



# **North Hertfordshire Local Plan 2011 - 2031**

## ***Background Papers***

### ***Preferred Options - Consultation***

***November 2014***

## **Planning Constraints Matrix**

This study is one of several evidence studies which have been prepared. It needs to be read in conjunction with all other studies, which have all been taken into account in preparing the Local Plan Preferred Options paper. Collectively these studies have informed the site selection process. An overview of the conclusions can be found in the Site Selection Matrix. All studies are available to view at: [www.north-herts.gov.uk/localplan](http://www.north-herts.gov.uk/localplan)

# Planning Constraints Matrix

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## Preferred sites

New site reference: PT1

<b>Site:</b>	64	<b>Parish:</b>	Pirton	<b>Primary Proposed Use:</b>	residential				
<b>Location:</b>	Land east of, Priors Hill								
<b>MAJOR CRITERIA</b> (distances are in metres)									
<b>Flood Zone:</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Proximity to SSSI:</b>	3239	<b>Airport Safety Zone:</b>	no	<b>Hazardous Sites:</b>	None
	yes	no	no	<b>Score:</b>	2	<b>Score:</b>	2	<b>Score:</b>	1
<b>OTHER CRITERIA</b>									
<i>Facilities (distances are in metres)</i>									
<b>Medical:</b>	4456	<b>Town Centre:</b>	4268	<b>Right of Way:</b>	0	<b>Primary or first School:</b>	1		
<b>Score:</b>	2	<b>Score:</b>	-2	<b>Score:</b>	-1	<b>Score:</b>	2		
<b>Bus Services:</b>	85	<b>Local centre:</b>	Food Shop:	<b>Employment area:</b>	4161	<b>Green Space type:</b>	J - School		
		na	300			<b>Distance:</b>	0		
<b>Score:</b>	2		2	<b>Score:</b>	-2	<b>Score:</b>	2		
<b>Community:</b>	The ability of the village school to cope with additional growth is not known. Hitchin secondary schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries.								
<b>Gas:</b>	Further exploration needed with National Grid.								
<b>Electricity:</b>	Capacity in the rural areas needs checking with UK Power Networks.								
<b>Wastewater:</b>	Capacity at STW however, may require localised network upgrade to receive foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.								
<i>Site suitability (distances are in metres)</i>									
<b>Land contamination:</b>	none	<b>Air quality Management Areas:</b>	>50m	<b>Groundwater:</b>	Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I35				
<b>Score:</b>	1	<b>Score:</b>	0	<b>Score:</b>	-1				
<b>Surface Water:</b>	Potential surface water flooding onsite			<b>Greenbelt:</b>	No				
<b>Score:</b>	-1			<b>Score:</b>	2				
<b>Local Road impact:</b>				<b>Transport comments:</b>	Transport Assessment required, sign cant mitigation measures having impact on open countryside.				

<b>Strategic Road impact:</b>			
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<i>Heritage assets (distances are in metres)</i>			
<b>Conservation area:</b>	1	<b>Listed buildings:</b>	1
<b>Score:</b>	-1	<b>Score:</b>	-1
<b>Buildings of local interest:</b>	1000+	<b>Historical Parks and Gardens:</b>	2804
<b>Score:</b>	1	<b>Score:</b>	1
		<b>Scheduled Ancient monuments:</b>	11
		<b>Score:</b>	-1
		<b>Archaeological sites:</b>	0
		<b>Score:</b>	-2
<i>Landscape and natural Environment (distances are in metres)</i>			
<b>Tree Preservation Orders:</b>	582		<b>Wildlife Sites:</b>
<b>Score:</b>	1		<b>Score:</b>
<b>Area of Outstanding Natural Beauty:</b>	adjacent	5m	<b>Agricultural classification:</b>
<b>Score:</b>	-1		<b>Score:</b>
<b>Natural beauty:</b>	50-59	1	0
<b>Landscape Comments:</b>	Gently sloping, well-contained site bounded by residential/school on two sides and road frontages with hedgerows on the other two sides. Large site in relation to overall size of Pirton.		
<b>Summary:</b>	<p>Site includes part of an archaeological area and is adjacent to a scheduled ancient monument which will require further investigation before development can occur</p> <p>Site adjacent to listed buildings and conservation area therefore sensitive design will be required.</p> <p>Rural location means that site is located away from town centre and major employment site.</p> <p>Site above SP2/3</p> <p>Site includes right of way, which will need to be incorporated or diverted as appropriate</p> <p>Hitchin schools capacity issues</p> <p>Access issues</p> <p>Well bounded large site</p> <p>Wastewater network upgrade required</p> <p>Site scores neutral / positively for most other criteria.</p>		
<b>Further work:</b>	<b>Transport further advice needed:</b>	<b>Waste/Water Infrastructure further evidence needed:</b>	
	N/A	Yes	

New site reference: PT2

<b>Site:</b>	214	<b>Parish:</b>	Pirton	<b>Primary Proposed Use:</b>	residential				
<b>Location:</b>	Holwell Turn, West Lane								
<b>MAJOR CRITERIA</b> (distances are in metres)									
<b>Flood Zone:</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Proximity to SSSI:</b>	2703	<b>Airport Safety Zone:</b>	no	<b>Hazardous Sites:</b>	1 outside consultation zone
	yes	no	no	<b>Score:</b>	2	<b>Score:</b>	2	<b>Score:</b>	1
<b>OTHER CRITERIA</b>									
<i>Facilities (distances are in metres)</i>									
<b>Medical:</b>	4025	<b>Town Centre:</b>	3750	<b>Right of Way:</b>	116	<b>Primary or first School:</b>	549		
<b>Score:</b>	2	<b>Score:</b>	-2	<b>Score:</b>	1	<b>Score:</b>	1		
<b>Bus Services:</b>	81	<b>Local centre:</b>	Food Shop:	<b>Employment area:</b>	3533	<b>Green Space type:</b>	F - Allotments		
		na	310			<b>Distance:</b>	193		
<b>Score:</b>	2		2	<b>Score:</b>	-2	<b>Score:</b>	2		
<b>Community:</b>	The ability of the village school to cope with additional growth is not known. Hitchin secondary schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries.								
<b>Gas:</b>	Further exploration needed with National Grid.								
<b>Electricity:</b>	Capacity in the rural areas needs checking with UK Power Networks.								
<b>Wastewater:</b>	Capacity at STW and in foul sewage network. Sewers Crossing Site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.								
<i>Site suitability (distances are in metres)</i>									
<b>Land contamination:</b>	none	<b>Air quality Management Areas:</b>			>50m	<b>Groundwater:</b>	Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2		
<b>Score:</b>	1	<b>Score:</b>			0	<b>Score:</b>	-1		
<b>Surface Water:</b>	None				<b>Greenbelt:</b>	No			
<b>Score:</b>	1				<b>Score:</b>	2			
<b>Local Road impact:</b>					<b>Transport comments:</b>	Transport Statement required, safety concerns regarding access proximity to bend			
<b>Strategic Road impact:</b>									

<i>Heritage assets (distances are in metres)</i>					
<b>Conservation area:</b>	35	<b>Listed buildings:</b>	152	<b>Scheduled Ancient monuments:</b>	292
<b>Score:</b>	-1	<b>Score:</b>	1	<b>Score:</b>	1
<b>Buildings of local Interest:</b>		<b>Historical Parks and Gardens:</b>	3768	<b>Archaeological sites:</b>	128
<b>Score:</b>		<b>Score:</b>	1	<b>Score:</b>	1
<i>Landscape and natural Environment (distances are in metres)</i>					
<b>Tree Preservation Orders:</b>	1		<b>Wildlife Sites:</b>	285	
<b>Score:</b>	-1		<b>Score:</b>	2	
<b>Area of Outstanding Natural Beauty:</b>	No	618	<b>Agricultural classification:</b>	Grade 2/3	
<b>Score:</b>	0		<b>Score:</b>	-1	
<b>Natural beauty:</b>	50-59	1			
<b>Landscape Comments:</b>	Linear site on north east edge of village. Screened by hedgerows along east, west and south boundaries with open, narrow frontage to West Lane. Abutts housing on West Lane but otherwise surrounded by fields. Contributes to the setting of Pirton and is				
<b>Summary:</b>	<p>Site adjacent to conservation area therefore sensitive design will be required.</p> <p>Rural location means that site is located away from town centre and major employment site.</p> <p>Site above SP2/3</p> <p>Site on grade 2 agricultural land</p> <p>Hitchin schools capacity issues</p> <p>Access issues</p> <p>Site adjacent to TPO, protection or mitigation will be required</p> <p>Sewers crossing site</p> <p>Abutts housing and fields, important to setting.</p> <p>Site scores neutral / positively for most other criteria.</p>				
<b>Further work:</b>	<b>Transport further advice needed:</b>		<b>Waste/Water Infrastructure further evidence needed:</b>		
	Safety and access		Yes		