

## Site matrices

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

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

### Ashwell

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

See Comments

for fit/abled people only

SA /SEA of North Hertfordshire Local Plan Preferred Options Appendix 7.47

2(e) Minimise the development of greenfield land and other land with high environmental and amenity value?	X	X	X	<ul style="list-style-type: none"> <li>This area is a greenfield site. Uncultivated grassland (possibly set aside agricultural land), bordered by hedgerows.</li> <li>The land is agricultural land grade 3.</li> <li>Mitigation - ensure that the development retains and enhances the hedgerows around the perimeter.</li> </ul>
2(b) Provide access to green spaces	✓	✓	✓	<ul style="list-style-type: none"> <li>There is green space located nearby.</li> </ul>
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	X/✓	X/✓	X/✓	<ul style="list-style-type: none"> <li>This site is within walking distance to the town centre for fit-abled people.</li> <li>There is a school within walking distance and a recreational ground.</li> <li>Transport and Utilities Constraints study outlines there is no regular bus service within the village itself or running to the train station, it is more than likely that private transport will be used and this will create congestion.</li> <li>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.</li> <li>The elderly and disabled will require private transport in the form of taxis or private cars.</li> <li>Mitigation - Improve public transport access</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>				
3(a) Protect and enhance biodiversity	?	?/✓	?/✓	<ul style="list-style-type: none"> <li>This site is a greenfield site.</li> <li>Site is not a designated wildlife site.</li> <li>The site uncultivated grassland (set aside agricultural land) bordered via hedgerows. This site will have high biodiversity potential.</li> <li>Development of this site is unlikely to protect or enhance biodiversity.</li> <li>Mitigation - ensure an ecological assessment is undertaken.</li> <li>Ensure that trees and hedgerows are retained and enhanced</li> </ul>
3(b) Protect and enhance landscapes	0	0	0	<ul style="list-style-type: none"> <li>Site falls within the landscape Character Area of North Baldock Chalk Uplands</li> <li>Area is a Landscape Conservation area Landscape character consists of Medium to large arable fields.</li> <li>Landscape is common and impact of built development is moderate</li> <li>Site does not fall within a conservation area, and is not situated near listed buildings, or ancient monuments.</li> </ul>
3(c) Conserve and where appropriate, enhance the historic environment	0	0	0	
3(d) Reduce pollution from any source	0	0	0	<ul style="list-style-type: none"> <li>This site does not border a water-course. Although is in close proximity to a reservoir</li> <li>This site is not contaminated, there is no landfill site within 250m</li> </ul>
<b>CLIMATE CHANGE</b>				

nearest is 1500m away

achievable

unsustainable Social Segregation School full recreation ground 1500m away

See Comments.

PC tried to improve transport links for 20+ years

unachievable

See Government Inspector's Statement - land of great visual attraction

4(a) Reduce greenhouse gas emissions and improve the District's ability to adapt to climate change	X	X	X	<ul style="list-style-type: none"> <li>Residential site will create an increase in private transport due to the lack of public transport links. Therefore road congestion is likely to increase</li> <li>Site is not within a flood zone</li> <li>Suitability for SUDS unclear</li> <li>Mitigation - Investigate potential for SUDS</li> <li>Mitigation - encourage sustainable forms of transport - public transport, cycle facilities etc.</li> </ul>
<b>A JUST SOCIETY</b>				
5(a) Share benefits of prosperity fairly	✓	✓	✓	<ul style="list-style-type: none"> <li>This village is not identified as a deprived area</li> <li>The site has potential to support local services within the village</li> </ul>
5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> <li>This site has potential to provide access to affordable and decent housing</li> </ul>
5(c) Improve conditions and services that engender good health and reduce health inequalities	X	0	0	<ul style="list-style-type: none"> <li>The site is unlikely to provide any harmful impact upon health</li> <li>May create noise impact during construction</li> </ul>
<b>RESOURCE USE AND WASTE</b>				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> <li>No constraints identified</li> </ul>
<b>TOWN CENTRES</b>				
7 Promote sustainable urban living	0	0	0	<ul style="list-style-type: none"> <li>Easy access to public rights of way</li> </ul>
<b>Summary</b>				
<b>Strengths</b>	<b>Weaknesses</b>		<b>Potential mitigation</b>	
<p>This site is likely to support local services and provide affordable housing.</p> <p>This site contains no wildlife designations</p> <p>This site does not border a water course.</p>	<p>This site is a greenfield site and is graded as 2 or 3 agricultural land, with potentially high biodiversity significance due to the set-aside nature of the land. Biodiversity and landscapes will not be enhanced by this site.</p>		<p>Undertake an ecological assessment. Ensure development includes measures to enhance ecology of the area.</p> <p>Ensure that the development retains and enhances the hedgerows around the perimeter.</p> <p>Improve and encourage sustainable forms of transport - public transport, cycle facilities, etc.</p>	
	<p>Land accessible for fit/abled people</p>		<p>PC have tried to improve transport links for 20+ years</p>	

not supported in Ashwell NP  
 fit for able people only  
 more cars  
 more green house gases

<p>This site does not fall within a historic conservation area and there are no historical monuments within or near the site.</p> <p>The site is within walking distance of the town centre, school, recreational ground, green spaces and local amenities.</p>	<p>There is no efficient bus service and the station is located out of town. This will increase the use of private transport and the resultant greenhouse gas emissions.</p>	<p>Increased pollution levels</p> <p>Only fit for fit/abled people</p>
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