooding.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Site will support local facilities including potential new school site.
5(b) Increase access to decent and affordable housing	√	√	√	Site will deliver affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**?**	**?**	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption. Policy requires sensitive integration into existing village.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.
TOWN CENTRES				
7 Promote sustainable	**0**	**0**	**0**	

urban living				

Kimpton

Policy KM3 **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	**0**	**0**	**0**	No employment provision
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	X	X	X	Village has a food shop, post office, surgery and school. There is a bus stop adjacent to the site but it is only served by an infrequent service, and the nearest railway 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	**0**	**0**	**0**	No biodiversity designations, but hedges on east and west boundaries provide green corridors, and should be retained.
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	**0**	**0**	**0**	Site is adjacent to a conservation area. Policy provides mitigation.

3(d) Reduce pollution from any source	**0**	**0**	**0**	Not in SPZ 1 or 2 Site doesn't border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Not in a flood risk area The site itself is subject to surface water flooding (1 in 1000 years), as is High Street (1 in 30 years - presumably the access point for the site). Policy provides mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Development not big enough to support village services
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	**?**	**?**	**?**	Site is a relatively small development in a village, impacts are uncertain
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**	

Kings Walden

Policy KW1 **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	**0**	**0**	**0**	No employment provision

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**	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	green space is within 400m Public rights of way is near this site Policy provides for green corridor through site.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**x**	**x**	**x**	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 Not within 400m of a bus stop with a regular service (though an infrequent service is available Long term – Will encourage use of private transport for commuting to village areas.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Site is not designated as being of ecological importance
3(b) Protect and enhance landscapes	**0**	**0**	**0**	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	**0**	**0**	**0**	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. Policy provides mitigation.
3(d) Reduce pollution from any source	**0**	**0**	**0**	The northernmost corner of the site is within a source protection zone 2 Site does not border a water course There is no evidence of contamination upon the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	The site is not in a flood zone. The site itself is not subject to surface water flooding but The Heath (the likely access road) is subject to 1 in 1000 years surface water flooding events
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	There are not a lot of services and facilities within this area.

5(b) Increase access to decent and affordable housing	√	√	√	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	**?**	**0**	**0**	Evidence of noise constraints identified from the runway at Luton airport. Policy provides mitigation. Initial construction phase could be disruptive for surrounding local residential areas
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**	

Knebworth

Policy KB1 **Type of Site and Number: KB1 –formerly site 52 Residential** **Site Reference and Location 07/0904/7 Land at Deards End, Knebworth**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	No employment provision
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**	This site is a greenfield site. Grade 3 agricultural land

2(b) Provide access to green spaces	**x**	**?**	**?**	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) Long term impacts will depend on resulting site layout and through routes provided and public open space provided in development.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 400m of bus stop, but not with a regular service. The site is, however, within 800m of a railway station Site is Located within walking distance to the town centre
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**?**	**?**	**?**	Trees and hedgerows are present throughout the site, as well as grassland. Herts Ecology indicates possible reptile interest and bats in general area. Suggests grassland area requires Phase 1 survey to assess value, including pond. Policy includes mitigation for potential adverse impacts on SSI and priority habitat.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	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	**0**	**0**	**0**	The site is adjoining the town's conservation area. Policy provides mitigation
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site is situated within a source protection zone 2. This site is not contaminated This site does not border a watercourse There is no landfill site within 250m
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Site is not within a flood zone Small parts of the site, and many of the surrounding streets, are subject to surface water flooding. Policy provides mitigation.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Development would support local services, including school provision
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and	**x**	**?**	**?**	The site is a major development and appears to be in a residential area

services that engender good health and reduce health inequalities				Site is situated next to the A1(M). Policy provides mitigation Initial construction phase could possibly cause noise and nuisance to local residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Policy KB2 **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	**0**	**0**	**0**	No employment provision
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**	This site is a greenfield site. Grade 3 agricultural land
2(b) Provide access to green spaces	**x**	**?**	**?**	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) Long term impacts will depend on resulting site layout and through routes provided and public open space provided in development.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 400m of bus stop, but not with a regular service. The site is, however, within 800m of a railway station Site is Located within walking distance to the town centre

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	This site is a greenfield site. No designated wildlife sites fall within this site Trees and hedgerows are present throughout the site.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	Site is within the landscape area of Knebworth Landscape is common Impact of built development is low
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	The site is adjoining the town's conservation area. Policy provides mitigation
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site is not situated within a source protection zone 1 or 2. This site is potentially contaminated due to unknown fill on the site
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Site is not within a floodplain Site is subject to surface water flooding Policy provides mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Will support local facilities, including school
5(b) Increase access to decent and affordable housing	√	√	√	This site provides access to affordable and decent housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**x**	**?**	**?**	The site is a major development and appears to be in a residential area Site is situated next to the A1(M). Policy provides mitigation for noise impacts. 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**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Policy KB3 **Type of Site and Number:** *Other/Mixed Use* **Site Reference and Location:** *KB3, Builders Yard, London Road, Knebworth.*				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	√	√	√	As mixed use site, will include employment provision
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Regeneration of a Brownfield site Potentially contaminated due to commercial/industrial use, so may be benefits from regenerating contaminated land.
2(b) Provide access to green spaces	√	√	√	The development is within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	The site is within 400m of a bus stop with a regular service Within 800m of the train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	This is a brown field site. It has no ecological designations
3(b) Protect and enhance landscapes	**0**	**0**	**0**	N.a
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Site will not impact upon conservation areas or features of cultural or archaeological interest.

3(d) Reduce pollution from any source	**x**	**x**	**x**	The site is located in Ground Water Source Protection Zone 1 Site does not border a watercourse. The site is possibly contaminated from commercial/industrial use. Mitigation – contaminated land survey and remediation if necessary
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	The site is not in a high flood risk area but the majority of the site is subject to surface water flooding Policy provides mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Small development unlikely to have a significant impact on local services
5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**?**	**0**	**0**	Surrounded by residential, retail and commercial properties. May have some negative impacts during the construction phase.
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**	

Policy KB4 **Site number and name: KB4 - Land east of Knebworth** **Type of site: Greenfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
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	Approximately half of the site is grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Housing site within 400m of various green spaces and, given the scale of development (200 dwellings), it would contribute some additional green space which would be accessible to nearby residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 800m of Knebworth rail station and within 400m of bus stops with regular bus services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	None of the site is designated for ecological reasons. Herts Ecology suggest the site is of low ecological sensitivity and that it is a medium habitat creation priority area.
3(b) Protect and enhance landscapes	**X**	**X**	**?**	The site is not within AONB but most of the site is of high-moderate sensitivity and low-moderate capacity. Officer comments suggest that part of the site is open in character, is visually exposed and forms part of the green buffer between Stevenage and eastern edge of Knebworth. Policy provides mitigation.
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	No constraints identified
3(d) Reduce pollution from any source	**0**	**0**	**0**	Part of the site is in SPZ 1. Site is not adjacent to a watercourse. No contamination concerns identified.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Ribbons of surface water flood risk on the site. Policy provides mitigation.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Will support local services, including secondary school provision
5(b) Increase access to decent and affordable housing	√	√	√	Will provide affordable housing.

5(c) Improve conditions and services that engender good health and reduce health inequalities	X	?	?	Large development adjacent to residential areas. Likely to have impacts during construction phase. Medium and long term impacts uncertain.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	Village development

Letchworth Garden City

Policy 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	X	X	X	Will result in loss of employment sites. However, the site was allocated after consideration 'in the round' of future housing and employment needs. Plan seeks to meet both in full
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. Policy requires this to be retained

2c Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Majority of site within 400m of a bus stop with frequent services, but approx 2km from Letchworth station and 1km 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 heath 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	**0**	**0**	**0**	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. Policy requires site-specific landscape assessment
3(c) 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). Nearby listed buildings Policy includes mitigation
3(d) Reduce pollution from any source	**0**	**0**	**0**	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	**0**	**0**	**0**	Site not in a flood risk area. One very small part of the site are subject to 1 in 1000 year surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c) Improve conditions and services that	**X**	**X**	**X**	The site is a major development and appears to be in a residential area The proximity to the motorway and the railway line would

engender good health and reduce health inequalities				indicate raised noise levels. Policy includes mitigation
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**	More than 800m from town centre

Policy 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	**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 within an urban area – former playing fields.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space

2 Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Entire site situated within 400m of a bus stop 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 heath 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	**0**	**0**	**0**	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	**0**	**0**	**0**	No landscape designations on site.
3(c) Conserve and where appropriate, enhance the historic environment	**X**	**X**	**X**	There is no historical designation on the site, but a conservation area borders the site to the southwest. Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	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	**X**	**X**	**X**	Site not in a flood risk area. Site is subject to surface water flooding Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Would include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**x**	**x**	**x**	The site is a major development and appears to be in a residential area

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**	More than 800m from town centre

Policy 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**	
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 400m of Howard Park
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is located adjacent to a railway station (station within 800m of the site) Regular bus routes connect site to town centre (stops are evident within 400m of the site)
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site has no ecological designated zones surrounding it. Some vegetation on site
3(b) Protect and enhance landscapes	**0**	**0**	**0**	

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Potential impact on setting of Letchworth Conservation Area and Grade II Listed buildings on Birds Hill, as well as a number of non-designated heritage assets. Policy includes mitigation.
3(d) Reduce pollution from any source	0	0	0	The site is identified as being potentially contaminated but is not in a SPZ 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	**0**	**0**	**0**	The site is not located in a flood risk area. The site itself is not currently subject to surface water flooding.
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**X**	**X**	Location in close proximity to railway and employment uses. Policy includes mitigation.
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	√	√	√	The site is located within 800m of the town centre

Policy 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	**0**	**0**	**0**	

sustainable levels of prosperity and economic growth				
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	**x**	**x**	**x**	Greenfield site within an urban area –former orchard / small-holding .
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	√	√	√	Entire site situated within 400m of a bus stop with frequent services, but outside the 800 metre radius of Letchworth station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**X**	**X**	**X**	Former orchard area dating from 1930s. Includes small open glade, adjacent to allotments. Old trees, some secondary woodland and scrub Hertfordshire Ecology notes that there is a potential for reptiles associated with allotments, and bats associated with some trees having splits and hollows etc. They indicate that there should be compensation for the loss of what is traditional orchard Priority Habitat given high numbers of surviving fruit trees. They also indicate that surveys are needed to properly assess site and any species interest.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	There is no historical designation on the site.
3(d) Reduce pollution from any source	**0**	**0**	**0**	Not listed within Contaminated Land Study. Site does not border any watercourses. Situated within Groundwater Protection Source Zone 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the	**0**	**0**	**0**	Very small part of the site subject to surface water flooding

District's ability to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c)(c) Improve conditions and services that engender good health and reduce health inequalities	**x**	**x**	**?**	Development on this greenfield site will reduce tranquillity for those properties adjacent to the site. This will need to be managed with appropriate mitigation measures.In the short term, the construction phase would be disruptive for adjacent 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	**0**	**0**	**0**	Further than 800 metre from the town station.

Policy 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**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	X	Loss of employment land in active use
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	√	The site is brownfield land
2b. Provide access to green spaces?	√	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?	√	The site is within 400m of bus stop with regular service The site is within 800m of train station
Environmental protection		
3a. Protect and enhance biodiversity?	0	There are no designated wildlife habitats within this site. There are a few trees on the site
3b. Protect and enhance landscapes?	0	N/a
3c. Conserve and, where appropriate, enhance the historic environment?	x	The site does not contain a conservation area, archaeological area or any listed buildings. There are a few listed buildings in close proximity and the site borders Letchworth conservation area Policy includes mitigation
3d. Reduce pollution from any source?	X	Site is likely to be contaminated, based on its current use, but the site is not within a Groundwater Source Protection Zone and the site does not border a watercourse
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	Site is not in a flood risk area Site subject to surface water flooding
A just society		
5a. Share benefits of prosperity fairly?	0	
5b. Increase access to decent and affordable housing?	√	Will include affordable housing
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	Residential properties will be adjacent to manufacturing / storage and distribution uses. Policy includes mitigation.
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	0	
Town centres		
7. Promote sustainable urban living?	√	Site within 800m of town centre

Policy LG9 – formerly *L/02, Lannock School, Whiteway Letchworth*				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	0	**0**	
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	Brownfield site but with existing playing fields. Policy requires lower density development and retention of some existing trees and green space
2(b) Provide access to green spaces	√	√	√	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	√	√	√	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 bus stop with a regular service
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	This is a brown field site It has no ecological designations; however, there are fields, trees and hedges on the site.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	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	**0**	0	**0**	The site is located in a Ground Water Source Protection Zone 2 but no evidence of contamination
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**X**	**X**	**X**	The site is not in a high flood risk area. Site subject to surface water flooding (located in a hollow with slopes rising up around it.) Policy requires mitigation of surface water risk
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	**0**	**0**	Appears to be in a residential area so may be impacts on amenity of existing 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	**0**	**0**	**0**	Not within 800m of town centre

Policy LG10 (formerly L.o7), Croft Lane, Letchworth				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	
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**	Loss of former playing fields
2(b) Provide access to green spaces	X	X	X	Loss of former playing fields
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Entire site within 400m of a bus stop with regular service, but further than 800m from the railway station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	X	X	X	Low ecological sensitivity but potential Great Crested Newt habitat, hedgerows/tress around perimeter and grassland requires survey.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	N/a
3(c) Conserve and where appropriate, enhance the historic environment	**x**	**x**	**x**	Site borders a conservation area and may impact on setting of Grade II listed buildings on Cashio Lane, Croft Lane and Norton Road Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	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	0	0	0	Not in a flood zone Only very small part of site subject to surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c) Improve	**x**	**x**	**x**	The site is a major development and appears to be in a

conditions and services that engender good health and reduce health inequalities				residential area
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**	n/a

Policy LG13 - Glebe Road industrial estate **Site number and name: LG13 - Glebe Road industrial estate** **Type of site: Brownfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Housing site within 150m of green space (multifunctional area)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is approximately 1km from Letchworth rail station but regular bus services pass close to the site
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. Herts Ecology suggest the site has low ecological sensitivity and limited opportunities for improvement due to the nature of the site

3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Sites lies wholly within a conservation area Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	Officer comments suggest site is likely to be affected by contamination but site is not within a SPZ and is not adjacent to a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Small part of site itself and surrounding area and roads have surface water flood risk. Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 10 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Lies within employment area which may have impacts on amenity for new residents Policy includes mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

Policy LG14 - Nursery, Icknield Way **Site number and name: LG14 - Nursery, Icknield Way** **Type of site: Brownfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Within 400m of Norton Common. Not large enough to provide significant additional green space for local residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is close to Letchworth rail station and regular bus services pass close to the site
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site immediately adjoins a conservation area Policy includes mitigation
3(d) Reduce pollution from any source	?	?	?	Site is not within a SPZ and is not adjacent to a watercourse. No information on contamination.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Surface water flood risk on and around site Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Although the site is located close to a deprived area, as a housing site it will not provide new or improved services or facilities for this area.
5(b) Increase access to decent and affordable housing	0	0	0	Site for approximately 8 dwellings so unlikely to include affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Partly within employment area, which may generate amenity impacts for new residents
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

Policy LG15 - Garages, Icknield Way **Site number and name: LG15 - Garages, Icknield Way** **Type of site: Brownfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Within 400m of Wilbury Recreation Ground. Not large enough to provide significant additional green space for local residents
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is within 800m of Letchworth rail station and within 400m of bus stops with regular bus services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	0	0	0	Previous use suggests site is likely to be affected by contamination but site is not within a SPZ and is not adjacent to a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Surface water flood risk on and around site Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Although the site is located close to a deprived area, as a housing site it will not provide new or improved services or facilities for this area.

5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 25 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Within 100m of railway line – noise impacts
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

Policy LG16 - Foundation House, Letchworth **Site number and name: LG16 - Foundation House, Letchworth** **Type of site: Brownfield. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site
2(b) Provide access to green spaces	3	3	3	Housing site within 400m of green space (multifunctional area)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Site is more than 800m from Letchworth rail station but is just within 400m of a bus stop with regular bus services. There are other closer bus stops without regular services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Brownfield site. Herts Ecology suggest the site has low ecological sensitivity and limited opportunities for improvement
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Site immediately adjoins a conservation area Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	Officer comments suggest site is likely to be affected by contamination but Site is not within a SPZ and is not adjacent to a watercourse.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	X	X	X	Surface water flood risk on and around site Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 47 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Site lies within employment area – amenity impacts on new residents Policy includes mitigation
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

Policy LG17 – Hamonte, Letchworth
Site number and name: LG17 – Hamonte, Letchworth
Type of site: Brownfield. Residential.

	What is the predicted effect on each SA objective?			**Justification for 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	Residential site
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site

2(b) Provide access to green spaces	3	3	3	Site is immediately adjacent to a park
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Regular bus services pass close to the site
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. No comments from Herts Ecology
3(b) Protect and enhance landscapes	3	3	3	Within the built-up area of Letchworth
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	?	?	?	Site is in SPZ 2. Site is not adjacent to a watercourse. No information on contamination
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No constraints identified
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Although the site is located in a deprived area, as a housing site it will not provide new or improved services or facilities for this area.
5(b) Increase access to decent and affordable housing	3	3	3	Site for estimated 30 dwellings so likely to be affordable housing requirements
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	0	0	Not in AQMA. May be short term amenity impacts during construction phase.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Housing site within 800m of Letchworth town centre

Policy LG18 - opp 382-392, Icknield Way, Letchworth				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				

1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	N.a
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Vacant brownfield site.
2(b) Provide access to green spaces	√	√	√	Footpaths located near proposed site Recreation ground / green space within close proximity (within 400m of the site)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site located within good access to a bus route; bus stops accessible near to the site (Within 400m) The site is not within 800m of the train station.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Site does not impact on designated ecological areas.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	The site has no identified impact on conservation areas or on archaeological areas.
3(d) Reduce pollution from any source	0	0	0	The site is not located on a Groundwater source protection zone Site is not bordering a watercourse Land may be contaminated from previous varied industrial use
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**X**	**X**	**X**	The site is not located in a flood risk area. The site is subject to surface water flooding Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of	**0**	**0**	**0**	

prosperity fairly				
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**X**	**X**	Site located next to Railway
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	Limited capacity on sewage treatment Large development; long term would encourage more pressure on its capacity.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Long term would encourage people to move in to the town centres Site is located over 800m to the town centre.

Policy LG19 – The Wynd **Site number and name: LG19 – The Wynd** **Type of site: Brownfield. Retail.**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service

ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Potential impact on the setting of listed buildings Adjacent to a designated historic park/garden Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	Not within SPZ1 or 2 Considered unlikely to be contaminated 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	Site partially within flood zone 3 Some surface water flood risk on site Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Site may include some residential uses, which will be within the town centre and therefore may be impacted by noise. Site also within 100m of railway line
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	No identified constraints on water or wastewater infrastructure
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

Policy LG20 – Gernon Road **Site number and name: LG20 – Gernon Road** **Type of site: Brownfield. Retail.**		
	What is the predicted effect on each SA objective?	**Justification for assessment and any mitigation measures**

SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Contains a listed building and potential impact on the setting of other listed buildings Adjacent to a designated historic park/garden Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	Not within SPZ1 or 2 Considered unlikely to be contaminated Does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No flood risk issues
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area

5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) 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	0	0	0	No identified constraints on water or wastewater infrastructure
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

Policy LG21 – Arena Parade **Site number and name: LG21 – Arena Parade.** **Type of site: Brownfield. Retail.**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Letchworth town centre, which should contribute to competitiveness of the town centre
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity

3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Potential impact on the setting of listed buildings Adjacent to a designated historic park/garden Policy includes mitigation
3(d) Reduce pollution from any source	0	0	0	Not within SPZ1 or 2 Considered unlikely to be contaminated 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	Some surface water flood risk on site Policy includes mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) 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	0	0	0	No identified constraints on water or wastewater infrastructure
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

Lower Stondon (adjoining)

Policy LS1 **Type of Site and Number:** **Site Reference and Location:** LS1 - Land at Ramerick, Lower Stondon				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of	**0**	**0**	**0**	No employment provision

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**	Site is greenfield land, surrounded by hedgerows and trees. Site is grade 2 agricultural land.
2(b) Provide access to green spaces	**X**	**X**	**X**	Green spaces not located within 800m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is within 400m of bus stop with a regular service More than 800m to station Site is located adjacent to the village of Lower Stondon, although in the Parish of Ickleford which has a number of services and facilities. .
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Site is largely greenfield and includes some trees and hedgerows. Site does not conflict with any designated areas of ecological interest.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	Site located within Landscape Area 218: Pirton Lowlands Moderate/low sensitivity and low value
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	Site within area of archaeological significance, adjoining listed buildings. Policy provides mitigation.
3(d) Reduce pollution from any source	**0**	**0**	**0**	Unlikely to be contaminated River within site not within SPZ 1 or 2
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**?**	The site is located in Flood zone 2 & 3 area, and is subject to surface water flooding. Policy provides mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	Size of development means this is likely to support rural services

5(b) Increase access to decent and affordable housing	√	√	√	Site will deliver affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**0**	**0**	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas. There would need to be controls to minimise disruption. Policy requires sensitive incorporation into existing settlement.
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**	Site adjoins Lower Stondon, located away from North Hertfordshire towns..

Preston

Policy PR1 **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**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	0	No employment provision
Land use and development patterns		
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 The site is located uon agricultural land grade 3
2b. Provide access to green spaces?	?	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 Medium and long term impact will depend on resulting site layout and through routes provided

2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	The site is isolated. The nearest towns for employment are Hitchin and Stevenage The site is within 400m of a bus stop, but not with a regular service Site is not within 800m of station
Environmental protection		
3a. Protect and enhance biodiversity?	0	Policy requires mitigation against potential adverse impacts upon nearby Wain Wood SSSI
3b. Protect and enhance landscapes?	?	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. Likely to be long-term residual landscape impacts.
3c. Conserve and, where appropriate, enhance the historic environment?	0	Near conservation area and listed buildings, but policy includes mitigation.
3d. Reduce pollution from any source?	0	Site is not located in a source protection zone although in an area of high groundwater vulnerability Site does not border a watercourse Site is unlikely to be contaminated
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	0	Site not in a flood zone. Very small part of the site subject to surface water flooding
A just society		
5a. Share benefits of prosperity fairly?	0	The site is too small to contribute in retaining local rural services within the area
5b. Increase access to decent and affordable housing?	√	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	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.
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	0	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery

Town centres		
7. Promote sustainable urban living?	0	

Reed

Policy RD1 **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	**0**	**0**	**0**	No employment provision
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, classed as grade 2 agricultural land
2(b) Provide access to green spaces	√	√	√	The site has an existing public right of way running through the site itself, policy requires retention Provides access to other areas of Green space within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	The site is located within 400m of a bus stop, but not with a regular service. The site is not within 800m of a railway station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Site does not conflict with any designated areas of ecological interest.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	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**	The site is located close 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 Policy includes mitigation for potential impacts on conservation area and listed buildings
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site is not in SPZ1 or 2 Site is not contaminated Site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	There is no identified flood risk for the proposed site, and it is not subject to surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	The site is too small to make a significant contribution to retaining rural services
5(b) Increase access to decent and affordable housing	√	√	√	Would provide 21 dwellings including affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	?	0	0	The site is a major development and appears to be in a residential area 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**	Policy requires detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	N.a

Royston

Policy 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**
Economic Activity		

1. Achieve sustainable levels of prosperity and economic growth?	0	
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	This site is a greenfield site Site is located upon agricultural grade 3 Site adjacent to important amenity area of Therfield Heath and Therfield Heath SSSI Policy includes retention of right of way through the site and mitigation of impacts on Therfield Heath
2b. Provide access to green spaces?	√	There is a greenspace located nearby (within 400m), linked by a right of way
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	X	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
Environmental protection		
3a. Protect and enhance biodiversity?	x	This is a greenfield site No designated wildlife sites fall within this site, however it is close to Therfield Heath SSSI and the additional residents are likely to have a significant effect due to recreational use. The policy requires consideration and mitigation of potential adverse impacts on Therfield Heath SSSI, including provision of green infrastructure within the development to reduce recreational pressure
3b. Protect and enhance landscapes?	x	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 The policy includes a requirement for a site-specific landscape assessment and the retention of trees as a buffer to the railway line
3c. Conserve and, where appropriate, enhance the historic environment?	x	The site does not include any historic assets, it is however located adjacent to the Therfield Heath Area of Archaeological Significance and will impact on the setting of a Scheduled Ancient Monument (Arbury Banks) The policy requires completion of an archaeological survey prior to development

3d. Reduce pollution from any source?	0	Site is situated within Source Protection Zone 2 but no known contamination
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	Site subject to surface water flooding Policy requires this risk to be addressed through Sus or other appropriate solution
A just society		
5a. Share benefits of prosperity fairly?	0	
5b. Increase access to decent and affordable housing?	√	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	The site is a major development and appears to be in a residential area The site borders the railway. Mitigation – noise and vibration should be considered by site design and landscaping
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	X	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. Policy requires Additional wastewater treatment capacity to be provided prior to commencement of development
Town centres		
7. Promote sustainable urban living?	0	

Policy RY2 –formerly site 85 Residential **Site Reference and Location: 07/0899, Land North of Newmarket Road, Royston**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels	**0**	**0**	**0**	

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**	This site is a greenfield site. agricultural land grade 3 Royston lacks green space
2(b) Provide access to green spaces	√	√	√	There is green space located nearby (within 400m)
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**x**	x	x	Further than 800m from a station and more than 400m from a bus stop with a regular bus service 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
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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. Policy requires an ecological survey (including reptiles) due to adjacent habitats and to provide mitigation and/ or off-setting measures as necessary. Also requires developer to ensure management of the chalk grassland.
3(b) Protect and enhance landscapes	**0**	**0**	**0**	Site falls within a Landscape Character Area of Scarp Slopes south of Royston Policy requires design to minimise visual and landscape impact, including development limits below the 70 metre contours
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	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	0	0	0	Site is not situated within a source protection zone 1 or 2. This site does not border a watercourse
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and	**X**	**X**	**X**	Part of site is subject to surface water flooding Policy requires risk to be addressed via SUDs or other appropriate measures

Improve the District's ability to adapt to climate change				
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	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**	The site is a major development and appears to be in a residential area 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 policy requires retention of the roadside trees.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**x**	**x**	**x**	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 Policy requires Additional wastewater treatment capacity to be provided prior to commencement of development
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Site is located on the periphery of Royston Site is further than 800m of the town centre Food services are within the north of the town and are likely to be accessed by private transport Site location will encourage commuting

Policy 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	**0**	**0**	**0**	
LAND USE AND DEVELOPMENT PATTERNS				

2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	**X**	**X**	**X**	Greenfield site, agricultural grade 2.
2(b) Provide access to green spaces	√	√	√	Site within 400m of green space
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	√	√	√	Site is on the edge of Royston. The closest part of the site to the train station is almost exactly 800m, but no other part of the site is within 800m. It is on a frequent bus route, with a bus stop within 400m. 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.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	
3(b) Protect and enhance landscapes	**x**	**x**	**x**	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. Policy requires site design and landscaping to mitigate landscape impacts
3(c) Conserve and where appropriate, enhance the historic environment	**0**	**0**	**0**	No historical designations on the site.
3(d) Reduce pollution from any source	0	0	0	No land contamination issues. Not located within a Groundwater Source Protection zone. 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**	Site subject to surface water flooding Policy requires risk to be addressed via SUDs or other appropriate measures
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable	√	√	√	Planning policy requires provision of affordable housing in the development

housing				
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**X**	**X**	The site is a major development and appears to be in a residential area. Site is close to Royston Water Recycling Centre. Policy requires a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts impacts to demonstrate no adverse impact on future residents. Also requires provision of evidence to demonstrate that a suitable distance is provided from Royston City Water Recycling Centre and sensitive development (buildings that are regularly occupied) as part of the detailed planning of the site Majority of site borders the A505. Policy requires appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**x**	**x**	**x**	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 Policy requires Additional wastewater treatment capacity to be provided prior to commencement of development
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Policy 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**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	X	Development of the site will reduce the supply of employment land in Royston
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	√	The site is brownfield land

2b. Provide access to green spaces?	√	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?	√	The site is within 400m of bus stop with a regular service The site is within 800m of train station
Environmental protection		
3a. Protect and enhance biodiversity?	0	No designated wildlife sites fall within or close to this site. There are some trees and shrubs on the site for landscaping purposes.
3b. Protect and enhance landscapes?	0	
3c. Conserve and, where appropriate, enhance the historic environment?	0	The site does not contain a conservation area, archaeological area or any listed buildings
3d. Reduce pollution from any source?	X	The site is within Groundwater Source Protection 2 The site does not border a watercourse Site is likely to be contaminated, based on its current use
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	Site subject to surface water flooding Policy requires risk to be addressed via SUDs or other appropriate measures
A just society		
5a. Share benefits of prosperity fairly?	0	Site not identified as being within a deprived area
5b. Increase access to decent and affordable housing?	√	Will include provision of affordable housing. Policy recommends higher density flatted development
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	Residential properties will be adjacent to railway and manufacturing / storage and distribution uses Policy requires mitigation of impacts of railway and employment uses
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	X	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
Town centres		

7. Promote sustainable urban living?	√	Site is within 800m of the town centre

Policy 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	**X**	**X**	**X**	Use for residential would result in loss of proposed employment land.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	√	√	√	Brown field site
2(b) Provide access to green spaces	**?**	**?**	**?**	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	√	√	√	The town has reasonable public transport provision – this site is within 400m of a bus stop with regular service and within 800m of the train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Brownfield site The site is not designated as being of ecological importance
3(b) Protect and enhance landscapes	**0**	**0**	**0**	
3(c) Conserve and where appropriate, enhance the historic environment	**x**	**x**	**x**	The site is not in a conservation area but does contain a listed building
3(d) Reduce pollution from any source	**X**	**X**	**X**	The site is within Groundwater Source Protection Zone 1. The site is known to be contaminated (gas works). Policy requires preliminary risk assessment

CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**X**	X	**X**	Part of site subject to surface water flood risk
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	
5(b) Increase access to decent and affordable housing	√	√	√	Will provide 75 dwellings, including affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Site adjoins employment uses Foul pumping station within close proximity Policy requires mitigation of the impact of both
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**X**	**X**	**X**	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
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Site is within 800m of town centre, so may support town centre services.

Policy RY9 **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	√	√	√	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.
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 between existing employment sites and the main road – Grade 2 agricultural land
2(b) Provide access to green spaces	**0**	**0**	**0**	Employment site
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	Within 400m of a bus stop, but not with a regular service A very small area along the boundary of the site is just within 800m of train station as the crow flies, but substantially more than this via a walking route. The vast majority of the site is not within 800m of the station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site is not designated as being of ecological importance Hertfordshire Ecology indicates that this site has potential ecological interest. Policy provides mitigation
3(b) Protect and enhance landscapes	**0**	**0**	**0**	No landscape issues identified, apart from issue of views to and from the Ancient Monument.
3(c) Conserve and where appropriate, enhance the historic environment	**?**	**?**	**?**	Possible impact on views to and from the Scheduled Ancient Monuments located on Therfield Heath. Policy provides mitigation.
3(d) Reduce pollution from any source	**0**	**0**	**0**	The very southernmost part of the site is within a Groundwater Source Protection Zone 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	**0**	**0**	**0**	The site is not in a flood risk area . Site subject to surface water flooding. Policy provides mitigation
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Royston is not identified as a deprived area
5(b) Increase access to decent and affordable housing	**0**	**0**	**0**	n.a – employment site

5(c) Improve conditions and services that engender good health and reduce health inequalities	**0**	**0**	**0**	The site is a major development but appears not to be in a residential area - 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	**0**	**0**	**0**	Potential constraints due to sewage / water treatment capacity , but not a housing site.
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	Employment provision, not retail, so unlikely to compete with town centre.

Policy RY10 - Land south of Newmarket Road				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	**0**	**0**	**0**	
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**	The site is green field, Site located upon Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m

2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	More than 400m from a bus stop with a regular service The site is more than 800m from the railway station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	The site is not designated as being of ecological importance 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. Site is an agricultural field bordered by hedgerow and mature trees. A couple of large trees within the field also.
3(b) Protect and enhance landscapes	**X**	**X**	**X**	Site located in Landscape Area 228: Scarp Slopes South of Royston Area – area has high sensitivity and high landscape value. Policy requires site-specific landscape assessment
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No historic designations within the site.
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site is unlikely to be contaminated Site does not border a watercourse Site is not within above SPZ1 or 2
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 in a flood risk area The site is subject to surface water flooding Policy requires mitigation of surface water risks
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Site would provide a proportion of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**x**	**x**	The site is a major development and appears to be adjacent to a residential area Initial construction may impact on adjacent residential properties.

RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**X**	**X**	**X**	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. Policy requires detailed drainage strategy identifying water infrastructure required
TOWN CENTRES				
7 Promote sustainable urban living	√	√	√	Location provides access to services and town centre is within 800m.

Policy RY11 - Land at Barkway Road **Site number and name: RY11 - Land at Barkway Road** **Type of site: Beyond village boundary ex green belt. Residential.**				
	What is the predicted effect on each SA objective?			**Justification for 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?	3	3	3	Site does not contain any land classified as agricultural and none of the site has an ecological or landscape designation
2(b) Provide access to green spaces	3	3	3	No site info available. Site is adjacent to woodland with a right of way passing through it. Unclear whether the site itself may be informal open space?
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X	X	X	There is a bus stop close to the site but this is not served by regular bus services
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	None of the site is designated for ecological reasons. Site appears to be grassland with bordering trees. No comments from Herts Ecology

3(b) Protect and enhance landscapes	3	3	3	Treated in the landscape studies as being part of the built-up area of Royston – there are a few buildings on the site and the site adjoins the residential edge of the town. There will be some landscape impact but this will be very localised.
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	No constraints identified
3(d) Reduce pollution from any source	?	?	?	Site not located in SPZ 1 or 2 and is not adjacent to a watercourse. No information on contamination.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	0	0	0	No constraints identified
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	No impact on service provision in deprived or rural areas
5(b) Increase access to decent and affordable housing	3	3	3	Will include provision of affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	X	X	Not in AQMA. Adjoining existing residential development. NHDC site info needed
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	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.
TOWN CENTRES				
7 Promote sustainable urban living	0	0	0	Housing site just over 800m from Royston town centre

Policy RY12 – Town Hall Site, Royston (previously known as Civic Centre) **Site number and name: RY12 – Town Hall Site, Royston (previously known as Civic Centre)** **Type of site: Brownfield. Retail.**				
	What is the predicted effect on each SA objective?			**Justification for assessment and any mitigation measures**
SA Objectives	**Short term**	**Med term**	**Long term**	
ECONOMIC ACTIVITY				

1 Achieve sustainable levels of prosperity and economic growth	3	3	3	Accessible retail development in Royston town centre, which should contribute to competitiveness of the town centre
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	3	3	3	Brownfield site, which does not impact on land of high agricultural value, or of high amenity or ecological value
2(b) Provide access to green spaces	0	0	0	Should be no significant impact on access to green space from residential properties
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	3	3	3	Within 800m of rail station and within 400m of a bus stop with a regular bus service
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	0	0	0	No ecological designations but no evidence that development will lead to ecological improvements
3(b) Protect and enhance landscapes	3	3	3	Site not covered by NHDC landscape assessments but, as a town centre site is likely to be of low landscape sensitivity and high capacity
3(c) Conserve and where appropriate, enhance the historic environment	X	X	X	Within a conservation area Partially within a designated archaeological area Potential impact on the setting of listed buildings Policy includes requirements to respond to these constraints
3(d) Reduce pollution from any source	X	X	X	Site considered likely to be contaminated due to previous underground petrol storage Site within SPZ2 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	Significant surface water flood risk on site
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	0	0	0	Site not in proximity of deprived area
5(b) Increase access to decent and affordable housing	?	?	?	May include an element of residential use but uncertain as to whether any of this will be affordable housing
5(c) Improve conditions and services that engender good	0	0	0	

health and reduce health inequalities				
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	X	X	X	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.
TOWN CENTRES				
7 Promote sustainable urban living	3	3	3	Should provide additional shops and services within the town centre

St Ippolyts

Policy SI1 –formerly site 221 – Land South of Waterdell Lane **Type of Site and Number: XX Residential** **Site Reference and Location:**		
SA Objective: Will the site…	**Score**	**Justification for assessment including short medium and long term issues and recommendations for mitigation / improvement**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	0	The site is located on the outskirts of the village, close to Hitchin Could contribute to the local economy and support existing services
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	This is a greenfield site The site is located upon Grade 3 agricultural land
2b. Provide access to green spaces?	√	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	Site within 400m of bus stop, but not with a regular service Not within 800m of station As this is a village location people are likely to commute out to work
Environmental protection		
3a. Protect and enhance biodiversity?	0	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
3b. Protect and enhance landscapes?	X	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
3c. Conserve and, where appropriate, enhance the historic environment?	0	Site does not contain listed buildings, archaeological site or conservation area.
3d. Reduce pollution from any source?	0	Site is not located in a Source Protection Zone, although in a high water vulnerability area Site unlikely to be contaminated
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	Site not in a flood zone Site subject to surface water flooding
A just society		
5a. Share benefits of prosperity fairly?	0	Not a deprived area
5b. Increase access to decent and affordable housing?	√	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	The site is a major development and appears to be in a residential area 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.
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	0	
Town centres		
7. Promote sustainable urban living?	0	

Policy SI2 –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	**0**	**0**	**0**	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?	x	**x**	**x**	Proposed on a Greenfield site The existing use of the site is scrubland area The land is classified as Agricultural of Grade 3 quality
2(b) Provide access to green spaces	**X**	**X**	**X**	The site backs on to an area of Green space An existing public right of way uses the site for access to Green spaces Policy requires existing right of way to be maintained
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	As this is a village location people are likely to commute out to work, increasing the use of personal transportation Not within 400m of a bus stop with a regular service, nor within 800m of a train station
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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
3(b) Protect and enhance landscapes	**?**	**?**	**?**	Landscape Character Assessment not provided for this area
3(c) Conserve and where appropriate, enhance the historic environment	**x**	**x**	**x**	The site is located adjacent to an area of archaeological interest Policy requires archaeological survey prior to development
3(d) Reduce pollution from any source	**0**	**0**	**0**	Not in a Groundwater Source Protection Area Unlikely to be contaminated
CLIMATE CHANGE				

4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	**0**	**0**	**0**	Site not in flood zone Site itself not subject to surface water flooding but this could be an issue immediately off site to the east
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Not in a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Will include affordable housing
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**x**	**x**	The site is a major development and is close to other residential properties. Cumulative effects – 1 0f 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	**0**	**0**	**0**	
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

St Paul's Walden

Policy WH1: Land between Horn Hill and Bendish Lane, Whitwell				
	What is the predicted effect on each SA objective?			**Justification for 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 Site is located upon Grade 3 agricultural land
2(b) Provide access to green spaces	√	√	√	Green spaces located within 400m
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	**X**	**X**	**X**	Site is within 400m of bus stop, but not with regular service More than 800m to station Proximate to Whitwell, which has some services, but likely to increase private car use.
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	Site is greenfield and includes some trees and hedgerows. 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
3(b) Protect and enhance landscapes	**x**	**x**	**x**	Site located within landscape area 203: Whitwell Valley Area Moderate sensitivity and moderate value Policy includes mitigation
3(c) Conserve and where appropriate, enhance the historic environment	**x**	**x**	**x**	Site does not contain any historic designation, but is proximate to listed buildings and the conservation area Policy includes mitigation.
3(d) Reduce pollution from any source	**0**	**0**	**0**	Site unlikely to be contaminated Site above SPZ1 Site does not border a river
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 in a flood zone Site subject to surface water flooding Policy requires mitigation of surface water risk
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	Site could support rural services. Not within a deprived area
5(b) Increase access to decent and affordable housing	√	√	√	Will deliver affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	**X**	**x**	**x**	The site is a major development and appears to be in a residential area Initial construction may impact on adjacent residential properties.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use	**0**	**0**	**0**	

recycled where possible				
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Therfield

Policy 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	**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**	The development is located on a greenfield site The site is located upon agricultural land grade 3
2(b) Provide access to green spaces	√	√	√	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**	No bus stop with regular service within 400m, nor railway station within 800m
ENVIRONMENTAL PROTECTION				
3(a) Protect and enhance biodiversity	**0**	**0**	**0**	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.
3(b) Protect and enhance landscapes	0	0	0	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**	Site is located within an area of archaeological interest Site borders a conservation area Site is located near listed buildings Policy includes mitigation
3(d) Reduce pollution from any source	**0**	**0**	**0**	The site is not situated within a source protection zone 1 or 2 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	√	√	√	The site is not in a flood zone and is not subject to surface water flooding
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	**0**	**0**	**0**	The site has potential to support local services within the village
5(b) Increase access to decent and affordable housing	√	√	√	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**	The site is a major development and appears to be in a residential area Initial construction phase would be disruptive for surrounding local residential areas No evidence of noise constraints identified.
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	**0**	**0**	**0**	No information on constraints
TOWN CENTRES				
7 Promote sustainable urban living	**0**	**0**	**0**	

Weston

Policy 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**

Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	0	The development has the potential to support local services and the rural economy
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	The development is located on greenfield land The site is located upon grade 3 agricultural land
2b. Provide access to green spaces?	√	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	No bus stop with regular service within 400m, nor railway station within 800m
Environmental protection		
3a. Protect and enhance biodiversity?	0	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
3b. Protect and enhance landscapes?	X	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
3c. Conserve and, where appropriate, enhance the historic environment?	0	
3d. Reduce pollution from any source?	0	Site located in Source Protection Zone 3, although above a major aquifer Site unlikely to be contaminated
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	x	Site not in a flood risk area Site subject to surface water flooding Policy requires mitigation of surface water risk
A just society		
5a. Share benefits of prosperity fairly?	0	Site has potential to support existing rural services

5b. Increase access to decent and affordable housing?	√	Will include a proportion of affordable housing.
5c. Improve conditions and services that engender good health and reduce health inequalities?	X	The site is a major development and appears to be in a residential area Initial construction phase may impact on existing village residents
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	0	
Town centres		
7. Promote sustainable urban living?	0	

Wymondley

Policy *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**
Economic Activity		
1. Achieve sustainable levels of prosperity and economic growth?	0	
Land use and development patterns		
2a. Minimise the development of greenfield land and other land with high environmental and amenity value?	X	This site is a greenfield site. Grade 3 agricultural land
2b. Provide access to green spaces?	x	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 Policy requires sensitive integration into existing village including in terms of cycle and pedestrian access
2c. Deliver more sustainable location patterns and reduce the use of motor vehicles?	√	Majority of site is within 400m of bus stop with regular service
Environmental protection		

3a. Protect and enhance biodiversity?	X	Hertfordshire Ecology notes that ecological sensitivity is locally moderate due to nature of area. They note that it requires Phase 1 survey to assess grasslands and hedgerows and comment that it should not be progressed unless offsetting is provided to maintain landscape habitat features. They describe it as a locally rich and significant resource of grasslands and hedgerows in village, offsetting required if lost.
3b. Protect and enhance landscapes?	X	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 Policy includes requirement for site specific landscape assessment
3c. Conserve and, where appropriate, enhance the historic environment?	X	Part of site is within an area of archaeological interest Site borders listed buildings The site does not contain a conservation area. Policy includes mitigation
3d. Reduce pollution from any source?	X	Site is situated on the border of a source protection zone 1. This site is potentially contaminated with landfill on the south of the site Policy requires preliminary risk assessment relating to contaminated land
Climate change		
4a. Reduce greenhouse gas emissions and Improve the Districts ability to adapt to climate change	X	Small parts of the site in the north are in a flood zone 3. Stevenage Road (an assumed access road) is also in Flood zone 3. The site is subject to surface water flooding Policy requires site specific Flood Risk Assessment to address existing surface water and river fluvial flood risk issues
A just society		
5a. Share benefits of prosperity fairly?	0	
5b. Increase access to decent and affordable housing?	√	Will include affordable housing
5c. Improve conditions and services that engender good health and reduce health inequalities?	**x**	The site is a major development and appears to be in a residential area Site borders the A602 Policy requires appropriate mitigation measures for noise

		associated with A602 Wymondley Bypass
Resource use and waste		
6. Use natural resources efficiently; reuse, use recycled where possible	**0**	
Town centres		
7. Promote sustainable urban living?	0	Site is located on the outskirts of Hitchin however is further than 800m from the town centre

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Sustainability Appraisal of the North Herts Submission Local Plan

MODIFICATIONS FOLLOWING PUBLIC EXAMINATION -SA REPORT ADDENDUM APPENDIX D

INFORMING POSITIVE CHANGE

North Herts District Council

Sustainability Appraisal of the North Herts Submission Local Plan

Modifications following Public Examination - SA Report Addendum **Appendix D**

VERSION	DATE	VERSION SUMMARY	APPROVALS
RO	1/10/18	Draft for client review	Principal author: Gerard Couper
			Approved by: Tim Maiden
R1	9/11/18	Final for consultation	Approved by: Tim Maiden

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1 Introduction

The tables in this document set out the significant negative effects and uncertainties associated with each of the sites, the policies which will serve to mitigate these effects, any additional mitigation measures which will be needed and any residual significant effects which will remain following the mitigation. They were reviewed and updated as part of the SA of the modifications to the Plan.

2 Strategic sites

Site BA1: North of Baldock

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Loss of large greenfield site grade 2/3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
Impacts on biodiversity -the site contains Baldock Road Verge Wildlife site and Blackhorse Farm Meadow and Ivel Springs wildlife sites are located adjacent to the west. This area is one of the most important for the remaining Corn Bunting population in Hertfordshire	SP12: Green infrastructure, biodiversity and landscape SP14: Site BA1 NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy SP14 requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity on site. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses.	Policy NE6 requires an ecological survey prior to development to ensure appropriate mitigation, compensation and enhancement measures. The Ecology Report for Ivel Springs suggests that a detailed assessment is needed and that this should inform an outline Habitat Management Plan submitted with the planning application. The Corn Bunting report produced for the site also recommends post-development surveying to monitor the impact of the development on the Corn Bunting population. However, the report suggests that all Corn Bunting habitat on the site is likely to be lost and that off-site compensation should be required instead. The report asserts that with appropriate	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			compensation, no net loss of Corn Bunting should occur. The report provides detailed guidance on the approach to compensation.	
Site will reduce access to countryside for north Baldock residents.	SP14: Site BA1 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP14 requires the preparation of a masterplan prior to the development of the site and sensitive integration of existing bridleways. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. However, the loss of accessible open countryside provided by the site itself cannot be fully mitigated.	N/A	Some loss of accessible open countryside for Baldock residents

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
A development of this size is likely to have significant landscape 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.	SP12: Green infrastructure, biodiversity and landscape SP14: Site BA1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP14 also includes provisions for landscape impacts, including a requirement that built development be contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road. Nevertheless there will still be an impact on landscape given the sensitivity of this location.	Require a site-specific landscape assessment as part of the masterplanning process.	There will be residual landscape impacts
Includes 4 designated areas of archaeological significance	SP13: Historic environment SP14: Site BA1	Policy SP13 seeks to protect the historic environment. Policy SP14 requires the development to take account of the archaeological areas in determining the site layout. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	The Heritage Assessment produced for the site suggests that the archaeological areas should be retained as open space to minimise disturbance	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Impact on the setting of the adjacent Ivel Springs Ancient Monument.	SP13: Historic environment SP14: Site BA1 HE1: Designated heritage assets	Policy SP113 seeks to protect the historic environment. Nevertheless, there will still be an impact on the ancient monument. Policy SP14 requires the preparation of a masterplan prior to the development of the site and sets some requirements on the layout of the site to minimise heritage impacts.	None necessary. The Heritage Assessment produced for the site provides some initial guidance as to how this might be achieved but further, more detailed consideration will be necessary as part of the masterplanning process.	None
Development on this greenfield site will have significant effects on the amenity of the properties in Bygrave Road, and reduce tranquillity for residents in Ashwell Road and Bygrave.	D3: Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
Some of site is adjacent to the railway line, with potential noise and vibration issues.	D3: Protecting Living Conditions SP14: Site BA1	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		proposals would not address the identified harm the development will not be permitted. SP14 requires a masterplan for the site, which would allow layout considerations to be taken into account.		
Railway line creates barrier with the rest of the town for pedestrian and cycle access.	SP6: Sustainable transport T2: Assessment of transport matters SP14: Site BA1	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. SP14 requires a secondary rail crossing in the vicinity of Ashville Way.	None necessary. We understand that options for the secondary rail crossing are being considered.	None
Potential surface water flooding issues on site	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
In an area with significant constraints on water resources	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources
Potential impact on businesses in the town centre.	Policy SP4 requires that the Council promote, protect and enhance the retail and service functions of specific town centres including Baldock.	The overall effect on the town centre is uncertain.	The masterplan should also consider how the provision of a local centre and retail facilities can be planned to complement existing provision in Baldock.	None

Site LG1: Letchworth North

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
The development is located on a greenfield site, which is grade 2 agricultural land.	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
Site includes part of the greenway. It is in a location on the edge of Letchworth that provides access to the countryside for existing residents.	SP15: Site LG1 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP15 requires diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. However, the loss of accessible open countryside provided by the site itself cannot be fully mitigated.	Masterplan for the site to include consideration of the greenway and other routes through the site	Some loss of accessible open countryside for Baldock residents
Site is over 1km from Letchworth station and is likely to exacerbate local traffic, as residents use private cars for commuting and accessing services.	SP6: Sustainable transport T2: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		links and routes.		
The 2013 Landscape Sensitivity Study assesses the capacity for development as a combination of moderate and moderate to high. It notes that the site is exposed, and development could impact on existing expansive views	SP12: Green infrastructure, biodiversity and landscape SP15: Site LG1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP15 requires structural landscaping and planting to create a long-term, defensible Green Belt boundary, particularly to the north-west and east. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment	There will be residual landscape impact
A corner of the site includes an Archaeological Area – West of Norton Bury.	SP13: Historic environment SP15: Site LG1	Policy SP13 seeks to protect the historic environment. Policy SP15 states that the masterplan for the site must include any measures required to address nearby heritage assets. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		assessment		
Development on this greenfield site will reduce tranquillity for those properties adjacent to the site. In the short term, the construction phase would be disruptive for adjacent local residents, but this will depend on whether site access is through the Grange. There are also potential odour impacts for new residents and occupants of non-residential buildings from the nearby Water Recycling Plant.	D3 Protecting Living Conditions SP13: Site LG1	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. Policy SP13 requires that the masterplan address the retention of trees and hedgerows around the site. However, there could still be noise/amenity impacts on existing residents	None .	Likely to be some residual amenity impacts
This large new housing development will increase pressure on water supply infrastructure.	SP9: Design & sustainability	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources
Impact on sustainable urban living is unclear; it depends on whether access is through the	SP15: Site LG1	Policy SP15 recognises the tension between landscape and highway impacts and	Master planning for the site needs to consider the issue of where the access to the site	Development may compete with shops and services in Letchworth

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Grange which would ensure that the development relates to Letchworth. An additional access (onto Stotfold Road) would reduce traffic congestion in the Grange but would mean the development faces away from the existing town and could result in negative effects on this objective.		the need to integrate the development with the existing Garden City.	will be and therefore how the site relates to the town. Policy SP14 should clearly state the need to integrate the development with the existing Garden City	town centre

Site NS1: Stevenage North

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Large greenfield site grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
Within 400m of existing greenspace, however, it would result in the loss of open countryside which is used for amenity purposes by residents to the south of Gravely. The site will incorporate some open space so the overall effect is therefore uncertain.	SP16: Site NS1 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP16 requires integration of existing public rights of way to provide routes through the site to the wider countryside. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in	The masterplan should consider opportunities for enhancement of greenspace and access to green spaces	Some loss of accessible open countryside

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		accordance with the Council's open space standards.		
Stevenage station is over 3km from the site. However, it is still likely that a significant proportion of new residents would work outside Stevenage and travel by car	SP6: Sustainable transport T2: Assessment of transport matters SP16: Site NS1	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.SP16 requires travel provision including effective links into the existing pedestrian and cycle, public transport and road networks. The accompanying text also requires transport proposals to consider the effects on adjacent communities such as Graveley.	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
A development of this size is likely to have significant landscape impact. 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.	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. It also requires site specific assessment to mitigate any landscape impact to the fullest reasonable extent. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
Site is adjacent to Graveley Village area of archaeological interest.	SP13: Historic environment / SP16: Site NS1	Policy SP13 seeks to protect the historic environment and policy SP16 requires sensitive consideration of heritage assets. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
May impact on the setting of the Graveley Conservation Area and the St Nicholas and Rectory Lane Conservation Area in Stevenage Borough.	SP13: Historic environment / SP16: Site NS1 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment and policy SP16 requires sensitive consideration of heritage assets and site specific assessments to mitigate any heritage impacts to the fullest reasonable extent. Nevertheless, there will still be an impact	None necessary. Refer to the heritage assessment once revised.	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		on the conservation area.		
May impact on the following heritage assets: Manor Farm (grade II listed);he Church of St Etheldreda (grade II* listed and a scheduled monument) to the north east of the site and the Grade 1 Listed St Nicholas Church and Rooks Nest to the south east in Stevenage Borough.	SP13: Historic environment / SP16: Site NS1 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment and policy SP16 requires sensitive consideration of heritage assets and site specific assessments to mitigate any heritage impacts to the fullest reasonable extent. Policy HE1 requires proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage assessment	None necessary	None
Initial construction phase could be disruptive for surrounding local residential areas in the short term. Development on this large greenfield site will result in a loss of tranquillity for the area closest to Graveley and have an impact on the amenity of the properties in Church Lane.	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
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.	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage	None necessary. The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	None, providing that solutions to current STW constraints are secured. Given the scale of development, the site will still lead to significant new demand for water resources

Site HT1: Highover Farm, Hitchin

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Greenfield site, classified as grade 2 agricultural land.	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
The site is a major development and adjoins a residential area	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
Development here would be more than 800m from the station and a little more than 400m from a bus stop with a frequent service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
Proximity to rail lines could affect future residents in terms of noise/vibration: may require lineside protection.	D3 Protecting Living Conditions SP17: Site HT1	None -policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. Policy SP17 requires appropriate separation distances from the adjoining railway embankment to safeguard residential amenity	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Potential impacts on biodiversity and on Stotfold Road Verges Wildlife site and Hitchin Railway Banks Wildlife Site	SP17: Site HT1 SP12: Green infrastructure, biodiversity and landscape NE6: Designated biodiversity and geological sites	None – policy SP17 requires ecological appraisal in relation to Stotfold Road Verges Wildlife Site. Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan.	Include Hitchin Railway Banks Wildlife Site in Policy SP17	None
There are no landscape designations but the site is in an area of moderate sensitivity	SP12: Green infrastructure, biodiversity and landscape SP17: Site HT1 NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 sets out a range of landscape criteria that proposals must meet. Policy SP17 specifies the need for lower density development and / or green infrastructure provision at the north of the site to maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City. Nevertheless there will still be an impact on landscape given the sensitivity of this location.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
Potential impact on designated	SP13: Historic environment	None - Policy SP13 seeks to protect the	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn	SP17: Site HT1	historic environment. Policy SP17 requires sensitive consideration of the heritage assets at Highover Farm		
Potential land contamination in relation to current and historic agricultural use	SP17: Site HT1	None – Policy SP17 requires a contaminated land preliminary risk assessment	None necessary	None
Small pockets of the site are susceptible to surface water flooding	SP11: Natural resources and sustainability / SP17: Site HT1 / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy SP17 specifies the need for lower density development and / or green infrastructure provision at the north of the site to address surface water flood risk.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
In an area with significant constraints on water resources	SP9: Design & sustainability	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources

Site GA2: Land north east of Great Ashby

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Potential increased traffic , with impacts on Weston / Graveley . No regular bus service within 400m, nor railway station within 800m	SP6: Sustainable transportT2: Assessment of transport matters SP18: Site GA	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy SP18 requires provision of sustainable modes of transport and a Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane.	None necessary	None
Greenfield site, classed as grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
Constraints on sewerage infrastructure	NE10: Water Framework Directive and wastewater infrastructure	Policy NE10 states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to	None necessary	None, providing that solutions to current constraints are secured

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		accommodate growth around Royston has been identified but there remains uncertainty about the solution for sites around Stevenage		
Moderate-high landscape sensitivity and low capacity	SP12: Green infrastructure, biodiversity and landscape SP18: Site GA2	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP18 requires structural planting along the alignment of footpath Weston 044 to reinforce the revised Green Belt boundary and mitigate landscape impacts. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment	Likely to be some residual landscape impact
Site subject to surface water flooding	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk SP18: Site GA2	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy SP18 requires development on this site address	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		existing surface water flood risk issues, particularly running south-east from Dell Spring to Newberry Grove, through SUDs or other appropriate solution.		
Development will restrict access to green space for existing residents	SP18: Site GA2 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP18 requires the integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside. Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	N/A	Some loss of accessible open countryside
Site adjacent to wildlife sites	SP12: Green infrastructure, biodiversity and landscape NE3: Biodiversity SP18: Site GA2	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy SP18 requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of	None necessary	Permanent & irreversible loss of greenfield land

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		mitigation responses.		
Adjacent to listed building	SP13: Historic environment / SP18: Site GA2 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy SP18 requires lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings. Policy HE1 requires proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage assessment	None necessary	None
Site borders a watercourse	SP11: Natural resources and sustainability / NE9: Water Quality and Environment / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE9 requires a buffer zone along all watercourses Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Site possibly contaminated	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
The site is a major development and adjoins a residential area	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions However, there could still be noise/amenity impacts on existing residents		Likely to be some residual amenity impacts
In an area with significant constraints on water resources	SP9: Design & sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP9 includes requiring the Government's technical standards for water efficiency. Significant effects could still be anticipated.	The council is not permitted to require higher standards of water efficiency beyond the Government's technical standards	Given the scale of development, the site will still lead to significant new demand for water resources

Sites EL1, EL2 and EL3: East of Luton

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Large greenfield site grade 3 agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
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.	SP19: Sites EL1, EL2 and EL3 D1: Design & sustainability NE5: New and improved public open space and biodiversity	Policy SP19 requires integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside. Policy D1 Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. However, the loss of accessible open countryside provided by the site itself cannot be fully mitigated.	N/A	Some loss of accessible open countryside
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	SP6: Sustainable transport T2: Assessment of transport matters SP19: Sites EL1, EL2 and EL3	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy SP19 requires provision of sustainable modes of transport.	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
Luton. The local road network into North Hertfordshire is sub-standard, and development could reduce accessibility for existing residents.				
The site is adjacent to Stubbocks Wood Wildlife 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 in the short term.	SP12: Green infrastructure, biodiversity and landscape SP19: Sites EL1, EL2 and EL3 NE3: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy SP19 requires appropriate mitigation, compensation and / or enhancement of key features of biodiversity on site. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. There will also be a permanent & irreversible loss of greenfield land	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
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. Cockernhoe would be particularly affected as, in combination with the EL3 development, it would be engulfed by the development and its character changed from a rural settlement to an enclave in an urban area.	SP12: Green infrastructure, biodiversity and landscape / SP19: Sites EL1, EL2 and EL3	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy SP19 requires built development to be contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley or AONB. Nevertheless there will still be an impact on landscape given the sensitivity of this location. There will also be a permanent & irreversible loss of greenfield land.	Require a site-specific landscape assessment to inform masterplan, which includes impact on views from the AONB.	Likely to be significant residual landscape impact
Site includes part of Mangrove Green and Cockernhoe archaeological area.	SP13: Historic environment / SP19: Sites EL1, EL2 and EL3	Policy SP13 seeks to protect the historic environment. Policy SP19 requires sensitive integration of existing settlements and heritage assets, suggesting that the archaeological areas form part of an approach to green infrastructure. Policy HE4 offers protection to heritage assets with archaeological	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		interest, including the requirement to produce an archaeological assessment		
Site also close to Putteridge Bury.	SP13: Historic environment / SP19: Sites EL1, EL2 and EL3 HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy SP19 requires sensitive integration of existing settlements and heritage assets, including retaining an appropriate setting to Putteridge Bury. Policy HE1 requires proposals to conserve and enhance designated assets and includes a number of related requirements, including production of a heritage assessment	None necessary	None
Part of the site is likely to be contaminated from previous landfill use	SP11: Natural resources and sustainability / NE11: Contaminated Land SP19: Sites EL1, EL2 and	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary.	Depends on recommendations of Risk Assessment	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	EL3	Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy SP19 also requires a Contaminated Land Risk Assessment.		
Development on this greenfield site will have significant effects on the amenity of the residents in Cockernhoe, Mangrove Green, Tea Green and Wandon End.	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
The site is very close to the Luton noise corridor.	D? Protecting Living Conditions / SP19: Sites EL1, EL2 and EL3	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. Policy SP19	None necessary	None

Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		requires appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces		
This large new housing development will increase pressure on water supply infrastructure.	SP9: Design & sustainability	Policy SP9 includes requiring standards for water efficiency. Significant effects could still be anticipated.	Recommendations outlined in Luton Watercycle study, including site-specific Watercycle study.	Given the scale of development, the site will still lead to significant new demand for water resources

2 Other sites

Overview

2.1 The non-strategic sites are listed below. The mitigation tables for each site follow:

Site/location
Ashwell
AS1- Land west of Claybush Road, Ashwell
Baldock
BA2 - Land off Clothall Road Baldock
BA3 - South of Clothall Common Baldock
BA4 - Land east Clothall Common Baldock
BA5 - Land off Yeomanry Drive, Baldock
BA6 - Icknield Way, Baldock
BA7 - r/o Clare Crescent, Baldock
BA10 - Land off Royston Road, Baldock
Barkway
BK1 - Land off Cambridge Road, Barkway
BK2 - Land off Windmill close, Barkway
BK3 - Land between Cambridge Road & Royston Road, Barkway.
Codicote
CD1 - Land South of Cowards Lane, Codicote
CD2 - Codicote Garden Centre
CD3 - Land NE of The Close, Codicote
CD4 - Land at Pulmer Water, St Albans Road, Codicote
CD5 - Land south of Heath Road
CD6- Land at Woodside Place, Danesbury Park Road
Graveley
GR1 - Land at Milksey Lane
Hitchin
HT2 - Land north of Pound Farm, London Road, St Ippolyts
HT3 - Land south of Oughton Lane, Hitchin
HT5 - Land at junction of Grays Lane and Lucas Lane, Hitchin
HT6 - Land at junction of Grays lane Crow Furlong, Hitchin
HT8 - Industrial area, Cooks Way, Hitchin
HT10 - Former B&Q
HT11 - Churchgate, Hitchin
HT12 - Paynes Park, Hitchin

Ickleford
IC1 - Land off Duncots Close, Ickleford
IC2 - Burford Grange Bedford Road, Ickleford
IC3 - Land at Bedford Road
Kimpton
KM3 - Land north of High Street, Kimpton
Kings Walden
KW1 - Allotments South West of The Heath, King's Walden
Knebworth
KB1 - Land at Deards End, Knebworth
KB2 - Land at Gypsy Lane, Knebworth
KB3 - Chas Lowe, London Road
KB4 - Land east of Knebworth, Knebworth
Letchworth Garden City
LG3 - Land east of Talbot Way, Letchworth
LG4 - Land north of former Norton School, Letchworth
LG5 - Land at Birds Hill, Letchworth
LG6 - Land off Radburn Way, Letchworth
LG8 - Pixmore Centre, Letchworth
LG9 - Lannock School, Whiteway, Letchworth
LG10 - Land off Croft Lane, Letchworth
LG13 - Glebe Road industrial estate, Letchworth.
LG14 - Nursery, Icknield Way, Letchworth.
LG15 - Garages, Icknield Way, Letchworth.
LG16 - Foundation House, Letchworth.
LG17 - Hamonte, Letchworth.
LG18 - Former Depot, Icknield Way
LG19 - The Wynd
LG20 - Gernon Road
LG21 - Arena Parade
Lower Stondon (adjoining)
LS1 - Land at Ramerick
Preston
PR1 - Land east of Butchers Lane
Reed
RD1 - Land at Blacksmiths Lane, Reed
Royston

RY1 - Land west of Ivy Farm,
RY2 - Land North of Newmarket Road, Royston
RY4 - Land north of Lindsay Close, Royston
RY7 - Anglian Business Park, Orchard Rd
RY8 - Industrial estate, Lumen Road, Royston
RY10 - Land south of Newmarket Road
RY11 - Land at Barkway Road, Royston
RY12 - Town Hall Site, Royston (previously known as Civic Centre)
St Ippollytts
SI1 - Land south of Waterdell Lane
SI2 - Land south of Stevenage Road, St Ippollytts
St Paul's Walden
WH1 - Land between Horn Hill and Bendish Lane, Whitwell
Stevenage (adjoining)
GA1 - formerly NES3, Land at Roundwood
Therfield
TH1 - Land West of Police Row, Therfield
Weston
WE1 - Land North of the Snipe
Wymondley
WY1- Land south of Little Wymondley

Ashwell

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
AS1	1 – Site poorly located with respect to services, facilities and accessibility of labour or customers – this site is located within walking distance to local services.	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy T1	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			requires satisfactory Transport Statements, Transport Assessments and / or Travel Plans to be provided		
AS1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
AS1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
AS1	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets AS1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number	N/A	Likely to be some residual impact on the setting of the ancient monume nt

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			of related requirements, including production of a heritage assessment AS1 requires a heritage impact assessment and archaeological survey prior to development.		
AS1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Baldock

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
BA2	3(a) Potential adverse impacts on Weston Hills Local Wildlife Site	SP12: Green infrastructure, biodiversity and landscape NE6: Designated biodiversity and geological sites Policy BA2	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan. Policy BA2 requires that development consider and mitigate potential adverse impacts.	None necessary	None
BA2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape BA2	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy BA2 requires a site specific landscape assessment.	None	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA2	3(c) - Potential direct or indirect impact on archaeological area and on adjacent Scheduled Ancient Monument	SP13: Historic environment HE4: Archaeology BA2	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy BA2 requires a heritage impact assessment, sensitive design to ensure protection of adjacent Scheduled Ancient Monument, and an archaeological survey.	None necessary	None
BA2	3(d) - Pollution risk - site located in source protection zone 2 and potential contamination from previous uses	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure BA2	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive Policy BA2 requires a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA2	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions BA2	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy BA2 requires appropriate mitigation measures for noise associated with the A505.	None necessary	None
BA2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BA3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BA3	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters BA3	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Policy BA3 requires consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network		
BA3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape BA3	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy BA3 requires proposals to be informed by a site-specific landscape assessment	None	Likely to be some residual landscape impact
BA3	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets BA3	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment Policy BA3 requires a heritage impact assessment and sensitive design to ensure protection of adjacent Scheduled Ancient Monument,	None necessary	None
BA3	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology BA3	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			an archaeological assessment Policy BA3 requires an archaeological survey.		
BA3	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk BA3	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy BA3 requires that development address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA3	5(c) - Major development located near existing residential area - noise/amenity impacts and potential noise impacts on new housing from A505	D3 Protecting Living Conditions BA3	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents Policy BA3 requires appropriate mitigation measures for noise associated with the A505	None	Likely to be some residual amenity impacts
BA4	2(a) - Greenfield site which impacts on areas of	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	high agricultural value				agricultural land
BA4	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None
BA4	3(a) - Biological Records Centre previously indicated that this site is of potential ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Designated biodiversity and geological sites	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan.	None necessary	None
BA4	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology BA4	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy BA4 requires an archaeological survey prior to development	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA4	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk BA4	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy BA4 requires that development address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA4	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BA5	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA5	3(a) - Hertfordshire Ecology indicates that this site is of potential ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Designated biodiversity and geological sites	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan. Nevertheless the impact here will depend on the site layout and, in particular the retention of a green corridor through the site.	Ensure retention of green corridor through the development.	None
BA5	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets BA5	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment BA5 requires heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument and an archaeological survey prior to development.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA5	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk BA4	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy BA4 requires that development address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA5	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BA6	1 - Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quanta of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
					space from the development of this site.
BA6	3(c) - Potential direct or indirect impact on archaeological area and on setting of Baldock Conservation Area.	SP13: Historic environment HE4: Archaeology BA6	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy BA6 requires an archaeological survey to be completed prior to development and sensitive design to respect setting of Baldock Conservation Area	None necessary	None
BA6	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land BA6	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study. Policy BA6 requires investigation and adequate mitigation measures/remediation for contamination where identified from previous employment use	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA6	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk BA6	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy BA6 requires that development address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA6	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions BA6	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy BA6 requires adequate mitigation measures for noise associated with the railway	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA6	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BA7	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
BA7	3(d) - Pollution risk - site located in source protection zone 1 and potential contamination associated with previous uses	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure BA7	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive Policy BA7 requires Preliminary Risk Assessment to identify any contamination associated with previous	None needed	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			uses including mitigation		
BA7	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk BA7	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy BA7 requires that development address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
BA7	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BA10	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology BA10	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy BA10 requires an	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			archaeological survey to be completed prior to development		
BA10	3(d) potential contamination associated with previous uses	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy BA10 requires a Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use	None needed	None
BA10	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk BA10	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy BA10 requires that development address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA10	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BA11	1 - Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quanta of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
BA11	3(c) - Potential direct or indirect impact on archaeological area and on setting of Building of Local Interest	SP13: Historic environment HE4: Archaeology BA11	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy BA11 requires an archaeological survey to be completed prior to development and sensitive design to enhance the setting of Building of Local Interest	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BA11	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Barkway

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BK1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
BK1	3(c) - Potential direct or indirect impact on heritage assets	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets and includes a requirement for	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
		BK1	a Heritage Assessment/Justification Statement. Policy BK1 specifies the need for sensitive design to respect the setting of Barkway Conservation Area and Cokenach Registered Park and Garden to include: Reinforcing hedgerows and landscaping along southern boundary of site; and Access arrangements designed to minimise harm to heritage assets		
BK1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BK2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BK2	2(a) - Greenfield site which impacts on areas of high amenity value	BK2	Permanent & irreversible loss of greenfield land with high amenity value. Policy BK2 requires the retention of part of the site as open space.	N/A	Permanent & irreversible loss of greenfield land with high amenity value
BK2	2(b) - Increases distance or reduces accessibility to green space	D1: Design and sustainability NE5: New and improved open	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are	None necessary	Will depend on resulting site layout and through

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	from existing residential properties	space	incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.		routes provided
BK2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
BK2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
BK2	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology BK2	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy BK2 includes a requirement for an archaeological survey to be completed prior to development	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
BK2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
BK3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
BK3	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters BK3	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy BK3 includes requirements for the Incorporation of Bridleway Barkway 017 as a north-south green corridor through the site, to explore opportunities for a connecting road from Royston Road to Cambridge Road and for sensitive integration into the existing village, including in terms of opportunities for pedestrian and cycle access	None	Likely to be some residual impact on motor vehicle use, given village location
BK3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape BK3	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy BK3 suggests that lower density housing would be	Require a site-specific landscape assessment	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			appropriate on the eastern part of the site		
BK3	3(c) - Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets BK3	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment Policy BK3 includes a requirement for sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include: reinforcing of hedgerows and landscaping along site boundaries; and access arrangements designed to minimise harm to heritage assets.	None necessary	None
BK3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Codicote

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters CD1	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy CD1 includes a requirement for sensitive integration into the existing village, including in terms of opportunities for cycle and pedestrian access and a requirement for a Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures	Transport assessment should consider public transport improvements to the village	Likely to be some residual impact on motor vehicle use, given village location
CD1	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity CD1	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy CD1 includes a requirement to consider and mitigate against potential adverse impacts upon	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat		
CD1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
CD1	3(c) – Potential direct or indirect impact on listed buildings	CD1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets and includes a requirement for a Heritage Assessment/Justification Statement. Policy CD1 requires sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street	None necessary	None
CD1	3(d) – Pollution risk – site located in source protection zone 2 and potential contamination	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure CD1	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive. Policy CD1 includes a requirement for a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy CD1 includes a requirement for a detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
CD1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
CD2	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters CD2	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy CD2 includes a requirement for sensitive integration into the existing village, including in terms of opportunities for cycle and pedestrian access and a requirement for a Transport Assessment to consider the cumulative impacts of sites	Transport assessment should consider public transport improvements to the village	Likely to be some residual impact on motor vehicle use, given village location

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures		
CD2	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD2	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape CD2	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy CD2 includes a requirement for the retention and strengthening of existing boundary hedgerows	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
CD2	3(c) – Potential direct or indirect impact on listed buildings	CD2	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets and includes a requirement for a Heritage Assessment/Justification Statement. Policy CD2 requires sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD2	3(d) – Pollution risk – site located in source protection zone 2 and potential contamination	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure CD2	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive Policy CD2 includes a requirement for a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation	None necessary	None
CD2	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy CD2 includes a requirement for a detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
CD3	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD3	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters CD3	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy CD3 includes a requirement for sensitive integration into the existing village, including in terms of opportunities for cycle and pedestrian access and a requirement for a Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures	Transport assessment should consider public transport improvements to the village	Likely to be some residual impact on motor vehicle use, given village location
CD3	3(a) - Hertfordshire Ecology indicates that this site is of potential ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Designated biodiversity and geological sites	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan.	None necessary	None
CD3	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD3	3(c) – Potential direct or indirect impact on listed buildings	CD3	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets and includes a requirement for a Heritage Assessment/Justification Statement. Policy CD3 requires a heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury	None necessary	None
CD3	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
CD3	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk CD3	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy CD3 includes requirements for a detailed drainage strategy identifying water infrastructure required	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			and mechanism(s) for delivery; and to address existing surface water flood risk issues through SUDs or other appropriate solution.		
CD3	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
CD4	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD4	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
CD4	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD4	3(b)Potential impact on Local Geological Site.	NE6: Designated biodiversity and geological sites	Policy NE6 requires planning applications that affect Local Geological Sites to protect, manage and enhance these sites.	None necessary	None
CD4	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
CD5	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
CD5	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters CD5	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy CD5 includes a requirement for a Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures	Transport assessment should consider public transport improvements to the village	Likely to be some residual impact on motor vehicle use, given village location

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD5	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity CD5	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy CD includes a requirement to consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest.	None necessary	None
CD5	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape CD5	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy CD5 includes a requirement for proposals to be informed by a site-specific landscape assessment, particularly ensuring development at the south-west of the site does not encroach beyond acceptable limits into longer views across the Mimram Valley; and for lower density of development to southern edge of site to respect local character;	None necessary	Likely to be some residual landscape impact
CD5	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets CD5	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets and includes a requirement for a Heritage Assessment/Justification	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Statement. Policy CD5 includes a requirement for sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings		
CD5	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets CD5	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a requirement for a Heritage Assessment/Justification Statement. Policy CD5 includes a requirement for sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings	None necessary	None
CD5	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land CD5	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy CD5 includes a requirement for a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
CD5	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
CD6	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes	None	Likely to be some residual impact on motor vehicle use, given village location
CD6	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land BA6	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study.	None necessary	None
CD6	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions BA2	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Great Ashby

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
GA1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
GA1	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space GA1	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. Policy GA1 includes requirements for sensitive integration into existing settlement in terms of development layout and the integration of Footpath Graveley 010 as a perimeter feature around the north of the site	None necessary	Will depend on resulting site layout and through routes provided
GA1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters GA1	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy GA1 includes requirements for provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy; a Transport Assessment to identify and	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			secure measures to manage traffic flows arising from the development along Back Lane; and a requirement to maintain the general integrity of Weston Road, including as a through route for pedestrians and cyclists.		
GA1	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity GA1	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy GA1 includes requirements for the retention and sensitive treatment of priority woodland habitats surrounding site to north and west; and to consider and mitigate against any adverse impacts upon adjacent local wildlife site at Parsonsgreen Wood;	None necessary	None
GA1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape GA1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy GA1 includes a requirement for sensitive integration into the existing settlement and sensitive design and landscaping	Require a site-specific landscape assessment	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			around northern and western peripheries to minimise impacts upon wider landscape and heritage assets.		
GA1	3(c) – Potential direct or indirect impact on Scheduled Ancient Monument	SP13: Historic environment HE1: Designated heritage assets GA1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets and includes a requirement for a Heritage Assessment/Justification Statement. Policy GA1 includes a requirement for sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church	None necessary	None
GA1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
GA1	6 - In an area with significant constraints on water treatment infrastructure (all sites in	SP11: Natural resources and Sustainability NE10: Water Framework Directive and wastewater	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	Royston and Stevenage)	infrastructure GA1	delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026 Policy GA1 includes a requirement for a detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.		

Graveley

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
GR1	2(a) - Greenfield site which impacts on areas of high agricultural	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	value				
GR1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
GR1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology GR1	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy GR1 includes a requirement for an archaeological survey to be completed prior to development	None necessary	None
GR1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets GR1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, and includes a requirement for a Heritage Assessment/Justification Statement Policy GR1 includes a requirement for sensitive design to minimise impacts upon Graveley Conservation Area	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
GR1	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Hitchin

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Depends on the effectiveness of policy SP6
HT2	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity HT2	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy HT2 includes a requirement to consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp)	Ensure site layout retains and enhances the tree line and hedgerows around the perimeter, and maintains appropriate buffers and set back from the designated site	None
HT2	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets HT2	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, and includes a requirement for a Heritage Assessment/Justification Statement Policy HT2 requires sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT2	4(a) - flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk HT2	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy HT2 includes requirements for addressing existing surface water flood risk issues through SUDs or other appropriate solution; and for no residential development within Flood Zone 2	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
HT3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT3	2(a) - Greenfield site which impacts on areas of high amenity value	HT3	Policy HT3 includes a requirement for access from Westbury Close Way or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane	N/A	Permanent & irreversible loss of greenfield land with high amenity value

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			(Restricted Byway Hitchin 003).		
HT3	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
HT3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape HT3	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy HT3 includes requirements to retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; and for sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
HT3	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			should aim to mimic the drainage of an undeveloped greenfield site		
HT3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
HT5	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT5	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space HT5	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards. Policy HT5 includes a requirement for improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007		
HT5	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	The small size of the development means that a significant residual effect is likely to remain.
HT5	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
HT6	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
HT6	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			accordance with the Council's open space standards. Policy HT6 includes a requirement for improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to**,** and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007		
HT6	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	The small size of the development means that a significant residual effect is likely to remain.
HT6	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity HT6	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy HT6 includes a requirement to consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); and to consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI;	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT6	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape HT6	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. There will be a permanent & irreversible loss of greenfield land. Policy HT6 includes requirements to retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; and for Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
HT6	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology HT6	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy HT6 includes a requirement for an archaeological assessment	None necessary	None
HT6	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT8	1 - Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quanta of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
HT8	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land HT8	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy HT8 includes a requirement for a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation	None necessary	None
HT8	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT8	5(c) - Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
HT10	2(b) - Housing further than 800 metres from green space	SP10: Healthy communities HT10	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited. Policy HT10 includes a requirement to enhance routes to nearby open space and / or on-site provision of open space	None necessary	Local open space provision will remain limited.
HT10	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land HT10	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy HT10 includes a requirement for a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT10	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT11	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets HT11	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number of related requirements, including production of a heritage assessment Policy HT11 includes a requirement for preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings	None necessary	None
HT11	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets HT11	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a number of related requirements, including production of a heritage assessment Policy HT11 includes a requirement for preservation and enhancement of heritage assets including	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Hitchin Conservation Area and listed buildings		
HT11	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology HT11	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy HT11 includes a requirement for an archaeological survey to be completed prior to development	None necessary	None
HT11	4(a) - Site in flood zone 3	SP11: Natural & historic environment / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction.	Ensure that development addresses fluvial and pluvial flood risks	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT11	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	Ensure that development addresses fluvial and pluvial flood risks	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
HT11	5(c) - Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
HT12	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets HT12	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number of related requirements, including production of a heritage assessment Policy HT12 includes a requirement for the preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings	None necessary	None
HT12	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets HT12	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a number of related requirements, including production of a heritage assessment Policy HT12 includes a requirement for the preservation and	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			enhancement of heritage assets including Hitchin Conservation Area and listed buildings		
HT12	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
HT12	5(c) - Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Ickleford

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
IC1	2(a) - Greenfield site which impacts on areas of high agricultural	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	value				
IC1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape IC1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy IC1 includes a requirement to retain and reinforce planting along site boundaries to minimise heritage and Green Belt impacts	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
IC1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology IC1	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy IC1 includes a requirement for an archaeological survey to be completed prior to development	None necessary	None
IC1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets IC1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number of related requirements, including production of a heritage assessment Policy IC1 includes a requirement for no built development in north-east corner of site to protect	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			views from Grade I listed church		
IC2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
IC2	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity IC2	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy IC2 includes a requirement to consider and mitigate against any adverse impacts **upon** key features of interest of adjoining local wildlife site (Westmill Lane)	None necessary	None
IC2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None.	Likely to be some residual amenity impacts
IC3	2(a) - Greenfield site which impacts on areas of high agricultural	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	value				
IC3	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	Consider opportunities for improving public transport provision for site	Likely to be some residual impact on motor vehicle use, given village location
IC3	3(a) Potential impact on sites designated for their ecological value or features of ecological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity IC3	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy IC3 includes a requirement sensitive treatment of priority deciduous woodland habitat or, where this cannot be (fully) retained, compensatory provision elsewhere within or adjoining the site	None necessary	None
IC3	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape IC3	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy IC3 includes a requirement for development proposals to be informed by site-specific	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			landscape assessment; and for sensitive integration into existing village.		
IC3	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology IC3	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy IC3 includes a requirement for an archaeological survey to be completed prior to development	None necessary	None
IC3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Kimpton

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KM3	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KM3	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
KM3	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets KM3	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy KM3 requires sensitive design to minimise impacts upon adjoining Conservation Area	None necessary	None
KM3	4(a) - Surface water and groundwater flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk KM3	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy KM3 requires development to Address existing surface water and groundwater flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KM3	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Kings Walden

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KW1	1 – Site poorly located with respect to services, facilities and accessibility of labour or customers	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes. Policy T2 requires satisfactory Transport Statements, Transport Assessments and / or Travel Plans to be provided	None necessary	None
KW1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KW1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
KW1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions KW1	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. Policy KW1 requires Appropriate noise monitoring and mitigation measures	None necessary	None
KW1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Knebworth

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KB1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KB1	2(b) – Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.
KB1	2(b) – Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
KB1	3(a) – Potential impacts on SSI and priority habitat. Hertfordshire Ecology indicates that this site is of potential ecological interest	SP12: Green infrastructure , biodiversity and landscape NE6: Designated biodiversity and geological sites KB1	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan. Policy KB1 includes a requirement to consider	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			and mitigate against potential adverse impacts upon Knebworth Woods SSSI and priority habitat (deciduous woodland) adjoining site		
KB1	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets KB1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a number of related requirements, including production of a heritage assessment Policy KB1 includes a requirement for sensitive design and / or lower density housing at east of site to respect setting of Deards End Lane Conservation Area and listed buildings	None necessary	None
KB1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk KB1	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy KB1 includes a requirement for a detailed	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			drainage strategy identifying water infrastructure required and mechanism(s) for delivery		
KB1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions KB1	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy KB1 includes a requirement for appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces	None necessary	None
KB1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
KB2	2(a) – Greenfield site which impacts on areas of high	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	agricultural value				
KB2	2(b) – Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.
KB2	2(b) – Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
KB2	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure , biodiversity and landscape NE1: Landscape KB2	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy KB2 includes a requirement for the creation of appropriate, defensible Green Belt boundary along southern perimeter of site	Require a site-specific landscape assessment	Likely to be some residual landscape impact
KB2	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets KB2	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, and includes a	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			number of related requirements, including production of a heritage assessment Policy KB2 includes a requirement for sensitive design and / or lower density housing where site affects setting of Stockens Green Conservation Area		
KB2	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land KB2	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy KB2 includes a requirement for a Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation	None necessary	None
KB2	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk KB2	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy KB2 includes a requirement to address existing surface water flood risk issues, including any run-off from A1(M), through	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			SUDs or other appropriate solution		
KB2	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions KB2	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy KB2 includes a requirement for appropriate noise mitigation measures, to potentially include buffer strip, insulation and appropriate orientation of living spaces	None necessary	None
KB2	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KB3	3(d) – Pollution risk – site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None
KB3	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
KB3	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk KB4	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy KB4 includes a requirement to address existing surface water flood risk issues through removal of hardstanding, SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
KB4	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
KB4	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure , biodiversity and landscape NE1: Landscape KB4	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy KB4 includes requirements for structural landscaping and planting to provide and / or reinforce Green Belt boundary to east and to preserve views from Knebworth to wider countryside along dry valley to south of Watton Road	Require a site-specific landscape assessment	Likely to be some residual landscape impact
KB4	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Letchworth Garden City

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG3	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
LG3	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape LG3	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy LG3 requires proposals to be informed by a site-specific landscape assessment	None	Likely to be some residual landscape impact
LG3	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology LG3	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy LG3 requires an archaeological survey to be completed prior to development	None necessary	None
LG3	3(c) – Potential direct or indirect impact on conservation area and Listed Buildings	SP13: Historic environment HE1: Designated heritage assets LG3	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Policy LG3 requires sensitive design and / or lower density housing where the site affects setting of the Norton Conservation Area and setting of the Grade II Listed Buildings		
LG3	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions LG3	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents Policy LG3 requires appropriate mitigation measures for noise associated with motorway and / or adjoining employment area	None	Likely to be some residual amenity impacts
LG4	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
LG4	3(c) – Potential direct or indirect impact on conservation areas and features of cultural and archaeological interest	SP13: Historic environment HE1: Designated heritage assets LG4	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, Policy LG4 requires appropriate access arrangements to minimise impact upon Croft Lane Conservation Area and sensitive design and / or lower density housing where site affects the setting of the Letchworth	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Conservation Area, and the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Buildings. It also requires an archaeological survey to be completed prior to development		
LG4	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG4	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LG4 requires that development address existing surface water flood risk through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG4	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG5	3(c) – Potential direct or indirect impact on conservation areas and features of cultural interest	SP13: Historic environment HE1: Designated heritage assets LG5	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, Policy LG5 requires sensitive design where site affects the setting of the Letchworth Conservation Area and setting of the Grade II Listed Buildings and retention/justification for their loss of specified non-designated heritage assets	None necessary	None
LG5	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions LG5	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy LG5 requires appropriate mitigation measures for noise associated with railway and / or adjoining employment area	None necessary	None
LG6	3(a) - Hertfordshire Ecology indicates that this site is of potential ecological interest	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that	None	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			include important habitats and species to submit an ecological survey and provide a long term management plan. Policy LG6 requires appropriate off-site compensatory reprovision of former priority orchard habitat		
LG6	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG6	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
LG8	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			out quanta of employment land lost and how it is being replaced.		space from the development of this site.
LG8	3(c) – Potential direct or indirect impact on conservation area and Listed Buildings	SP13: Historic environment HE1: Designated heritage assets LG8	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG8 requires sensitive design where site affects the setting of the Letchworth Conservation Area and setting of the Grade II Listed Buildings	None necessary	None
LG8	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
LG8	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG9	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Policy LG9 requires lower density development and retention of some existing trees and green space	N/A	Some permanent & irreversible loss of greenfield land with high amenity value
LG9	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG9	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy LG9 requires that development addresses existing surface water flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG10	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
LG10	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	NE5: New and improved open space	Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on level and nature of open space provided
LG10	3(a) - Hertfordshire Ecology indicates that this site is of	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	potential ecological interest	NE6: Designated biodiversity and geological sites	for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan.		
LG10	3(c) – Potential direct or indirect impact on conservation area and features of cultural and archaeological interest	SP13: Historic environment HE1: Designated heritage assets LG10	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG10 requires sensitive design and lower density development to minimise harm to the Croft Lane Conservation Area and setting of the Grade II Listed Buildings and an archaeological survey prior to development	None necessary	None
LG10	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
LG13	3(c) – Potential direct or indirect impact on conservation area and features of archaeological interest	SP13: Historic environment HE1: Designated heritage assets LG13	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG13 requires sensitive design and lower density	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			development where site affects Letchworth Conservation Area and an archaeological survey prior to development		
LG13	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG3	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy LG13 requires that development addresses existing surface water flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG13	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted. Policy LG13 requires appropriate residential amenity for any properties adjoining employment area.	None necessary	None
LG14	3(c) – Potential direct	SP13: Historic	Policy SP13 seeks to protect the historic	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	or indirect impact on conservation area	environment HE1: Designated heritage assets LG14	environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG14 requires sensitive design and lower density development where site affects Letchworth Conservation Area		
LG14	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG14	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LG14 requires that development addresses existing surface water flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG14	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG15	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG15	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LG15 requires that development addresses existing surface water flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG15	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
LG16	3(c) – Potential direct or indirect impact on conservation area and features of archaeological interest	SP13: Historic environment HE1: Designated heritage assets LG16	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG16 requires sensitive design and / or lower density housing where site affects the setting of the	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Letchworth Conservation Area and Archaeological survey to be completed prior to development.		
LG16	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG16	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LG16 requires that development addresses existing surface water flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG16	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
LG17	3(d) – Pollution risk – site located in source protection zone 2 with potential land	SP11: Natural resources and sustainability / NE10: Water Framework	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	contamination issues	Directive and Wastewater infrastructure	likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive		
LG18	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG18	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site. Policy LG18 requires that development address potential surface water flood risk through SuDS or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG18	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG19	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG19 requires sensitive design to respect Letchworth Conservation Area	None necessary	None
LG19	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets LG19	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy LG19 requires sensitive design to respect the listed building	None necessary	None
LG19	3(c) – Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
LG19	4(a) – Site in flood zone 3	SP11: Natural & historic environment / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction.	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG19	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG19	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LG19 requires that development address potential surface water flood risk through SuDS or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
LG19	5(c) – Housing or mixed use site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None
LG20	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets LG20	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy LG20 requires sensitive design to respect Letchworth Conservation Area	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG20	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets LG20	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy LG20 requires sensitive design to respect listed buildings	None necessary	None
LG20	3(c) – Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
LG20	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG20	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LG20 requires that development address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LG21	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets LG21	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas, Policy LG21 requires sensitive design to respect Letchworth Conservation Area	None necessary	None
LG21	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets LG21	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy LG21 requires sensitive design to respect listed buildings	None necessary	None
LG21	3(c) – Potential direct or indirect impact on historic park/garden	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including historic parks/gardens, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
LG21	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LG21	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			drainage of an undeveloped greenfield site Policy LG21 requires that development address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution		

Lower Stondon

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
LS1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
LS1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology LS1	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy LS1 requires archaeological survey to be completed prior to development	None necessary	None
LS1	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets LS1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy LS1 requires development proposals to be informed by site-specific	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			landscape and heritage assessment which determines the likely impacts on Old Ramerick Manor and its surroundings and a development-free buffer to minimise harm to the Listed Building.		
LS1	4(a) – site in Flood Zone 2 & 3 area, and is subject to surface water flooding	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk LS1	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy LS1 requires no residential development in the Flood Zones and that development address existing surface water flood risk issues within comprehensive green infrastructure and / or SUDs approach	None required	None
LS1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Preston

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
PR1	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
PR1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
PR1	3(a) – potential impacts on nearby Wain Wood SSSI	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity PR1	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy PR1 requires that development consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI		

PR1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
PR1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets PR1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy PR1 requires sensitive design that considers any impacts upon the setting of Preston Conservation Area	None necessary	None
PR1	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets PR1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy PR1 requires sensitive design that considers any impacts on listed buildings	None necessary	None
PR1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Reed

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RD1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RD1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
RD1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
RD1	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets RD1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy RD1 requires sensitive design where the site affects the Reed Conservation Area	None necessary	None
RD1	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets RD1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Policy RD1 requires sensitive design where the site affects adjacent listed buildings		
RD1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Royston

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given location
RY1	3(a) Potential impact on sites designated for their ecological value or features of ecological	SP12: Green infrastructure, biodiversity and landscape NE6: Biodiversity	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires	It is recommended that a Mitigation Strategy be developed in consultation	Uncertain

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	interest		developments affecting designated sites to be accompanied by an ecological survey and sets out a hierarchy of mitigation responses. Policy RY1 requires that development consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure	with Natural England to ensure that the developer contributes towards appropriate measures to protect the SSSI from recreational pressures. The mitigation strategy should include appropriate monitoring.	
RY1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape RY1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy RY1 requires proposals to be informed by a site-specific landscape assessment and design to minimise visual impact of the development from Therfield Heath.	None	Likely to be some residual landscape impact
RY1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology RY1	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy RY1 requires Archaeological survey to be completed prior to development	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY1	3(c) - Potential direct or indirect impact on ancient monument	SP13: Historic environment HE1: Designated heritage assets RY1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment Policy RY1 requires sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments	N/A	Likely to be some residual impact on the setting of the ancient monument
RY1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions RY1	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents Policy RY1 appropriate mitigation measures for noise associated with the adjoining railway	None	Likely to be some residual amenity impacts
RY1	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Stevenage beyond 2026		
RY2	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY2	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given location
RY2	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY2	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy RY2 requires that development address potential surface water flood risk through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY2	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			development will not be permitted		
RY2	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
RY2	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure RY2	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026 Policy RY2 requires Additional wastewater treatment capacity to be provided prior to commencement of development		
RY4	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY4	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape RY4	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy RY4 requires Site design and landscaping to mitigate landscape impacts	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
RY4	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY4	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy RY4 requires that	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			development address existing surface water flood risk through SUDs or other appropriate solution		
RY4	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions RY3	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. Policy RY3 requires appropriate mitigation measures for noise associated with the A505 Royston Bypass	None	Likely to be some residual amenity impacts
RY4	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy RY3 requires appropriate mitigation measures for noise associated with the A505 Royston Bypass and a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts impacts	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY4	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured
RY7	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quanta of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
					development of this site.
RY7	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None
RY7	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY7	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy RY7 requires that development address potential surface water flood risk through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY7	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions RY7	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy RY7 requires Appropriate mitigation measures for noise associated with the railway	None necessary	None
RY7	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026		
RY8	1 – Loss of employment land in active use	SP3: Employment	Policy SP3 supports the development of new employment space and the protection of existing employment space but does not require replacement provision in the case of the loss of existing employment space. The employment background paper will set out quanta of employment land lost and how it is being replaced.	None necessary	Overall, Plan policies should ensure an adequate supply and range of employment space across the District but there will be localised loss of employment space from the development of this site.
RY8	2(b) – Housing further than 800 metres from green space	SP10: Healthy communities	Policy SP10 requires the application of open space standards in new development. Nevertheless, the distance from this site to designated open space will mean that local provision is limited.	Consider ways of enhancing access routes to nearest open space, particularly for non-motorised transport.	Local open space provision will remain limited.
RY8	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy RY8 requires sensitive design and / or lower density housing where the site affects the setting of a listed building	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY8	3(d) – Pollution risk – site located in source protection zone 1	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	Site specific assessment to ensure compliance with policy NE10	None
RY8	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land RY8	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy RY8 requires Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation	None necessary	None
RY8	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY8	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy RY8 requires that	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			development address potential surface water flood risk through SUDs or other appropriate solution		
RY8	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions RY8	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy RY8 requires appropriate mitigation measures for impacts of adjacent employment uses and impacts of foul water pumping station	None necessary	None
RY8	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026		
RY9	2(a) – Greenfield site which impacts on areas of high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value	N/A	Permanent & irreversible loss of greenfield land with high amenity value
RY9	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given location
RY9	3(a) – Hertfordshire Ecology indicate that this site has potential biological interest	SP12: Green infrastructure, biodiversity and landscape NE6: Designated biodiversity and geological sites	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on non-designated sites that include important habitats and species to submit an ecological survey and provide a long term management plan. Policy RY9 requires compensatory or offsetting measures for loss of existing grassland habita	None necessary	None
RY9	3(c) - Potential direct or indirect impact on ancient	SP13: Historic environment HE1:	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to	N/A	Likely to be some residual impact on the setting of the

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	monument	Designated heritage assets RY9	conserve and enhance designated assets, including scheduled monuments, and includes a number of related requirements, including production of a heritage assessment. Policy RY9 sensitive design / layout considering views to and from the Scheduled Ancient Monuments located on Therfield Heath;		ancient monument
RY9	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY9	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy RY9 requires that development address potential surface water flood risk through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY10	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
RY10	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport	None	Likely to be some residual impact on motor vehicle use, given location

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			links and routes.		
RY10	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape RY10	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy RY10 requires a site-specific landscape assessment	None	Likely to be some residual landscape impact
RY10	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY10	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy RY10 requires that development address potential surface water flood risk through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
RY10	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY10	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure RY10	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026 Policy RY10 requires a detailed drainage strategy identifying water infrastructure required	None necessary	None, providing that solutions to current constraints are secured
RY11	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY11	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
RY11	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY12	3(c) – Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets RY12	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy RY12 requires sensitive high quality design to respect the setting of Royston Conservation Area	None necessary	None
RY12	3(c) – Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets RY12	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy RY12 requires sensitive high quality design to respect the setting of listed buildings	None necessary	None
RY12	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
RY12	3(d) – Pollution risk – site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY12	3(d) – Pollution risk – site located in source protection zone 2	SP11: Natural resources and sustainability / NE10: Water Framework Directive and Wastewater infrastructure	Policy SP11 includes general support for the principles of the Water Framework Directive and seeks improvements to the water environment. Site-specific measures are likely to be necessary in this instance Policy NE10 stipulates that new development should not result in the deterioration of any watercourse in accordance with the Water Framework Directive	None necessary	None
RY12	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
RY12	6 – In an area with significant constraints on water treatment infrastructure (all sites in Royston and Stevenage)	SP11: Natural resources and sustainability NE10: Water Framework Directive and wastewater infrastructure	Policy SP11 states that the Council will work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites. Policy NE10 states that states that new development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites. It is understood that a technically feasible solution to accommodate growth around Royston has been identified but there remains some uncertainty about the solution for sites around Stevenage beyond 2026	None necessary	None, providing that solutions to current constraints are secured

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Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
SI1	2(a) - Greenfield site which impacts on areas of high agricultural	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
	value				land
SI1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
SI1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
SI1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
SI2	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
SI2	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the	None necessary	Will depend on resulting site layout and through routes provided

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Council's open space standards.		
SI2	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
SI2	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
SI2	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment	None necessary	None
SI2	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

St Paul's Walden

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WH1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
WH1	2(c) - Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
WH1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape WH1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy WH1 requires that development maintain extensive areas of open space around the southern and western parts of the site to blend the development in to the surrounding area and help the transition from a built up village to rural undeveloped land	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
WH1	3(c) - Potential direct or indirect impact on conservation area	SP13: Historic environment HE1: Designated heritage assets WH1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy WH1 requires a sensitive design approach, particularly	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			towards north-east of site to minimise impacts on adjoining Conservation Area.		
WH1	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings, and includes a number of related requirements, including production of a heritage assessment	None necessary	None
WH1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk WH1	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy WH1 requires that development address existing surface water flood risk issues through SUDs or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WH1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Therfield

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
TH1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
TH1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
TH1	3(c) – Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology TH1	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy TH1 requires an archaeological survey to be completed prior to	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			development		
TH1	3(c) – Potential direct or indirect impact on conservation area and listed buildings	SP13: Historic environment HE1: Designated heritage assets TH1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including Conservation Areas Policy TH1 requires that an assessment of the impact of development on the Therfield Conservation Area must be undertaken to address the opportunity to make a sensitive entrance to the Conservation Area and design with sensitivity to the nearby listed buildings and their setting	None necessary	None
TH1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Weston

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WE1	2(a) – Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
WE1	2(c) – Further than 800m from a station and more than 400m from a bus stop with a regular bus service	SP6: Sustainable transport T1: Assessment of transport matters	None. Policy SP6 requires a range of alternative transport options to be made available to occupants or users, which may include new or improved pedestrian, cycle and passenger transport links and routes.	None	Likely to be some residual impact on motor vehicle use, given village location
WE1	3(b) – Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet.	Ensure landscape issues are addressed in the Design & Access Statement	Likely to be some residual landscape impact
WE1	4(a) – Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk RY1	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy WE1 requires that development address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WE1	5(c) – Major development located near existing residential area – noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts

Wymondley

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WY1	2(a) - Greenfield site which impacts on areas of high agricultural value	N/A	Permanent & irreversible loss of greenfield agricultural land	N/A	Permanent & irreversible loss of greenfield agricultural land
WY1	2(b) - Increases distance or reduces accessibility to green space from existing residential properties	D1: Design and sustainability NE5: New and improved open space	Policy D1 requires proposals to maximise accessibility, legibility and connectivity, which should help to ensure that through-routes are incorporated in new development. Policy NE5 requires the provision of open space in new development in accordance with the Council's open space standards.	None necessary	Will depend on resulting site layout and through routes provided
WY1	3(a) - Hertfordshire Ecology indicates that this site is of potential ecological interest	SP12: Green infrastructure, biodiversity and landscape	Policy SP12 seeks to protect, enhance and manage biodiversity networks and seek opportunities for net gains for biodiversity. Policy NE6 requires development proposals on	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			non-designated sites that include important habitats and species to submit an ecological survey, demonstrate that impacts can be satisfactorily minimised and provide a long term management plan. In this case, offsetting may be necessary to maintain locally rich and significant resource of grasslands and hedgerows		
WY1	3(b) - Location in an area of low or moderate landscape capacity or moderate or high sensitivity	SP12: Green infrastructure, biodiversity and landscape NE1: Landscape WY1	Policy SP12 requires development to consider landscape character and respect locally sensitive features. Policy NE1 includes a range of landscape criteria that proposals must meet. Policy WY1 requires proposals to be informed by a site-specific landscape assessment	Require a site-specific landscape assessment	Likely to be some residual landscape impact
WY1	3(c) - Potential direct or indirect impact on archaeological area	SP13: Historic environment HE4: Archaeology WY1	Policy SP13 seeks to protect the historic environment. Policy HE4 offers protection to heritage assets with archaeological interest, including the requirement to produce an archaeological assessment Policy WY1 requires an archaeological survey to be completed prior to development	None necessary	None
WY1	3(c) - Potential direct or indirect impact on listed building	SP13: Historic environment HE1: Designated heritage assets WY1	Policy SP13 seeks to protect the historic environment. Policy HE1 requires proposals to conserve and enhance designated heritage assets, including listed buildings Policy WY1 requires that development minimise impact upon the heritage	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			assets and their settings near the site		
WY1	3(d) - Pollution risk - site with known or potential land contamination issues	SP11: Natural resources and sustainability / NE11: Contaminated Land WY1	Policy SP11 includes a requirement to give consideration to land contamination issues. Site-specific assessment likely to be necessary. Policy NE11 provides specific guidance and includes a requirement for a contaminated land study Policy WY1 requires that a contaminated Land Preliminary Risk Assessment be undertaken, particularly in relation to historic landfill	None necessary	None
WY1	4(a) - Site in flood zone 3	SP11: Natural & historic environment / NE8: Reducing Flood Risk WY1	Policy SP11 requires the use of SUDS and other appropriate measures where necessary Policy NE8 stipulates that all types of development within flood zone 2 & 3 will need to submit a Flood Risk Assessment and that a reduction in flood risk must be managed through flood resistant design and construction. Policy WY1 requires site specific Flood Risk Assessment to address existing surface water and river fluvial flood risk issues	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
WY1	4(a) - Surface water flood risk	SP11: Natural resources and sustainability / NE8: Reducing Flood Risk WY1	Policy SP11 requires the use of SUDS and other appropriate measures where necessary. Policy NE8 stipulates that the most sustainable drainage solutions will be sought for each development to reduce the risk of surface water flooding and that sites should aim to mimic the drainage of an undeveloped greenfield site Policy WY1 requires site specific Flood Risk Assessment to address existing surface water and river fluvial flood risk issues	None	Some residual risk to property will inevitably remain, particularly when taking into account potential climate change impacts
WY1	5(c) - Major development located near existing residential area - noise/amenity impacts	D3 Protecting Living Conditions	Policy D3 provides specific guidance on what may cause unacceptable harm. In addition construction impacts on existing residents will be addressed by planning conditions. However, there could still be noise/amenity impacts on existing residents	None	Likely to be some residual amenity impacts
WY1	5(c) – Housing site within 100m of a nuisance use (major roads, railway lines, waste uses, employment areas and airport noise contours)	D3 Protecting Living Conditions WY1	Policy D3 states that where the living conditions of proposed developments would be affected by an existing use, the council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the mitigation proposals would not address the identified harm the development will not be permitted Policy WY1 requires appropriate mitigation measures for noise associated with A602	None necessary	None

Site	Significant negative effects and uncertainties	Policies which mitigate these effects	Remaining significant effects	Additional mitigation measures	Residual significant effects
			Wymondley Bypass		