

**Core Strategy Development
Plan Document (DPD)**
Core Strategy for Consultation

Sustainability Appraisal Report:
Appendices E,F,G,H, I

December 2010

Client: Hertsmere Borough Council

Appendices

Appendix E - Assessment of Preferred Policy Options (November 2006)

Appendix F - Assessment of Additional Preferred Policies (April 2007)

Appendix G - Assessment of Alternative Growth Options (December 2010)

Appendix H – Assessment of Additional Policies (December 2010)

Appendix I – Summary of draft SAR Consultation Comments

APPENDIX E

Assessment of Preferred Policy Options (2006)

Table E1: Strategic Spatial Policies

Policy SP1 Improving and sustaining the quality of the local environment	<p>The use and development of all land will be assessed against the need to protect and enhance the natural and built environment, including the diverse character and local distinctiveness of the Borough. Development should take place within the environmental capacity of its locality and in proportion to its location within the hierarchy of settlements in the Borough. Development will be required to maximise the conservation of land, energy and resources and should be designed to a high standard, taking advantage of opportunities to improve the character and quality of an area.</p> <p>This is to be achieved through the careful management of the natural and built environment, close liaison with the Environment Agency and Natural England and the implementation of policies which reflect the principles of sustainable development. These policies will require development to be well located and focused on previously developed land wherever possible, reflecting the settlement hierarchy in the Core Strategy. Policies will be required which cover:</p> <p>Protection and enhancement of natural and historic assets (Policy CS11) Environmental Impact of Development (Policy CS13) Efficient Use of Natural Resources (Policy CS14) The location and supply of new homes (Policy CS1) Scale and Distribution of Employment Land (Policy CS7) Development and Accessibility (Policy CS20) Together with more detailed design and amenity policies in the Site Allocations and Development Control Policies DPDs</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effect	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	No obvious effect	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effect	0	0	0	n/a	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effect	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effect	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effect	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	Making efficient use of land should have a slight positive long term effect on maximising the conservation of land	+	+	+	Not required as positive	
8	To reduce contamination and safeguard soil quality and quantity	Protecting and enhancing the natural environment should have a moderate long term positive effect on reducing contamination and safeguarding soil quality	++	++	++	Not required as positive	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Protection and enhancement of the natural and built environment should have a strong long term positive effect.	+++	+++	+++	Not required as positive	
10	To maintain and enhance the quality of countryside and landscape	See assessment for objective 9	+++	+++	+++	Not required as positive	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	The emphasis on protecting the natural environment and maximising energy use in the policy should have a slight positive long term effect.	+	+	+	Not required as positive	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	See assessment for objective 9	++	++	++	Not required as positive	
13	To improve the quality of surface and ground waters	See assessment for objective 9	+	+	+	Not required as positive	
14	To minimise water consumption	As developments will be required to maximise the conservation of resource, this should have a moderate long term positive effect	++	++	++	Not required as positive	
15	To minimise the risk of flooding taking account of climate change	See assessment for objective 9	+++	+++	+++	Not required as positive	
16	To improve local air quality	See assessment for objective 9	++	++	++	Not required as positive	
17	To reduce greenhouse gas emissions	The requirement for developments to maximise the conservation of energy	+	+	+	Not required as positive	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		should have a slight positive long term effect					
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	See assessment of objective 17	+++	+++	+++	Not required as positive	
19	To reduce the generation of waste and encourage re-use and recycling of waste	The requirement for developments to maximise the conservation of energy and resources should have a slight positive long term effect	+	+	+	Not required as positive	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Protection of the natural environment and requirements to maximise the conservation of energy and resources should have a slight positive long term effect.	+	+	+	Not required as positive	
21	To sustain and enhance the viability and vitality of town centres	The overall aim of the policy should have a slight positive long term effect	+	+	+	Not required as positive	

Policy SP2 A Safe and Inclusive Environment	<p>New development will be required to create places which are safe and secure, thereby reducing crime and the fear of crime. To achieve this, development will also be expected to contribute to the promotion of social inclusion by ensuring accessibility of key services to all sections of the community, including those with reduced levels of mobility.</p> <p>This is to be achieved through close liaison with Hertfordshire Constabulary on key development proposals, the careful management of town centre uses and the incorporation of secure by design principles in new development. The creation of a safer environment will require measures to promote social inclusion, including the safeguarding of key local services and the location and design of new facilities where they can be accessed by all sections of the community who need to use them. Policies will be required which cover:</p> <p>Safe and Attractive Evening Economy (Policy CS26) Access to Services (Policy CS15) Key Community Facilities (Policy CS16) Accessible buildings (Policy CS19) Development and Accessibility (Policy CS20) Together with more detailed design and security policies in the Site Allocations and Development Control Policies DPDs</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effect	0	0	0		
2	To ensure ready access to essential services and facilities for all residents	Promotion of accessibility for all sections of the community will have a moderate positive long term effect.	++	++	++	Not needed as positive	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effect	0	0	0		
4	To reduce poverty and social exclusion and promote equality of opportunities	Emphasis on social inclusion as part of the policy will have a slight positive long term effect reducing social exclusion and promoting equality of opportunities	+	+	+	Not needed as positive	There are many aspects to reducing poverty, including provision of affordable housing and employment, and as such promotion of social inclusion will only contribute to part of the solution.
5	To reduce and prevent crime, fear of crime and anti social behaviour	This is one of the main aims pf the policy and should have strong long term positive effects	+++	+++	+++	Not needed as positive	
6	To improve population's health and reduce inequalities both geographically and demographically	Creating safe and secure places will have a slight positive long term effect on the population's health by reducing possible injury from crime, traffic and other accidents.	+	+	+	Not needed as positive	Improvements to the population's health will also be connected with diet and levels of physical exercise which is dependent on the provision of open space and sports/recreation facilities.
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effect	0	0	0		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effect	0	0	0		
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effect	0	0	0		
10	To maintain and enhance the quality of countryside and landscape	No obvious effect	0	0	0		
11	To reduce dependence on private car and achieve modal shift to more sustainable	Creating safe and secure places should have a slight positive long term effect on reducing dependence on the private car.	+	+	+	Not needed as positive	Private cars maybe used in certain areas or at certain times of day because people do not feel safe and secure using other forms of transport.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	transport modes						
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effect	0	0	0		
13	To improve the quality of surface and ground waters	No obvious effect	0	0	0		
14	To minimise water consumption	No obvious effect	0	0	0		
15	To minimise the risk of flooding taking account of climate change	No obvious effect	0	0	0		
16	To improve local air quality	No obvious effect	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effect	0	0	0		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effect	0	0	0		
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effect	0	0	0		
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Living and working in places that feel safe and secure should have a slight positive long term effect on providing a stable economy	+	+	+	Not needed as positive	A safe and secure environment will encourage people to regularly contribute to the economy, as well as reducing the need for unexpected expenditure on repairs for areas vandalised or damaged.
21	To sustain and enhance the viability and vitality of town centres	The policy will have a strong positive long term effect on sustaining viability and vitality.	+++	+++	+++	Not needed as positive	

Policy SP3 Promoting healthier communities and leisure and cultural opportunities	<p>Proposals which maintain and improve the stock of social, educational, sports and leisure facilities for the local community will be supported by the Council. Where development cannot take place within the limits of existing community infrastructure, additional local provision should be made on both allocated and windfall development sites.</p> <p>This is to be achieved through close liaison with key local service providers, including Hertfordshire County Council and the Primary Care Trust and the introduction of a planning tariff on new housing development, alongside conventional s106 agreements. The phasing of major new developments will be important as will the implementation of policies requiring shortfalls in community facilities to be addressed, as part of planning proposals, will be needed. Policies will be required which cover:</p> <p>Phasing of Housing Development (Policy CS2) Access to Services (Policy CS15) Key Community Facilities (Policy CS16) Securing mixed use development (Policy CS17) Planning Tariff and Obligations (Policy CS18) Promoting alternatives to the car (Policy CS22) Together with site-specific requirements in the Site Allocations DPD</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	As improving the stock of educational facilities is a main aim of the policy, it should have a moderate long term positive effect.	++	++	++	Not needed as positive	Policy is more education based rather relating to training and opportunities for employability. This is the reason for a moderate not strong positive effect.
2	To ensure ready access to essential services and facilities for all residents	Maintaining and improving the stock of a range of community facilities should have a slight long term positive effect on ensuring access.	+	+	+	Not needed as positive	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effect	0	0	0		
4	To reduce poverty and social exclusion and promote equality of opportunities	Improving community's facilities should have a slight positive long term effect on reducing poverty and social exclusion.	+	+	+	Not needed as positive	
5	To reduce and prevent crime, fear of crime and anti social behaviour	Improving the stock of facilities may have a slight positive indirect long term effect on crime and fear of crime.	+	+	+	Not needed as positive	Improving facilities, making them more safe and secure is likely to deter crime and reduce the perception of crime in the area, particularly if facilities have been vandalised and damaged.
6	To improve population's health and reduce inequalities both geographically and demographically	This is the overriding aim of this policy and should have a strong positive long term effect	+++	+++	+++	Not needed as positive	
ENVIRONMENTAL							
7	To make the most efficient use	No obvious effect	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	of previously developed land and existing buildings before Greenfield sites						
8	To reduce contamination and safeguard soil quality and quantity	No obvious effect	0	0	0		
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effect	0	0	0		
10	To maintain and enhance the quality of countryside and landscape	No obvious effect	0	0	0		
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Maintaining and improving community facilities may have a slight indirect long term positive effect on reducing dependence on private cars.	+	+	+	Not needed as positive	By providing community facilities locally, people should not have the need to travel and dependence on private cars to access such facilities.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effect	0	0	0		
13	To improve the quality of surface and ground waters	No obvious effect	0	0	0		
14	To minimise water consumption	No obvious effect	0	0	0		
15	To minimise the risk of flooding taking account of climate change	No obvious effect	0	0	0		
16	To improve local air quality	No obvious effect	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effect	0	0	0		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effect	0	0	0		
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effect	0	0	0		
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effect	0	0	0		
21	To sustain and enhance the viability and vitality of town centres	Maintaining and improving community facilities should have a slight positive long term effect on sustaining and enhancing vitality of town centres.	+	+	+	Not needed as positive	

Policy SP4 opportunities and development	Employment and economic	<p>The Council will support proposals which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development in the Borough.</p> <p>This is to be achieved through the retention and protection of a significant stock of business accommodation across the Borough, working with the South West Hertfordshire Business Partnership and other stakeholders to identify local business and training requirements. Policies will be required which cover:</p> <ul style="list-style-type: none"> Scale and Distribution of Employment Land (Policy CS7) Local Significant Employment Sites (Policy CS8) Land Use within Employment Areas (Policy CS9) Promoting Film and Television Production in Hertsmere (Policy CS10) Securing mixed use development (Policy CS17) Planning Tariff and Obligations (Policy CS18)
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	Provision of training opportunities for the local workforce should have a slight long term positive effect	+	+	+	Not required as effect positive.	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects.	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effects.	0	0	0	n/a	
4	To reduce poverty and social exclusion and promote equality of opportunities	Attracting commercial investment and providing employment opportunities should have a slight positive long term effect on reducing poverty.	+	+	+	Not required as effect positive.	Provision of employment opportunities is only one part of reducing poverty, in order to eliminate it education, affordable housing and further community facilities need to be provide as well.
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	Identifying the need to retain business accommodation should have a slight positive long term effect on making the most efficient use of land	+	+	+	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	No obvious effects.	0	0	0	n/a	
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0	n/a	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The overall aim of the policy to provide employment opportunities and economic development will have a strong positive long term effect	+++	+++	+++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	Provision of training and employment opportunities for the local community and commercial investment should have a slight positive long term effect	+	+	+	Not required as effect positive.	

Policy SP5 Meeting local housing needs	<p>The Council will increase the supply of new housing the Borough by supporting new housebuilding schemes on sites in sustainable locations, with a focus on development within Borehamwood, Potters Bar and Bushey. The provision of adaptable and affordable homes for the local community will be sought in all locations and suitable proposals from social rented landlords will be supported, alongside the provision of affordable homes on privately developed sites.</p> <p>This is to be achieved through an understanding of local housing needs and the implementation of policies which seek to increase overall housing supply for all sections of the community, including increased levels of affordable and lifetime homes. Working with Registered Social Landlords, the Council will need to ensure that new social housing remains genuinely affordable for the local community in perpetuity. Policies will be required which cover:</p> <ul style="list-style-type: none"> ▪ The location and supply of new homes (Policy CS1) ▪ Phasing of Housing Development (Policy CS2) ▪ Affordable Housing (Policy CS3) ▪ Affordable Housing in rural areas on exception sites (Policy CS4) ▪ Gypsy and Traveller Sites (Policy CS5) ▪ Housing Mix (Policy CS6)
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effect	0	0	0		
2	To ensure ready access to essential services and facilities for all residents	No obvious effect	0	0	0		
3	To meet identified housing needs and improve the quality and affordability of housing	This is the overriding aim of the policy and should have a strong positive long term effect	+++	+++	+++	Not needed as positive	
4	To reduce poverty and social exclusion and promote equality of opportunities	Provision of affordable housing to be sought at all locations will have a slight positive long term effect on reducing poverty and social exclusion	+	+	+	Not needed as positive	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effect	0	0	0		
6	To improve population's health and reduce inequalities both geographically and demographically	Ensuring a supply of new and affordable housing should have a slight indirect positive long term effect on the populations health	+	+	+	Not needed as positive	An important part of having a healthy population is providing them with safe and comfortable housing
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before	Emphasis on using sustainable locations for new housing should have a slight positive effect on making efficient use of	+	+	+	Not needed as positive	Using previously developed land and existing buildings is more sustainable than moving to green belt for new housing.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	Greenfield sites	land.					
8	To reduce contamination and safeguard soil quality and quantity	See assessment for objective 7	+	+	+	Not needed as positive	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	See assessment for objective 7	+	+	+	Not needed as positive	
10	To maintain and enhance the quality of countryside and landscape	See assessment for objective 7	+	+	+	Not needed as positive	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	See assessment for objective 7	+	+	+	Not needed as positive	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effect	0	0	0		
13	To improve the quality of surface and ground waters	No obvious effect	0	0	0		
14	To minimise water consumption	No obvious effect	0	0	0		
15	To minimise the risk of flooding taking account of climate change	See assessment for objective 7	+	+	+	Not needed as positive	
16	To improve local air quality	See assessment for objective 7	+	+	+	Not needed as positive	
17	To reduce greenhouse gas emissions	See assessment for objective 7	+	+	+	Not needed as positive	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effect	0	0	0		
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effect	0	0	0		
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effect	0	0	0		
21	To sustain and enhance the viability and vitality of town centres	No obvious effect	0	0	0		

Table E2: Housing Policies

Policy CS1 – the Location and Supply of new Homes	<p>The Council will make provision for 4,200 new homes (at an average annual housebuilding rate of 210 homes) in accordance with the requirements of the draft East of England Plan for the period 2001 – 2021 or any higher housing target set in the final Plan, up to a maximum of 5,000 new homes. In providing for a target of 4,200 homes and identifying new locations for development, the Council will take account of:</p> <ul style="list-style-type: none"> i) environmental constraints; ii) the density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations; v) the settlement hierarchy identified in the Hertsmere Core Strategy; and vi) the need to locate development within the boundaries of existing built-up areas. <p>The identification of land beyond existing built-up areas for any increased housing target, should continue to be based on criteria (i) to (v).</p>
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0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a.	
2	To ensure ready access to essential services and facilities for all residents	The focus in this policy to constraint new homes within existing housing areas or in the most accessible locations will ensure to a certain extent that housing is sited in areas where services and facilities are accessible. These positive effects are likely to be permanent, long term and significant.	++	++	++	None required as positive.	<p>The scale and significance of these effects are likely to be confirmed through the Site Allocations DPD when the location of housing sites is allocated.</p> <p>By locating new developments in existing areas and in most accessible locations, it is likely that these areas area already well served by key services, and located within distance of transport links and employment opportunities.</p>
3	To meet identified housing needs and improve the quality and affordability of housing	An additional 4,200 homes over the plan period at a build rate of 210 is greater than the existing allocation and build rate and as such the policy should assist in enabling identified housing needs to be met. These positive effects are likely to be permanent, long term and significant. Identifying the need in this policy to retain existing housing will also support this objective.	++	++	++	None required as positive.	The scale and significance of these effects are likely to be confirmed through the Site Allocations DPD when the location of housing sites is allocated.
4	To reduce poverty and social exclusion and promote	By allocating sufficient sites to meet this target of 4,200, the policy should help to ensure that land is available to provide	++	++	++	None required as positive.	The Site Allocations DPD will identify the housing sites and as

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	equality of opportunities	the requisite amount of new homes which should help top combat poverty and provide greater equality of housing opportunities. The scale and significance of the positive effects will depend on the location of the allocated housing sites but effects are likely to be permanent and long term.					such, will confirm the scale and significance of the positive effects and will depend on the extent to which allocated sites are included in areas of deprivation.
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	None required as positive.	Designing out crime should be encouraged for all new housing developments.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The policy is likely to have a positive effect by focussing development initially on brownfield sites in Borehamwood, Potters Bar and Bushey. Additionally, the approach of redistributing some vacant or potentially vacant employment land, accepting some house building within existing residential areas at densities closer to 40 homes per hectare, and accepting some house building within existing residential areas with an average of 1.5 parking spaces will contribute towards making the most efficient use of previously developed land. There is a degree of uncertainty for the potential for negative effects through the requirement to develop on greenfield sites. This is largely in relation to the final housing target set under the East of England Plan for Hertsmere. Under the preferred policy of 4,200 homes, there would be no requirement to develop greenfield sites, however if the East of England Plan adopts a higher target, there would be a requirement to develop greenfield sites beyond those sites identified in scenario 2 of the Urban Capacity Study. The potential for a negative effect is related to the housing targets contained in the Final East of England Plan, however there remains the possibility for negative effects in the long term.	++	++	++/-	If the East of England Plan adopts a higher housing target a negative effect on developing greenfield sites is largely unavoidable, as the current policy provides a strong emphasis on making the best use of previously developed land and buildings and long term negative effects may be unavoidable (assuming a higher housing target is adopted). (See assessment of CS2 – phasing of development).	Scale of effect is dependent upon the final housing target set in the East of England Plan for Hertsmere (see assessment of CS2 – phasing of development). Recommendation: suggest cross referencing in this policy to other policies notably CS11 and CS13
8	To reduce contamination and safeguard soil quality and quantity	Provision of 4,200 homes in the borough, may have short term negative effects if contaminated land is disturbed. However once identified this land has been remediated this should lead to long term positive effects.	-	+	+	Mitigation to restore identified contaminated land. The positive effects are likely to be realised through cross-reference to CS13 which seeks to ensure that sites are free from contamination.	Recommendation: suggest cross referencing in this policy to other policies notably CS11 and CS13
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	There is potential for this policy to have a negative effect on historic buildings through increased residential densities in existing areas in the short to medium term, and on landscape character, archaeological sites and cultural features in the long term through greenfield development. However, these effects may be adequately mitigated by	-	-	--	Dependent upon the implementation of Policy CS11 'Protection And Enhancement Of The Natural And Historic Environment'.	Recommendation: suggest cross referencing in this policy to other policies notably CS11 and CS13

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		Policy CS11. The scale of effect is largely dependent on the detailed implementation of Policy CS11.					
10	To maintain and enhance the quality of countryside and landscape	See assessment of SA objective 9 above. There is a potential for a negative effect in the long term through the potential need for greenfield development to meet higher housing targets, with a potential negative effect on the quality of the countryside and landscape. The effects may be adequately mitigated by Policy CS11; however this would be largely dependent on the detailed implementation of this policy.	0	0	--	Dependent upon the implementation of Policy CS11 'Protection And Enhancement Of The Natural And Historic Environment'. Additional mitigation may be required in providing additional areas of natural greenspace that may be lost, such as through the provision of Country Parks.	Scale of effect is dependent upon the final housing target set in the East of England Plan for Hertsmere. Recommendation: suggest cross referencing in this policy to other policies notably CS11.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Provision of housing in key settlements in Hertsmere may reduce the need to travel particularly when located in the most accessible locations and by having housing and key services/facilities in one area. This should have minor positive long term effects. However increasing housing will attract more people which will naturally increase the number of cars in the area with a long term minor negative effect.	+/-	+/-	+/-	Provision of adequate/appropriate additional public transport routes and services to encourage the use of public transport. Possible consideration of car clubs in new housing estates when private car use is still needed. Successful implementation of CS21 which seeks to assess new developments a number of criteria including details of travel plans should minimise negative effects of new development.	Recommendation: suggest cross referencing in this policy to other policies notably CS11, CS13 and CS21
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	See assessment of SA objective 9 above. There is a potential for a negative effect in the long term through the potential need for greenfield development, with a potential negative effect on the quality on undesignated habitats. The effects may be adequately mitigated by Policy CS11; however this would be largely dependent on the detailed implementation of this Policy.	0	0	-	Non-designated wildlife habitats may be lost through greenfield development, although this is dependent upon the implementation of Policy CS11 and detailed policies within the Development Control Policies DPD.	Recommendation: suggest cross referencing in this policy to other policies notably CS11, CS13 and CS21
13	To improve the quality of surface and ground waters	Additional housing will create more waste water with the possibility of having a minor negative effect on both surface and groundwater in the long term. During construction of houses there maybe an increased negative effect in the short term of groundwater contamination from surface run off. However Policy CS13 'Environmental Impact of Development' may reduce this effect, although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	--	-	-	Use of SUDS to reduce possible effects from increased housing. Mitigation measures during construction to minimise or eliminate contaminated surface run off. See assessment of CS14.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.
14	To minimise water consumption	Additional housing will increase water consumption with a long term negative effect. However Policy CS14 "Efficient Use of Natural Resources" may reduce consumption although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	-	-	-	All new development should aim to minimise water consumption through the provision of water saving devices such as meters or grey-water recycling schemes which should be included as detailed policies within the Development Control Policies DPD.	Recommendation: suggest cross referencing in this policy to other policies to minimise the negative effects of additional housing development on the environmental objectives.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
15	To minimise the risk of flooding taking account of climate change	Additional housing; increased waste water production and impermeable surfaces created through new development will increase flood risk with a long term negative effect. However Policy CS13 'Environmental Impact of Development' may reduce this risk, although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	-	-	-	Policy CS13 'Environmental Impact of Development' is likely to go some way towards mitigating the additional risk of flooding. See assessment of Core Policy CS13	New housing in green belts is likely to have a much greater effect on flood risk as natural flood patterns and water movement will be disturbed. In previously developed land flood patterns and water movement have already been altered to some extent.
16	To improve local air quality	Additional housing with increased energy demand and more vehicle movement will have a negative effect on air quality in the long term. During construction of new housing there will be further short term negative effects on air quality from the disturbance of soil, dust formation and emissions from construction traffic. However CS14 "Efficient Use of Natural Resources" may reduce the impact on air quality through including reference to BREEAM and Building Futures, although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	--	-	-	Mitigation measures to reduce the effects of construction on air quality in the short term. Policy CS14 "Efficient Use of Natural Resources" is likely to go some way towards mitigating the effects on air quality. See assessment of Core Policy CS14.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.
17	To reduce greenhouse gas emissions	Additional housing with increased energy demand and increased traffic volumes will have a negative long term effect. However CS14 "Efficient Use of Natural Resources" may reduce greenhouse gas although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	-	-	-	CS13 "Environmental Impact of Development" is likely to go some way towards mitigating the effects on air quality. See assessment of Core Policy CS13.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	Additional housing will increase the need for energy with a negative effect, however Policy CS13 'Environmental Impact of Development' may reduce this demand, although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	-	-	-	Policy CS13 'Environmental Impact of Development' is likely to go some way towards mitigating the additional demand for energy. See assessment of Core Policy CS13. CS14 also refers to supporting the development of on-site renewable energy schemes which could support increasing the use of renewable energy.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.
19	To reduce the generation of waste and encourage re-use and recycling of waste	Additional housing will increase waste generation; however Policy CS13 'Environmental Impact of Development' may reduce the amount of waste generated, although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.	-	-	-	Policy CS13 'Environmental Impact of Development' is likely to go some way towards mitigating increased waste generation. See assessment of Core Policy CS13.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The effect is likely to be long term as a yearly supply of housing is required through this policy.	+	+	+	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS2 - Phasing of Housing Development	<p>To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for:</p> <ul style="list-style-type: none"> - Up to 656 additional new homes to be permitted in Phase 1 between April 2006 and March 2011 (equivalent to 219 homes per year) - Up to 848 additional new homes to be permitted in Phase 2 between March 2011 and April 2016 (equivalent to 283 homes per year) - Up to 841 new homes to be permitted in Phase 3 between March 2016 and April 2021 (equivalent to 280 homes per year)¹ <p>Should a total housing target of 5,000 homes be set in the East of England Plan, additional sites should be identified in the Site Allocations DPD to enable the provision of a further 103 homes in Phase 2 and 462 homes in Phase 3.</p> <p>Housing sites will be phased on this basis in the Site Allocations DPD to facilitate the required levels of housebuilding sought in the East of England Plan. Based on the findings of the Annual Monitoring Report, allocated land in later phases will be brought forward, where necessary, to maintain the five year supply of land for housing. In order to prevent the overdevelopment of housing in the Borough, the phasing and release of land allocated in the Site Allocations DPD will be reviewed where the number of units permitted on different sites, over any period of three years, significantly exceeds the maximum amounts sought over that period under the terms of this policy. Should the total East of England Plan housebuilding requirements be met during the Plan period, further residential development will not be permitted in the Borough where it results in the net development of more than 15 new units.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None required.	
2	To ensure ready access to essential services and facilities	A phased programme for housing in Hertsmere is likely to ensure the delivery of sustainable communities across Hertsmere	++	++	++	None required.	The availability of supporting infrastructure and the need to provide additional capacity in some

¹ Annual equivalents may not tally due to rounding

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	for all residents	ensuring that infrastructure is in place to reduce the burden on existing infrastructure and community facilities which is likely to occur with new housing development. The positive effects are likely to be permanent and occur in the short, medium and long term through the managed release of housing during the plan period.					locations will determine the timing of the release of housing sites.
3	To meet identified housing needs and improve the quality and affordability of housing	A phased programme for housing delivery in Hertsmere is likely to meet the short and medium term requirements for housing in the borough through existing local plan allocations and identified sites in the urban capacity study. In the short and medium term the effects are likely to be positive and permanent. In the longer term, when regional housing targets are exceeded, the Council will restrict the amount of new housing and as such, may result in negative effects for future housing needs.	++	++	-	This objective will be monitored through the AMR.	The availability of supporting infrastructure and the need to provide additional capacity in some locations will determine the timing of the release of housing sites. The Council will monitor housing trajectory on an annual basis through its Annual Monitoring Report and will provide up to date information to inform the five year housing supply in Hertsmere.
4	To reduce poverty and social exclusion and promote equality of opportunities	A managed release of housing should enable housing allocation sites to take account of areas of deprivation and use housing development as a catalyst for promoting equality of opportunities for housing. The availability of supporting infrastructure and the need to provide additional capacity for community facilities prior to the release of housing may also combat poverty and social exclusion. In the short and medium term the effects are likely to be positive and permanent. However, when regional housing targets are exceeded, the Council will restrict the amount of new housing and as such, may result in negative effects on deprivation in the longer term.	++	++	-	This objective will be monitored through the AMR.	The Site Allocations DPD will identify the housing sites and as such, will confirm the scale and significance of the positive effects which will depend on the extent to which allocated sites are included in areas of deprivation.
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	Designing out crime should be encouraged in new housing developments.	Designing out crime should be encouraged in new housing developments.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	See assessment of Core Policy CS1 'Location and Supply of New Homes'. Positive effects are likely in the short to medium term, however there is potential for a negative effect in the long term. The potential for a negative effect is related to the housing targets contained in the Final East of England Plan, however there remains the possibility for negative effects in the long term.	+	+	+/-	See assessment of Core Policy CS1.	This policy is closely linked to Core Policy CS1 in terms of providing new housing development during the plan period but refers to the phasing of the housing.
8	To reduce contamination and safeguard soil quality and quantity	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	See assessment of Core Policy CS1 'Location and Supply of New Homes'.	-	-	--	See assessment of Core Policy CS1.	As above.
10	To maintain and enhance the quality of countryside and landscape	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
13	To improve the quality of surface and ground waters	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
14	To minimise water consumption	See assessment of Core Policy CS1 'Location and Supply of New Homes'.	-	-	--	See assessment of Core Policy CS1.	As above.
15	To minimise the risk of flooding taking account of climate change	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
16	To improve local air quality	See assessment of Core Policy CS1 'Location and Supply of New Homes'.	-	-	--	See assessment of Core Policy CS1.	As above.
17	To reduce greenhouse gas emissions	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	See assessment of Core Policy CS1 'Location and Supply of New Homes'.	-	-	--	See assessment of Core Policy CS1.	As above.
19	To reduce the generation of waste and encourage re-use and recycling of waste	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The policy is likely to have slight positive effect by ensuring a sustainable rate of house building over the plan period enabling stability in the local construction industry. Additionally, phasing of development will allow for adequate supporting infrastructure to be planned and provided for contributing towards a balanced and stable economy.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS3 - Affordable Housing	In order to optimise the supply of affordable housing, developments involving more than 15 residential units, or residential sites of more than 0.5 hectares, should make provision for an element of affordable housing. The proportion of homes on each site which are affordable should comprise 40% of total proposed housing. A lower affordable housing requirement of 35% will be permitted where it can be demonstrated that a higher proportion cannot be realistically accommodated within a site or that it would jeopardise the viability of a scheme. On sites requiring the provision of affordable housing, the Council will seek to maximise the provision of affordable, rented accommodation with at least 75% of affordable homes to be provided in the form of social rented housing, managed through a Registered Social Landlord.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects.	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	This policy is in line with the Community Strategy for Hertsmere which seeks to optimise the supply of affordable housing in the Borough. This policy should result in increased levels of affordable housing on all qualifying sites (i.e. over 15 units) and through a proportion of homes of each site which are affordable (40% or 35%). As such this approach to affordable housing should meet the identified annual net shortfall of 351 units per year. The effects are likely to be positive, long term and significant.	++	++	++	None required as positive.	The scale and significance of the positive effects will be confirmed through the SPD on Affordable Housing which will provide clarification on where affordable housing requirement will be considered acceptable and clarify arrangements for delivery, funding and implementation of different affordable housing targets. Monitoring of affordable housing units through the development control process and the AMR.
4	To reduce poverty and social exclusion and promote equality of opportunities	The availability of a mix of housing tenure is an important indicator of poverty and quality. This policy is in line with the Community Strategy for Hertsmere which seeks to optimise the supply of affordable housing and also seeks to provide a balanced mix of housing tenure based on identified need. This policy requires on all qualifying sites for a 75%/25% split between social rented and intermediate housing which have been identified through the Housing Needs Study. The effects are likely to be positive, long term and significant.	++	++	++	Monitoring of affordable housing units and tenure mix through the development control process and the AMR.	As objective 3. The Site Allocations DPD will identify housing sites and as such, will confirm the scale and significance of the positive effects which will depend on the extent to which allocated sites are included in areas of deprivation.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	Design out crime should be encouraged in new housing developments.	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	Provision of affordable housing may reduce the need for some sections of the community to travel so having a long term positive effect on air quality	+	+	+	Not required as effect positive.	Sections of the community such as key workers or others with low income may have reduced reliance on cars if availability of affordable housing means their housing and employment needs are met in the same area
17	To reduce greenhouse gas emissions	Provision of affordable housing may reduce the need for some sections of the community to travel so having a long term positive effect on greenhouse gas	+	+	+	Not required as effect positive.	Sections of the community such as key workers or others with low income may have reduced reliance on cars if availability of affordable housing means their housing and employment

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	emissions					needs are met in the same area
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	n/a	
ECONOMIC						
20	To provide a prosperous, balanced and stable economy	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	0	0	0	n/a	

Policy CS4 - Affordable Housing in rural areas on exception sites	In all identified settlements in the Green Belt, as set out on the Core Strategy Key Diagram, the Council may permit the development of small scale affordable housing schemes as an exception to normal policies. Such schemes should meet the identified needs of people local to the village or settlement, remain affordable in perpetuity and be managed by a Registered Social Landlord. Priority will be given to sites located on previously developed land within settlements and the scale of development should not exceed the level of need identified.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation	
			ST	MT	LT			
SOCIAL								
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a.		
2	To ensure ready access to essential services and facilities for all residents	Indirectly, in allowing small scale affordable housing schemes in rural villages, this may make existing facilities more viable or attract small shops to open which will improve access to these facilities for residents of this villages. The positive effects are likely to be minor and will be dependent on extent of development and location.	+	+	+	None required as positive.		
3	To meet identified housing needs and improve the quality and affordability of housing	Rural exceptions permitted will be based on identified need for affordable housing in the Housing Needs Survey (Shenley, South Mimms and Elstree). This policy provides a mechanism for	++	++	+	None required as positive.	Recommendation in the options appraisal not taken on board in the preferred policy wording. Suggest additional sentence '....should not exceed the level of need identified or have	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		delivering affordable housing in rural areas where appropriate so should help to secure the delivery of affordable housing in rural villages and meet the identified housing need. In the longer term as housing targets are met this may result in less positive effects than in the short and medium term as there will be restrictions on overall housing. The positive effects will be dependant on the effective implementation of this policy.					<i>adverse effects on the natural and built environment</i> . Alternatively supporting text should refer to a criteria based approach in order to minimise negative effects on the environmental objectives. The scale and significance of the positive effects will be confirmed through the SPD on Affordable Housing.
4	To reduce poverty and social exclusion and promote equality of opportunities	There is an identified affordable housing problem in the smaller settlements of Shenley, South Mimms and Elstree. This policy provides a mechanism for delivery of affordable housing in these rural villages which should help to enable less affluent persons to become engaged in rural communities and promoting greater quality of access to housing. The positive effects will be dependant on the effective implementation of this policy.	+	+	+	None required as positive.	The scale and significance of the positive effects will be confirmed through the SPD on Affordable Housing.
5	To reduce and prevent crime, fear of crime and anti social behaviour	Through permitting small scale residential development in rural villages, this may indirectly result in a reduction in crime or fear of crime through natural surveillance. These secondary positive effects are minor and dependant on the effective implementation of this policy.	+	+	+	None required as positive.	Designing out crime should be encouraged in new housing developments.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	See assessment of Core Policy CS3 Affordable Housing	+	+	+	See assessment of Core Policy CS3.	
12	To protect and enhance wildlife and habitats which are important on an international,	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	national and local scale						
13	To improve the quality of surface and ground waters	See assessment of Core Policy CS3 Affordable Housing	+	+	+	See assessment of Core Policy CS3.	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	See assessment of Core Policy CS3 Affordable Housing	+	+	+	See assessment of Core Policy CS3.	
17	To reduce greenhouse gas emissions	See assessment of Core Policy CS3 Affordable Housing	+	+	+	See assessment of Core Policy CS3.	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The policy is likely to have significant positive effects through the provision of affordable homes, particularly for key workers, which will contribute towards a balanced and prosperous economy. The effect is likely to be long term and permanent.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CP5 - Gypsies and Travellers	<p>The Council will work with neighbouring Local Authorities in south and west Hertfordshire to provide for further needs of Gypsies and Travellers (as defined in Circular 01/06). On the basis of identified need within this area, the Council will seek to provide for a further 15-20 (xx tbc) plots through the identification of land in the Site Allocations DPD. In identifying additional or extended sites, consideration will be based on a range of criteria including:</p> <ul style="list-style-type: none"> a sequential site selection process with an emphasis on land which has been previously developed; safe and convenient access to the primary road network with proximity to the major road network and without blocking any existing rights of way ; avoiding prejudicing residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; avoiding overdominating and respecting the size and scale of the nearest settled community; safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated
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	<ul style="list-style-type: none"> land; an ability to receive essential services including water, sewerage, drainage and water disposal; location within reasonable proximity to key local services; and the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a.	
2	To ensure ready access to essential services and facilities for all residents	This policy seeks to identify land for gypsies and travellers through the Site Allocations DPD. This will be based on a range of criteria one being that the sites are located within a reasonable proximity to key local services. This will ensure access to services and facilities for this section of the community and as such, this policy will have positive, permanent and significant positive effects.	++	++	++	None required as positive.	The scale and significance of the positive effects will be confirmed through the Site Allocations DPD.
3	To meet identified housing needs and improve the quality and affordability of housing	On the basis of identified need, this policy will allocate sites for gypsies and travellers thus meeting housing need for this section of the community. However, in identifying sites and permitting additional or extended sites based on a range of criteria, this may compromise the availability of land to meet identified housing needs particularly if the housing target in Hertsmere exceeds 4,200 (competing of available land). These negative effects are dependent on the final housing targets for Hertsmere and are likely to be felt in the longer term.	+	+	+/-		The scale and significance of the effects will be confirmed through the Site Allocations DPD and when the RSS14 housing figures are finalised.
4	To reduce poverty and social exclusion and promote equality of opportunities	This policy will identify sites for gypsies and puts forward criteria based approach for allocating additional sites and as such, seeks to accommodate the gypsy community in Hertsmere. This policy will contribute to social inclusion of the gypsy and traveller community. In addition, it seeks to promote equality of opportunities by locating sites within a reasonable proximity to key local services. This policy will have permanent positive and significant effects.	++	++	++	None required as positive.	The scale and significance of the positive effects will be confirmed through the Site Allocations DPD.
5	To reduce and prevent crime, fear of crime and anti social behaviour	This criterion based approach seeks to pro-actively manage gypsy and traveller sites through direct allocation and identifying future sites. Allocating specific encampments should help to safeguard against certain crimes. In addition, this policy has the potential to reduce fear of crime through ensuring sites are properly planned and managed. This policy will have positive, permanent and significant	++	++	++	None required as positive.	The scale and significance of the positive effects will be confirmed through the Site Allocations DPD.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		effects.					
6	To improve population's health and reduce inequalities both geographically and demographically	This policy identifies sites for gypsies and puts forward criteria based approach for allocating additional sites. One such criterion is the ability to receive essential services including water, sewerage drainage and water disposal and as such, this policy ensures that sites are serviced by appropriate sanitation arrangements. In addition, another criterion seeks to ensure that sites are located in accessible locations thus improving opportunities to health care and leisure. Overall this policy will have positive, permanent and significant effects.	++	++	++	None required as positive.	The scale and significance of the positive effects will be confirmed through the Site Allocations DPD.
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The policy is likely to have a positive effect by adopting a sequential site selection process with an emphasis on land which has been previously developed. There is potential for negative effects if the Site Allocations DPD identifies sites on greenfield land. Overall, the scale of effect is dependent on those sites identified in the Site Allocations DPD.	+/-	+/-	+/-	Policy already emphasises land which has been previously developed. Greenfield development may be unavoidable if demand requires all potential previously developed sites to be utilised.	
8	To reduce contamination and safeguard soil quality and quantity	Selection of previously developed sites should have a positive effect as any contamination identified in this land should be remediated before development occurs. However there is a potential for a negative effect if the site allocation DPD identifies sites on Greenfield land. This may cause contamination of the site and most likely lead to reduction in soil quality and quantity	+/-	+/-	+/-	Policy already emphasises land which has been previously developed. Greenfield development may be unavoidable if demand requires all potential previously developed sites to be utilised.	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The policy has the potential for development on greenfield land which may have negative effects on landscape character and historic assets. However the detailed criteria to be considered (including rural amenity and visual intrusion) have the potential to mitigate potential negative effects.	-	-	-	Further site specific mitigation may be required such as landscape bunding and planting or archaeological site evaluation.	An additional criteria should be added to ensure that sites for additional encampments take into consideration the nature conservation, landscape, heritage value of sites (potential to cross reference with CS11) and/or ensure that any adverse effects on the built and natural environment are avoided, mitigated and/or compensated.
10	To maintain and enhance the quality of countryside and landscape	See assessment of SA objective 9 above. The policy has the potential for development on greenfield land, however the detailed criteria to be considered (including rural amenity and visual intrusion) has the potential to mitigate potential negative effects.	-	-	-	Further site specific mitigation may be required such as landscape bunding and planting. There is the potential for residual effects on the quality of the countryside that may not be able to be mitigated.	As above.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Location of sites in reasonable proximity to key local services may reduce dependence on private car use with a minor positive effect. However the provision of the sites themselves may attract more people and vehicles to the area undermining the original benefit	+/-	+/-	+/-	Provision of public transport links to identified sites	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	-	-	-	Policy could be strengthened to recognise the need of minimising negative biodiversity effects.	Recommendation: Policy could be strengthened by amending 'safe and acceptable environmental conditions' to include the preservation of local biodiversity interests.
13	To improve the quality of surface and ground waters	+/-	+/-	+/-	Measures to minimise the effect of development on Greenfield land possibly to include SUDS.	Positive effects of providing infrastructure in authorised sites is compared to unauthorised sites where sewage and other waste maybe discharged directly into water courses
14	To minimise water consumption	-	-	-	Possible for the installation of rain water harvesting and grey water recycling systems to minimise water consumption.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.
15	To minimise the risk of flooding taking account of climate change	-	-	-	Development decisions must be guided by the principles of PPS25. Flood risk assessments will be required for the development of sites that lie within flood zones 2 and 3 as defined by the Environment Agency.	Recommendation: suggest cross referencing in this policy to other policies notably CS13 and CS14.
16	To improve local air quality	0	0	0		
17	To reduce greenhouse gas emissions	0	0	0		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	n/a	
ECONOMIC						
20	To provide a prosperous, balanced and stable economy	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	0	0	0	n/a	

Policy CS6 - Housing Mix	To help meet local housing needs, proposals for new housing should provide an appropriate mix of new homes in terms of housing size and type. Developers should ensure that:
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	<p>i) 100% of new homes on all sites are built to Lifetime Homes standards, with the exception of schemes involving the conversion of existing buildings resulting in six new units or less;</p> <p>ii) Housing developments in excess of 10 units contain sufficient variation within their housing mix, with sites of at least 25 units or 1 hectare reflecting identified variation within the Borough's housing need; and</p> <p>iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix.</p> <p>The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None required.	
2	To ensure ready access to essential services and facilities for all residents	This policy should help to support improved accessibility to housing for the mobility impaired with reference to 100% lifetime home standards. The effects are likely to be minor and permanent and not significant. See assessment of CS Policy 19.	+	+	+	None required.	Cross reference to CS Policy 19 in criterion (i).
3	To meet identified housing needs and improve the quality and affordability of housing	This policy includes a mechanism to provide homes to meet the needs of those with mobility difficulties and those requiring sheltered housing resulting in positive permanent effects increasing during the plan period. See assessment of CS Policy 19.	+	++	++	None required.	Cross reference to CS Policy 19 in criterion (i).
4	To reduce poverty and social exclusion and promote equality of opportunities	This policy should help to ensure that an increased amount of homes meet the needs of certain disadvantaged groups such as the mobility impaired and those requiring sheltered accommodation or small units. This is likely to have some positive effects in terms of increasing equality of opportunity and reducing social exclusion resulting in positive permanent effects increasing during the plan period. See assessment of CS Policy 19.	+	++	++	None required.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	character, historic buildings, archaeological sites and cultural features of importance to the community						
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Provision of an appropriate mix of housing may reduce dependence on the car and the need to travel , through providing appropriate housing and employment in close proximity	+	+	+	None required as positive.	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	No obvious effects.	0	0	0	n/a	
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0	n/a	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Provision of a range of housing mix for different sectors of the community is likely to complement the existing workforce as well as encourage others including those low skilled workers. Effects are likely to minor but permanent.	+	+	+	None required as positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Table E3: Economic Policies

Policy CS7 - Scale and Distribution of Employment Land	<p>In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least xx ha of designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram:</p> <p><u>Employment Areas</u></p> <ul style="list-style-type: none"> ▪ Elstree Way, Borehamwood ▪ Stirling Way, Borehamwood ▪ Cranborne Road, Potters Bar ▪ Station Close, Potters Bar ▪ Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> ▪ Centennial Park, Elstree
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	<p>The boundaries of these locations will be clarified in the Site Allocations DPD including the release of existing sites within these areas for new housing or housing-led mixed-use development where appropriate. Any release of designated employment land for housing-led or mixed-used development, during the plan period, will be based on an assessment of whether:</p> <ul style="list-style-type: none"> i) there is any realistic prospect of that land being developed or occupied for employment purposes during the plan period; ii) the development of a particular site during the plan period would lead to an over-supply of housing; iii) the environmental, locational and physical characteristics of the current site or use are appropriate for continued employment use; iv) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; v) a housing-led development would prejudice the ability of nearby businesses to operate; and whether vi) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0		
2	To ensure ready access to essential services and facilities for all residents	By focusing new employment use in existing established employment areas will ensure accessibility for opportunities for employment in areas of good accessibility. The positive effects are likely to be permanent and be consistent in the short, medium and long term.	++	++	++		In combination with sustainable transport policies (CS20 and 21), opportunities for accessibility are likely to be enhanced significantly. The scale and significance of these positive effects will be confirmed through the SA of the Site Allocations DPD.
3	To meet identified housing needs and improve the quality and affordability of housing	This policy allows for the release of existing employment sites for new housing where appropriate through the Site Allocations DPD. The release of sites would contribute to providing sites to meet identified housing targets and housing needs resulting in overall positive effects. The effects are assessed as being minor and dependent on the findings of the urban capacity study and employment study and the likely shortfall/surplus in both housing and employment uses.	+	+	+		The scale and significance of these positive effects will be confirmed through the SA of the Site Allocations DPD where the boundaries of existing employment and housing sites are identified.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0		
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0		
6	To improve population's health and reduce inequalities both	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	geographically and demographically						
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	Redistribution of land may result in more efficient use of land in general with employment land being situated in suitable areas and vice versa with housing land. This will have a minor positive effect. However, the policy will result in Greenfield release for employment use thus conflicting with this objective with a negative effect.	+/-	+/-	+/-	The amount of greenfield land development is dependent on the demand for new housing and employment land. Negative effects on this objective are unlikely to be mitigated if regional housing and employment targets are to be met.	Development of Greenfield land for new employment uses is dependent on the setting of regional housing and employment growth requirements. In order to meet both housing and employments, as they currently exist, a similar amount of Green Belt land would need to be developed either for employment development or new homes. The scale and significance of these effects will be confirmed through the SA of the Site Allocations DPD where the boundaries of existing employment and housing sites are identified.
8	To reduce contamination and safeguard soil quality and quantity	The loss of poorly located employment sites or sites within housing areas presents the opportunity for decontamination of land and improvements to soil quality locally. The application of CS Policy 13 will allow for remediation of contaminated land. The re-distribution of employment sites will seek to safeguard soil quality and quantity elsewhere. The effect will be positive but not significant.	+/-	+/-	+/-	Mitigation measures during construction and operation to minimise contamination risk.	The scale and significance of the negative effects will be dependent on the scale and nature of contamination if any is found and the successful implementation of CS 13.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The development of additional Greenbelt land for employment use is likely to have a significant negative effect on landscape character and visual openness through the development of Greenbelt sites. The effect is likely to be more pronounced in the medium to long term as additional employment land is required. The effect is likely to be long term and permanent.	-	--	--	Although the key diagram identifies 'areas of search' for new or intensified designated employment land, and that the extension of an Employment Area is likely to be less intrusive than the equivalent expansion of an existing urban or rural area, residual effects would require mitigation. The design of development should reflect the local landscape and historical character, along with measures such as planting, landscape bunding and biodiversity enhancements to minimise negative effects.	The scale and significance of these effects will be confirmed through the SA of the Site Allocations DPD where the boundaries of existing employment and housing sites are identified. The negative effects of new development identified could be minimised by adding an additional criterion to ensure that adverse effects on the built and natural environment are avoided and/or mitigated/compensated. Cross referencing to Core Policy 11 could also help to off set the negative effects identified. Also suggest cross referencing to CS Policy 1: Location and Supply of housing as it is likely in the longer term that these key uses will be competing for land.
10	To maintain and enhance the quality of countryside and landscape	The development of additional Greenbelt land for employment use is likely to have a significant negative effect on the quality of the countryside through the development of Greenbelt sites. The effect is likely to be	-	--	--	See mitigation for SA objective 9.	As above.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		more pronounced in the medium to long term as additional employment land is required. The effect is likely to be long term and permanent.					
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Provision of employment land in settlements should reduce the need for travel between housing and employment. There may be some short term negative effects while routes are established between new employment land and housing and reliance is still partly on the private car. In the medium to long term this should improve resulting in minor positive, permanent but not significant effects.	-/+	+	+	Early development of work travel plans to minimise short term negative effects. Establishment of good, frequent and reliable public transport links.	Cross reference to Core Policy CPTP1 relating to encouraging green travel plans.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	The development of additional Greenbelt land is likely to have a slight negative effect on undesignated habitats through the development of Greenbelt sites. The effect is likely to be long term and permanent.	-	-	-	See mitigation for SA objective 9.	The scale and significance of these effects will be confirmed through the SA of the Site Allocations DPD where the boundaries of existing employment and housing sites are identified. The negative effects identified could be minimised by adding an additional criterion to ensure that adverse effects of new development on the built and natural environment are avoided and/or mitigated/compensated. Cross referencing to Core Policy 11 could also help to off set the negative effects identified.
13	To improve the quality of surface and ground waters	The redevelopment of poorly located employment sites may result in localised surface water run-off and pressure on existing water treatment systems. The effect will be positive but not significant.	-	-	-	Mitigation measures during construction and operation to minimise pollution risk.	Successful implementation of Core Policies 13 and 14 should help to minimise the effects of new development.
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	Reference to BREEAM offices during design to minimise water consumption. See CS Policy 14.
15	To minimise the risk of flooding taking account of climate change	Development of designated employment land for housing and vice versa is likely to increase pressure on drainage systems and potentially increase the risk of flooding. The effects are likely to be negative and permanent but the significance of the effect will depend on the location and extent of redevelopment of employment sites for housing.	-	-	-	Development decisions must be guided by the principles of PPS25. Developments should also be designed to be capable of withstanding flood events i.e. by identifying appropriate ground and basement floor uses. Flood risk assessments will be required for the development of sites that lie within flood zones 2 and 3 as defined by the Environment Agency.	Successful implementation of Core Policies 13 and 14 should help to minimise the effects of new development.
16	To improve local air quality	Possible reduction in car use and the need to travel due to provision of employment land in	+/-	+	+	Measures to reduce any pollution during the construction phase	Successful implementation of Core Policy 14 should help to minimise the effects of new development.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		established settlements would have a minor positive effect on air quality on a permanent basis. The positive effect if existing areas are of high public transport accessibility. However during construction there maybe some negative effects on air quality in the short term.				through the implementation/reference to a Construction and Environment Management Plan.	
17	To reduce greenhouse gas emissions	Possible reduction in car use and the need to travel due to provision of employment land in accessible locations would have a minor positive effect on reducing greenhouse gas emissions in the long term.	+	+	+	Not required as effect positive.	Reference to BREEAM office to ensure good design which promotes energy efficiency. Recommend cross referencing to Core Policy 22 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 21) to strengthen policy. Successful implementation of such policies should contribute to this objective.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The redistribution of employment sites on the basis of improving the ease and attractiveness of development (through selective release of sites and greenfield release) should help to increase take up of employment sites for development as well as enabling development of former employment sites for alternative uses. Significant positive effects are likely to be Borough wide.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	The release of constrained employment sites within town centres for alternative forms of development may have benefits for town centre vitality and viability through enabling beneficial development of vacant/under-used sites, for example for housing or leisure uses. Significant positive effects are likely to be permanent.	+	+	+	Not required as effect positive.	

Policy CS8 - Local Significant Employment Sites	In order to sustain a competitive local economy with good access to employment for the local population, the Council will seek to maintain a supply of smaller, business units across the Borough. The Council will work with key partners, including the South West Hertfordshire Business Partnership and local Chambers of Commerce, to identify Local Significant Employment Sites. These sites will comprise economically viable business accommodation
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	over 0.25 hectares with satisfactory access, parking and environmental conditions, for B-class and other identified, employment generating uses. Any redevelopment of a Locally Significant Employment Site for housing or other development will be based on an assessment of the criteria in Policy CS7.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	By maintaining a supply of smaller business units by identifying Local Significant Employment Sites, may ensure accessibility to this type of employment opportunities. The positive effects are likely to be minor, permanent but not significant	+	+	+	Not required as effect positive.	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effects.	0	0	0	n/a	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private	Providing business units throughout the	-/+	+	+	Early development of work travel	Recommend cross referencing to Core Policy 22 in

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	car and achieve modal shift to more sustainable transport modes	borough, reducing the need for some of the population to travel or rely on private cars should have a permanent long term minor positive effects However there maybe some short term temporary negative effects while routes are established between new employment land and housing and reliance is still on the private car.				plans to minimise short term negative effects. Establishment of good, frequent and reliable public transport links.	promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 21) to strengthen policy. Successful implementation of such policies should contribute to this objective.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	Reduction of private car use may reduce pollution in road run off which would have a minor positive effect on improving water quality on a long term basis. However there maybe some short term minor negative effects while routes are established between new employment land and housing and reliance is still on the private car.	+/-	+	+	Early development of work travel plans to minimise short term negative effects. Establishment of good, frequent and reliable public transport links.	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	Reference to BREEAM offices during design to minimise water consumption (see CS Policy 14).
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0		Any development involving impermeable surfaces will increase surface run off and flood risk. Adverse effects should be minimised through the effective implementation of CS Policy 13.
16	To improve local air quality	Reduction in car use and the need to travel due to provision of business units would have a minor positive effect on air quality. However during construction there maybe some minor negative temporary short term effects on air quality, as well as while routes are established and there is some remaining reliance on the private car.	+/-	+	+	Measures to reduce any pollution during the construction phase. Early implementation of work travel plans (CS Policy 21).	Recommend cross referencing to Core Policy 22 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 21) to strengthen policy. Successful implementation of such policies should contribute to this objective.
17	To reduce greenhouse gas emissions	Reduction in car use and the need to travel due to provision of business units distributed across the district would have a slight positive permanent effect on reducing greenhouse gas emissions.	+	+	+	Not required as effect positive.	Reference to BREEAM office to ensure good design which promotes energy efficiency (see CS Policy 14). Proving business units around the borough would reduce the need for certain sections of the community to travel or travel as far for employment, enabling a contribution to a reduction in greenhouse gas emissions in combination with CS Policies 21 and 22.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable	No obvious effects.	0	0	0	n/a	The encouragement of renewable energy schemes in new development through CS Policy 14 could result in this policy achieving positive effects.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	energy						
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	By seeking to maintain a supply of smaller business units across the Borough the policy will have a significant positive effect on providing a prosperous, balanced and stable economy by protecting the major employment generating uses in the borough. The effect is likely to be long term and permanent.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	The retention of smaller business units will have a slight positive indirect effect on sustaining the viability and vitality of town centres by maintaining the mix of uses within town centres (where employment currently exists) and maintaining economic activity in and adjacent to town centres.	+	+	+	Not required as effect positive.	

CS9- Land Use within Employment Areas	<p>Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p> <p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships and trade counter operations where the extent of any (non-trade) retail or sales activity display remains ancillary to the principal use of the site.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	By allowing a diversification of employment types in existing employment areas this may ensure accessibility to a diverse range of employment opportunities. The positive effects are likely to be minor, permanent but not	+	+	+	Not required as effect positive.	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	significant.					
3	To meet identified housing needs and improve the quality and affordability of housing	0	0	0	n/a	
4	To reduce poverty and social exclusion and promote equality of opportunities	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	0	0	0	n/a	
ENVIRONMENTAL						
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	-	-/+	-/+	Mitigation measures during construction and operation to minimise contamination risk associated with the waste management facilities.	Magnitude of the negative effect in the short term relating to construction and the medium to long term relating to land use will be dependent on the scale and nature of contamination if any is found or caused. This policy should cross reference to CS Policy 13 to ensure that contaminated land is remediated.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international,	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	national and local scale						
13	To improve the quality of surface and ground waters	Possible risk of slight to moderate negative effects on ground water on a short to long term basis if land within existing employment areas is used for waste management. This could have indirect effects and cause a potential risk of contamination of nearby water courses.	-	--	--	Measures to ensure that contamination events do not occur and if they do that their effect is minimised.	The magnitude and duration of negative effects would be dependent on whether waste management was allowed on sites. Other land use is likely to have a far smaller risk associated with it. This policy should cross reference to CS Policy 13 to ensure that contaminated land is remediated.
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	No obvious effects.	0	0	0	n/a	
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0	n/a	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	By limiting activities within employment areas whilst allowing certain other uses provides flexibility within employment sites to meet the needs of the local economy. The significant positive effect is likely to be long term and permanent.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS10 - Promoting Film and Television Production in Hertsmere	<p>To promote the retention and growth of the film and television production industry in the Borough, the Council will support proposals relating to film and television production and ancillary or associated uses, in Borehamwood. Proposals to refurbish and upgrade the Elstree Film Studios and BBC Elstree Centre will be supported subject to environmental constraints and other relevant policies.</p> <p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small-scale changes within these sites relating to their primary use as locations for film and television production.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	The retention and growth of the film and television industries may promote more opportunities and access to employment opportunities within the film and media industry. The positive effects are likely to be minor, permanent but not significant.				None required as positive.	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effects.	0	0	0	n/a	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	n/a	Through the LDO, designing out crime measures could be incorporated.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	
12	To protect and enhance wildlife	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and habitats which are important on an international, national and local scale						
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	Possible reduction in car use and the need to travel due to provision of additional film and television facilities on the same site. This would have a minor positive effect on air quality However during construction there maybe some short term minor negative effects on air quality	+/-	+	+	Measures to reduce any pollution during the construction phase.	Link to Core Strategy Policy 22 which aims to promote alternatives to the car.
17	To reduce greenhouse gas emissions	Possible reduction in car use and the need to travel due to provision of additional film and television facilities on the same site would have a minor positive effect on reducing greenhouse gas emissions	+	+	+	Not required as effect positive.	Link to Core Strategy Policy 22 which aims to promote alternatives to the car.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	By promoting the retention and growth of the film and television production in the borough a major employment generator will be maintained and expanded within the borough with significant positive effects on providing a prosperous, balanced and stable economy.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	By promoting the retention and growth of the film and television production in the borough, particularly in Borehamwood and Elstree, indirect positive effects are likely to be maintained on sustaining the viability and vitality of the town centre through the demand for services and facilities from the studios. The effect is likely to be long term and permanent.	+	+	+	Not required as effect positive.	

Table E4: Open Land and Environment Policies

Policy CS13 – Protection and enhancement of the natural and historic environment	<p>All development proposals must conserve and enhance the historic and natural environment, landscape character and bio-diversity in order to maintain and improve environmental quality. Development proposals should be designed to a high quality and not result in significant harm to the openness and appearance of the Green Belt and to identified, protected sites of ecological, geological, historic or archaeological value and will not be permitted unless:</p> <ul style="list-style-type: none"> there is an over-riding need for the development in the public interest which clearly outweighs the conservation value of the site; no suitable alternative sites exists to accommodate the development; adequate mitigation and/or compensatory measures are provided; in the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, there is no likelihood of the land being sterilised.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None required.	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects.	0	0	0	None required.	
3	To meet identified housing needs and improve the quality and affordability of housing	This policy provides strict control of the protection of Green Belt and Urban Open Land Areas. This may compromise the ability for Hertsmere to meet identified regional housing targets (5,000). However, this policy does allow certain exceptions to the development of these areas provided that adequate mitigation and/or compensatory measures are provided. Therefore this policy could allow the release of these areas to meet identified housing subject to strict criterion and as such, could have positive effects in the medium and longer term depending on the findings of the urban capacity study.	-	+/-	+/-		The extent of the positive and negative effects will depend on the findings of the urban capacity study and the extent to which greenbelt release is required in the medium and longer term to meet housing targets. The scale and significance of effects should be confirmed through the Site Allocations DPD and when the housing figures in the RSS are finalised.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	None required.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	None required.	
6	To improve population's health and reduce inequalities both geographically and	Protecting greenbelt and urban open land from development where possible, offers the opportunity to safeguard their recreational and connectivity function, which is likely to result in	+	+	-	Any areas of urban open land lost in the future to meet the housing targets	The scale and significance of the negative effects will depend on the findings of the urban capacity study and the extent to which greenbelt release is

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	demographically	positive effects in the short term. However, if greenbelt and urban open land release is require to meet housing targets, the loss of sites may result in indirect adverse effects as there will be less opportunities for recreational activity. In the short and medium term positive effects are likely to occur however, there may be negative effects in the longer term.				should be compensated through replacement open land.	required in the medium and longer term to meet housing targets. This should be confirmed through the Site Allocations DPD and when the housing figures in the RSS are finalised
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The continued protection of green belt and area of urban open land will have a significant positive effect by constraining development to previously developed land. The positive effect is likely to be long term and in the short and medium terms. Any potential loss in the longer term to meet identified housing targets should be mitigated to a certain extent with this policy.	++	++	+/-	Not required as effect positive.	This policy could be strengthened through cross referencing to CS1 where the focus for new development is within existing urban areas.
8	To reduce contamination and safeguard soil quality and quantity	Emphasis for developments to conserve and enhance the natural environment and biodiversity should be complementary to reducing contamination and safeguarding soil. The positive effect is likely to be achieved in the short and medium terms. Any potential loss in the longer term to meet identified housing targets should be mitigated to a certain extent with this policy.	+	+	+/-	Not required as effect positive.	This policy could be strengthened by cross referencing to Policy CS14. <i>'in addition to the objectives of Policy CS14, all development.....'</i>
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The protection of green belt and urban open land, alongside protected sites of historic or archaeological value will have a direct significant positive effect. The effect is likely to be long term and permanent.	++	++	++	Not required as effect positive.	This policy could be strengthened by separating the built and natural environment into two policies to provide greater empahsis i) protection and enhancement of biodiversity, open space and landscape and ii) protection and enhancement of historic assets (this was suggested at the options appraisal stage).
10	To maintain and enhance the quality of countryside and landscape	The quality of the countryside and landscape character will be maintained by the policy protecting green belt and areas of urban open land. The effect is likely to be significantly positive, in the short and medium terms. However, the extent to which countryside and open space land may be lost to meet housing targets, there are likely to be negative effects to a certain degree. The policy does outline the need for adequate mitigation measures therefore negative effects should be minor.	++	++	+/-	Not required as effect positive.	As above.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	A need to provide details on how the policy can relate specifically to the objective if appropriate.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	The protection of biodiversity, in addition to the protection of green belt and areas of urban open land will have a significant positive effect on protecting habitats of national and local importance. The effect is likely to be significantly positive, long term and permanent.	++	++	++	Not required as effect positive.	Nature conservation designated sites should be protected for longer term release of greenbelt and open space land as a result of the sequential approach in CS policies 1 and 2 and the successful implementation of this policy. This policy could be strengthened by being more pro-active rather than reactive in approach i.e. by

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
							<p>not referring specifically to the exceptions to this policy but to the protection and enhancement of the natural and built environment.</p> <p>This policy could be strengthened by referring specifically to the environmental assets in Hertsmere i.e. nature conservation designated sites, conservation areas etc...</p> <p>This policy could be strengthened by separating the built and natural environment into two policies to provide greater emphasis i) protection and enhancement of biodiversity, open space and landscape and ii) protection and enhancement of historic assets (this was suggested at the options appraisal stage).</p>
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	See assessment of Core Policy 13 and 14.
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	As above.
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	As above.
16	To improve local air quality	No obvious effects.	0	0	0	n/a	As above.
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0	n/a	As above.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	As above.
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	As above.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Protection of the historic and natural environment and landscape character is likely to have a slight positive effect by attracting tourism and recreation uses of areas of green belt and historic attractions. The effect is likely to be slightly positive, long term and permanent.	+	+	+	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	Protection of the green belt and urban open land is likely to result in greater concentration of development within existing settlements, which should help to improve their viability through increased demand for services and facilities. The effect is likely to be slightly positive, long term and permanent.	+	+	+	Not required as effect positive.	

Policy CS12 - Promoting recreational access to the countryside	<p>The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to the local countryside. Measures which secure the provision of safer and more secure car-free access to Watling Chase Community Forest Gateway Sites, Historic Parks and Gardens and countryside attractions will be actively sought. The provision of or enhancement of visitor facilities in the countryside will be encouraged where this:</p> <p>(i) specifically enhances access for the local population (ii) does not harm the character, appearance and openness of the Green Belt; and (iii) does not cause or add significantly to local road congestion.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None identified.	
2	To ensure ready access to essential services and facilities for all residents	This policy through the provision of safe and secure car-free access may have positive effects in providing access to recreational and countryside attractions if these areas are considered essential services and facilities. Effects are likely to be uncertain and not significant and will depend on choice.	+	+	+	None identified.	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effects.	0	0	0	None identified.	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	None identified.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	Increased accessibility into and through areas of countryside and providing safe access for pedestrians' etc, may contribute to reducing fear of crime through enhanced provision and increase in natural surveillance. Positive effects would be greater if designing out crime measures are incorporated such as enhanced lighting at main areas. Effects however are uncertain and will depend on nature of implementation. Effects are not likely to be significant.	+	+	+	None identified.	Designing out crime prevention measures to be referred to in enhanced access to recreational and countryside areas providing safer places to enjoy. Any measures to provide a safer environment would need to be in accordance with CS Policy 11.
6	To improve population's health and reduce inequalities both geographically and demographically	Increased access and car-free access to the countryside and linkages to urban areas for pedestrian, cyclists and equestrians is likely to have significant secondary positive effects in providing greater opportunities for recreational activity.	++	++	++	None identified.	To monitor visitor number to these areas if possible to ascertain the increase in usage. Monitoring may be possible at Watling Chase Community Forest Gateway if access is controlled.
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The promotion of recreational access to the countryside, whilst ensuring that the enhancement of visitor facilities does not harm the character, appearance or openness of the green belt is likely to have an indirect positive effect on protecting and enhancing landscape character, historic buildings, archaeological sites and cultural facilities of importance to the community. The effect is likely to be slightly positive, long term and permanent.	+	+	+	Not required as effect positive.	To ensure that positive effects are maximised, this policy should be strengthened by referring to CS Policy 11: Protection and enhancement of the environment. Criterion (ii) should be extended to include 'does not harm the character, appearance and openness of the greenbelt and landscape, and wider countryside'. This recommendation would achieve greater positive effects.
10	To maintain and enhance the quality of countryside and landscape	This policy aims to ensure that the enhancement of visitor facilities does not harm the character, appearance or openness of the green belt and as such, should have positive effect on maintaining the quality of the countryside and landscape. The effect is likely to be long term and permanent.	+	+	+	Not required as effect positive.	Criterion (ii) should be extended to include 'does not harm the character, appearance and openness of the greenbelt, landscape and wider countryside'. This recommendation would achieve greater positive effects.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Promotion of safe and secure car free access to sites will have a positive effect on reducing dependence on private car use for recreational activities. Positive effects are likely to be permanent but not unlikely to be significant.	+	+	+	Not required as effect positive.	Successful implementation of CS22 in promoting alternatives to the car should help to achieve the positive effects identified.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	This policy the promotion of recreational access to the countryside, whilst ensuring that the enhancement of visitor facilities does not harm the character, appearance or openness of the green belt has the potential for a slight positive indirect effect on protecting local biodiversity through ensuring facilities do not ham the openness of the green belt. The effect is likely to be long term and permanent.	+	+	+	Not required as effect positive.	Another criterion should be added to this policy to ensure that biodiversity is protected and enhanced through the provision and enhancement of visitor facilities. Alternatively this policy should cross reference to CS Policies 11 and 13. These recommendations would achieve greater positive effects.
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	Promotion of safe and secure car free access to sites will have a positive effect on improving air quality. In addition, improvements to visitors facilities will not be permitted if it would contribute to increasing local congestion. Positive effects are likely to be permanent but unlikely to be significant.	+	+	+	Not required as effect positive.	
17	To reduce greenhouse gas emissions	As above.	+	+	+	Not required as effect positive.	
18	To minimise the need for energy, increase energy	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	efficiency, and to increase the use of renewable energy						
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The promotion of recreational access to the countryside is likely to have a slight positive effect by attracting tourism and recreation uses of areas of green belt and historic attractions. The effect is likely to be slightly positive, long term and permanent.	+	+	+	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS13 - Environmental Impact of Development	<p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk from the impact of natural forces or human activity on occupiers of a site, the local community and the wider environment. Proposals must take particular account of the need to:</p> <ul style="list-style-type: none"> iv) mitigate the potential adverse effects of climate change; ii) ensure adequate protection from the risk of on and off-site flooding, including where this is required by the Environment Agency; iv) avoid or mitigate the effects of pollution from noise, lighting, odours and other emissions iv) ensure that land and buildings are free from contamination which might adversely affect human health or the environment; <p>Development proposals must demonstrate that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning condition or obligation.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None identified.	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects.	0	0	0	None identified.	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effects.	0	0	0	None identified.	
4	To reduce poverty and social exclusion and promote equality	No obvious effects.	0	0	0	None identified.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	of opportunities						
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	None identified.	
6	To improve population's health and reduce inequalities both geographically and demographically	The extent to which this policy seeks to protect and enhance the natural environment including adapting to climate change and mitigating the effects of pollution from emissions, this may have indirect positive effects on health, particular in terms of respiratory disorders. The scale and magnitude of these positive effects are uncertain and are likely to be felt in the longer term.	0	0	+	Difficult to monitor the effects of this policy on improvements in health.	Potentially amend policy wording to refer to the indirect benefits of this policy for human health.
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	Direct reference to ensuring land and buildings are free from contamination should have a positive effect on reducing contamination. Effects are likely to be permanent but not significant.	+	+	+	Not required as effect positive.	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	There should be a reference in this policy to CS Policy 11: Protection and enhancement of the built and natural environment.
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	As above.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects	+	+	+	Not required as effect positive.	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	There is potential for slight positive effects on enhancing local biodiversity through the encouragement of SUDS, although this is dependent on the implementation of the Building Futures Guide as SPD. The likelihood of positive effects is therefore not certain.	+	+	+	Not required as effect positive.	Dependent upon implementation of guidance contained within the Building Futures Guide which is intended to be adopted as SPD. SUDS should be specifically referred to in policy wording itself to strengthen its performance.
13	To improve the quality of surface and ground waters	Minimising risk to the water environment should have a positive effect on improving water quality. Positive effects are likely to be minor, permanent but not significant.	+	+	+	Not required as effect positive.	Emphasis in the policy wording to sustainable management of natural resources – suggest rewording.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
14	To minimise water consumption	Development will increase water consumption.	-	-	-	Reference to BREEAM/ Ecohome standards will have a positive effect through encouraging reduced water consumption	This policy should be reworded to refer to minimising water consumption in new development – through the encouragement of mitigation measures such as water saving devices or grey water systems.
15	To minimise the risk of flooding taking account of climate change	Direct reference to adequate protection from flooding should have a positive effect on raising the issue of and helping to reduce flood risk. Flood prevention measures and avoiding areas liable to flood, as recommended by the EA, will ensure that development does not impede the flow of water or increase the risk of flooding. In addition, requiring developers to make provisions for mitigation measures, the policy should have permanent, positive effects in the short, medium and long term.	+	+	+	Development decisions must be guided by the principles of PPS25. Developments should also be designed to be capable of withstanding flood events i.e. by identifying appropriate ground and basement floor uses. Flood risk assessments will be required for the development of sites that lie within flood zones 2 and 3 as defined by the Environment Agency.	This policy should be strengthened to be more proactive rather than reactive and should include a criterion: <i>'no development in the floodplain unless flood prevention/mitigation measures are in place as required by the Environment Agency'</i> . (this was the preferred policy option during the SA options appraisal). An increase in flooding is an adverse effect of climate change. Suggest deleting criterion (i). SUDS should be specifically referred to in policy wording itself to strengthen its performance.
16	To improve local air quality	No specific reference to air quality improvements in existing policy wording.	?	?	?		Refer to improving air quality through new development in this policy. Suggest combining CS13 and CS14 to strengthen the aims of both objectives.
17	To reduce greenhouse gas emissions	No specific reference to reducing greenhouse gases in existing policy wording.	?	?	?		Refer to reducing greenhouse gas emissions through new development in this policy, linked with the location of new development. Suggest combining CS13 and CS14 to strengthen the aims of both objectives.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	Suggest combining CS13 and CS14 to strengthen the aims of both objectives.
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	Suggest combining CS13 and CS14 to strengthen the aims of both objectives.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Flooding can have significant adverse effects for local economies. Ensuring that adequate protection from the risk of on and off-site flooding will indirectly have a positive effect on providing a balanced and stable economy. The effect is likely to be long term and permanent, although dependent upon the detailed implementation of the policy and the efficiency of mitigation measures in	+	+	+	Not required as effect positive.	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	reducing flood risk.					
21	To sustain and enhance the viability and vitality of town centres	0	0	0	n/a	

Policy CS14 - Efficient Use of Natural Resources	<p>Development proposals should ensure that efficient use is made of natural resources through their layout, design, construction and measures for waste disposal, by incorporating conservation measures and by making the best use of renewable resources. Developments larger than 1,000 sq m or 10 new homes will be required to include measures to off-set 10% of total predicted carbon emissions through a combination of sustainable design and construction and on-site renewable energy generation.</p> <p>To facilitate these requirements, the Council will support the development of on-site recycling facilities and new sources of renewable energy generation where there is no adverse environmental impact on nearby communities.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects.	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	No reference to high quality design, unlikely to be any effects.	0	0	0	n/a	Refer to comments on the assessment of environmental objectives and suggested rewording.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	This policy offers the opportunity to realise health benefits through making efficient use of natural resources in the design of buildings creating 'healthier buildings' which may have indirect positive effects in improving health in particular in terms of respiratory disorders. The scale and magnitude of these positive effects are uncertain and are likely to be felt in the longer terms.	0	0	+	Difficult to monitor the effects of this policy on improvements in health.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	No obvious effect.	0	0	0	Not required as effect positive.	Policy requires re-writing to correctly refer to BREEAM standards. BREEAM is a certification systems that needs to relate to one of the specific categories e.g. 'very good' or 'excellent'. Recommendation: Policy is redrafted to refer to the requirement for new dwellings to achieve BREEAM/ Ecohome 'very good' or 'excellent' category.
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	Neither Building Futures or BREEAM make reference to contamination and/or soil quality, this is dealt with instead by PPS 23 Suggest combining CS13 and CS14 to strengthen the aims of both objectives.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	+	+	+	Not required as effect positive.	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	Policy requires re-writing to correctly refer to BREEAM standards. BREEAM is a certification systems that needs to relate to one of the specific categories e.g. 'very good' or 'excellent'. Suggest combining CS13 and CS14 to strengthen the aims of both objectives and maximise positive effects.
13	To improve the quality of surface and ground waters	Policy refers to ensuring the efficient use of natural resources through layout, design, construction etc but does not refer to how they aim to achieve this. Although the policy will generally achieve positive effects, the policy wording as it currently stands is vague and therefore weak and underachieves.	+	+	+	Not required as effect positive.	As above.
14	To minimise water consumption	As above.	+	+	+	Not required as effect positive.	As above.
15	To minimise the risk of flooding	As above.	+	+	+	Not required as effect positive.	As above.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	taking account of climate change						
16	To improve local air quality	As above.	+	+	+	Not required as effect positive.	As above.
17	To reduce greenhouse gas emissions	As above.	+	+	+	Not required as effect positive.	As above.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	By requiring large developments to include measures to off-set 10% of total predicted carbon emissions through a combination of sustainable design and on-site renewable energy generation there is potential for a positive effect. However, the policy does not stipulate how the 10% is to be calculated and therefore provides a low certainty in achieving this. The effect has the potential to be positive, although dependent upon implementation.	+	+	+	Not required as effect positive.	Policy does not stipulate how the 10% carbon emissions will be calculated and is inconsistent with the East of England Plan. Recommendation: Policy is redrafted to require the submission of an energy consumption statement in line with East of England Plan requirements. Policy could be strengthened by requiring developments to incorporate equipment for renewable power generation so as to provide at least 10% of their predicted energy requirements. Requirement for an energy assessment (how will they know what 10% of a development's energy needs are without one)
19	To reduce the generation of waste and encourage re-use and recycling of waste	Policy refers to ensuring the efficient use of natural resources through layout, design, construction etc but does not refer to how they aim to achieve this. Although the policy will generally achieve positive effects, the policy wording as it currently stands is vague and therefore weak and underachieves.	+	+	+	Not required as effect positive.	Suggest combining CS13 and CS14 to strengthen the aims of both objectives and maximise positive effects.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Environmental quality is important in attracting and retaining business investment. A positive effect is likely in that maintenance and enhancement of environmental factor may contribute towards a stable economy. The effect has the potential to be positive, although dependent upon implementation.	+	+	+	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Table E5: Building Sustainable Communities Policies

Policy CS15- Access to Services	The Council will work with local service providers to facilitate their stated land use and buildings requirements through the identification of mixed-use development opportunities in the Site Allocations DPD. The Council will also require new development to contribute to the Community Strategy aim of
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ensuring fair access to services and the wider goal of creating a safer and more sustainable environment. New proposals will be assessed against their impact on existing local infrastructure, services and resources, and where necessary, new provision should be made as part of the development in order to meet or fund any shortfall.

Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	The extent to which new provision in development required by this policy comprises educational facilities, this policy is likely to have permanent positive effects, although the likelihood of these effects occurring are not certain and depends on implementation and nature of development coming forward.	+	+	+	None required as positive.	The scale and magnitude of the effects will depend on the successful implementation of this policy and confirmed through the appraisal of the Site Allocations DPD. This policy does not stipulate the type of community facilities in the policy wording.
2	To ensure ready access to essential services and facilities for all residents	This aim of this policy is to ensure fair access to services to contribute to the Community Strategy and create sustainable communities and therefore fully supports this objective. This policy will have permanent positive and significant effects given the flexibility in its wording and the overall aim of improving access to services.	++	++	++	None required as positive.	This policy is highly complementary with the SA objective. The scale and magnitude of the effects will depend on the successful implementation of this policy and confirmed through the appraisal of the Site Allocations DPD.
3	To meet identified housing needs and improve the quality and affordability of housing	This policy assesses new residential proposals against their impact on existing local infrastructure, services and resources. Where there is a shortfall in community facility provision, the Council through this policy will request new provision and as such, may restrict development or restrict affordable housing provision as developers seek to minimise loss of profit. The likelihood of negative effects is uncertain and will depend on location and nature of developments.	-	-	-	Mitigate where possible through S106/tariffs planning obligations (through successful implementation of CS18).	The scale and magnitude of the effects will depend on the successful implementation of this policy and confirmed through the appraisal of the Site Allocations DPD. Recommend cross referencing to CS18: Planning tariffs and obligations.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	This policy in supporting the provision of new community facilities can play a crucial role in combating crime as 'boredom' and 'lack of things to do' are often cited as causes for certain criminal activities. The likelihood of these positive effects occurring is uncertain, as this policy cannot change social	+	+	+	Designing out crime in new development should be referred to in order to maximise the positive effects.	Policy should be clearly linked with Hertsmere Crime, Disorder and Drugs Strategy.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		behaviour.					
6	To improve population's health and reduce inequalities both geographically and demographically	This policy in supporting the provision of community facilities that which may include health care, sporting and leisure opportunities in Hertsmere, is likely to have indirect positive effects on improving health in Hertsmere however, the positive effects are uncertain and secondary on nature.	+	+	+	To monitor the number, type and location of proposals coming forward through the development control process.	Policy should be clearly linked with Hertsmere Crime, Disorder and Drugs Strategy.
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Strong emphasis on improved access with assessment on existing local infrastructure, services resources and the environment should indirectly encourage reduction of private car use. Positive effects are likely to be permanent but not significant.	+	+	+	None required as positive.	Include specific reference to the reduction of the use of private cars or cross reference to sustainable transport policy (CS20: Development and Accessibility).
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	Improved access leading to reduced car use will have a positive effect on improving air quality. Effects are likely to be minor, permanent and not significant.	+	+	+	Not required as effect positive.	
17	To reduce greenhouse gas emissions	Improved access leading to reduced car use will have a positive effect on reducing greenhouse gas emissions. Effects are likely to be minor, permanent and not significant.	+	+	+	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects.	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS16 - Key Community Facilities	Proposals for the provision or dual use of key community facilities will be supported, subject to any environmental constraints and other relevant policies. Their loss, reduction or displacement will not be permitted unless it can be demonstrated that they are genuinely surplus and that any replacement accommodation is satisfactory for all of its users.
	The conversion or redevelopment of residential properties for healthcare and elderly care will not be considered appropriate unless it can be demonstrated that there are no other suitable sites or buildings within the service provider catchment.

Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	This policy lends strong support to the provision or dual use of key community facilities, which offers the potential to contribute to providing additional venues for education and training. As such, there are likely to be significant permanent positive effects depending on the successful implementation of this policy.	++	++	++	To monitor the number of proposals coming forward as venues for education, training, particularly for adults through the development control process.	Depends on the successful implementation of this policy. This policy does not stipulate the type of community facilities in the policy wording (only supporting text). The positive effects may be greater if the specific community facilities are referred to in the policy wording.
2	To ensure ready access to essential services and facilities for all residents	This policy presents a pro-active support for new uses, protection of existing uses where there is no demonstrated surplus, and the conversion, where appropriate, of residential buildings to provide local community facilities. As such, it presents a flexible approach, which should help to secure better availability and accessibility of services to a wider section of the population in Hertsmere. This policy will have permanent positive and	++	++	++	To monitor the number, type and location of proposals coming forward through the development control process.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		significant effects given the flexibility in its wording.					
3	To meet identified housing needs and improve the quality and affordability of housing	The conversion or redevelopment of residential dwellings to provide local community facilities may have negative effects through taking away housing stock. Conversely, the release of surplus and unused sites for potentially housing use, is likely to contribute to meeting identified housing need. The likelihood of positive or negative effects will depend on individual cases, location and appropriate mitigation for the loss of housing is provided.	+/-	+/-	+/-		
4	To reduce poverty and social exclusion and promote equality of opportunities	A pro-active and flexible approach to community facilities provision may have positive effects on this objective as community and leisure facilities can be important social hubs. The likelihood, scale and magnitude of these positive effects will depend on the location of facilities within identified deprived areas. Overall, effects should be positive in the medium and long term.	0	+	+	To monitor the location of proposals coming forward in identified deprived areas through the development control process.	The supporting text should refer to the identified areas of social deprivation in Hertsmere to qualify these positive effects.
5	To reduce and prevent crime, fear of crime and anti social behaviour	This policy in protecting existing and providing new community facilities can play a crucial role in combating crime as 'boredom' and 'lack of things to do' are often cited as causes for certain criminal activities. The likelihood of these positive effects occurring is uncertain, as this policy cannot change social behaviour.	+	+	+	Designing out crime in new development should be referred to in order to maximise the positive effects.	Policy should be clearly linked with Hertsmere Crime, Disorder and Drugs Strategy.
6	To improve population's health and reduce inequalities both geographically and demographically	This policy provides a mechanism for the pro-active provision of additional facilities that may include health care, sporting and leisure opportunities in Hertsmere, which may have indirect positive effects on improving health in Hertsmere however, the positive effects are uncertain and secondary on nature.	+	+	+	To monitor the number, type and location of proposals coming forward through the development control process.	
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed and existing buildings before Greenfield sites	The conversion of existing buildings and in exceptional circumstances, the adaptation or redevelopment of buildings, will have a positive effect on making the most efficient use of previously developed land and existing buildings. The effect is likely to be non-significant, although long term and permanent.	+	+	+	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	No obvious effects.	0	0	0	n/a	
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0	n/a	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects.	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CCS17 - Securing mixed use development	<p>Mixed-development will be sought on major development sites in Borehamwood and Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site
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The Council will work with in partnership with local service providers, Parish and Town Councils and local community groups, in order to identify the need for additional services and facilities.

Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	Mixed-use development is likely to be accommodated in areas of good public accessibility and road capacity, which may result in supporting access to services and facilities depending on the nature of the mixed-use development. Residential use however will be provided in accessibility areas. This policy will result in permanent positive effects linking new development to accessible areas but effects are not significant.	+	+	+	None required as positive.	
3	To meet identified housing needs and improve the quality and affordability of housing	Mixed use development will contribute to meeting housing targets however; mixed use development may compromise maximising housing units in new development which may have medium and longer term negative effects on meeting identified housing need.	+	+/-	+/-	Cross reference to CS Policy 1 – location and scale of development.	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	n/a	Designing out crime prevention measures should be incorporated into any new development to reduce crime and fear of crime.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0		
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	The seeking of mixed use development on major development sites in Borehamwood and Potters Bar is likely to have a positive effect as these development sites are likely to be on previously developed land, although there is no guarantee for this. There is also the potential for negative effects, as it is possible the policy may allow mixed use development on Greenfield sites. The effect is therefore dependent on the implementation of the policy.	+/-	+/-	+/-	Additional criteria referring to making the most efficient use of previously developed land before Greenfield sites may strengthen the policy.	Recommendation: Strengthen criteria as part of policy to include 'the need to make the most efficient use of previously developed land before Greenfield sites'.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
8	To reduce contamination and safeguard soil quality and quantity	Development of land should reduce contamination through the requirement for remediation (in conjunction with Environmental Policy CS13). However there is potential for contamination from the new land use dependent on its nature. It is likely that positive effects will prevail particularly with mitigation measures in place. Overall, the effect is dependant on the implementation of the policy.	+/-	+/-	+/-	Measures to prevent contamination from new land uses. Implementation of a CEMP to reduce the risk of pollution, reference to PPS23 in supporting text.	Reference to assessment proposals on the impact on the environment is not clear. Strengthen criteria or recommend cross referencing with environmental protection policy CS13.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Scale of effect is dependent upon the implementation of the policy. There is potential for negative effects if mixed-use development is located in areas of sensitive landscape character. Although the policy refers to the 'impact on the environment within and around the development site', the policy is not clear as to what is meant by environment. The effect is therefore dependent on the implementation of the policy.	-	-	-	Additional criteria could be added to strengthen the definition of environment by the policy to refer to protecting landscape character, historic buildings, archaeological sites and cultural features of importance to the community.	Recommendation: Strengthen definition of 'environment' in the policy wording by referring to protecting landscape character, historic buildings, archaeological sites and cultural features of importance to the community.
10	To maintain and enhance the quality of countryside and landscape	Scale of effect is dependent upon the implementation of the policy. There is potential for negative effects if mixed-use development is located in areas of or adjacent to areas of countryside. Although the policy refers to the 'impact on the environment within and around the development site', the policy is not clear as to what is meant by environment. The effect is therefore dependent on the implementation of the policy.	-	-	-	Additional criteria could be added to strengthen the definition of environment by the policy to refer to maintaining the quality of the countryside and landscape.	Recommendation: Strengthen definition of 'environment' in the policy wording by referring to maintaining the quality of the countryside and landscape.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Mixed use development should reduce the need for any travel by providing housing and services on one site or close by. Any need to travel could then be able to be met by sustainable transport modes. The positive effects are likely to be permanent but not significant.	+	+	+	Not required as effect positive.	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Scale of effect is dependent upon the implementation of the policy. There is potential for negative effects if mixed-use development has negative effects on local and non-designated habitats and species. Although the policy refers to the 'impact on the environment within and around the development site', the policy is not clear as to what is meant by environment. The effect is therefore dependent on the implementation of the policy.	-	-	-	Additional criteria could be added to strengthen the definition of environment by the policy to refer to protecting and enhancing wildlife and habitats which are important on an international, national and local scale.	Recommendation: Strengthen definition of 'environment' in the policy wording by referring to maintaining the quality of the countryside and landscape.
13	To improve the quality of surface and ground waters	Mixed use development reducing the need to travel should have positive effects on improving surface run off. However during construction of the site there will be potential for water pollution. The negative effects are likely to be temporary. Positive effects are likely to be minor and not significant.	-	+/-	+/-	Measures during construction and operation to reduce any potential for water contamination. Implementation of a CEMP to reduce the risk of pollution.	
14	To minimise water consumption	Development of any kind will increase water consumption resulting in potential negative effects as policy wording currently stands. The negative effects are likely to be permanent but not significant based on current policy wording.	-	-	-	Reference to BREEAM/ Ecohome standards will have a positive effect through encouraging reduced water consumption. Cross reference with environmental policy CS14.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
15	To minimise the risk of flooding taking account of climate change	Development of any kind will increase flood risk, to a greater extent if the mixed use is located with the floodplain. New development will require mitigation sought through the application of CS Policy CPOL3 and PPS25. The likelihood of effects occurring is uncertain at this stage.	?	?	?	Development decisions must be guided by the principles of PPS25. Developments should also be designed to be capable of withstanding flood events i.e. by identifying appropriate ground and basement floor uses. Flood risk assessments will be required for the development of sites that lie within flood zones 2 and 3 as defined by the Environment Agency.	Recommendation: Strengthen definition of 'environment' in the policy wording by referring to minimising the risk of flooding or cross reference to relevant CS policy CS13.
16	To improve local air quality	Mixed use development should reduce the need for any travel by providing housing and services on one site or close by. Any need to travel could be met by sustainable transport modes. The positive effects are permanent but not significant.	+	+	+	Not required as effect positive.	
17	To reduce greenhouse gas emissions	Mixed use development should reduce the need for any travel by providing housing and services on one site or close by. Any need to travel could be met by sustainable transport modes. The positive effects are permanent but not significant.	+	+	+	Not required as effect positive.	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Mixed-use developments have the potential for a positive effect on contributing towards a prosperous and stable economy by incorporating employment, community and residential uses close together and contributing towards a stable economy.	+	+	+	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	Town Centres in Borehamwood and Potters Bar are likely to gain increased population and additional services which should help to improve their viability through increased demand for services and facilities. The effect is likely to be slightly positive, long term and permanent.	+	+	+	Not required as effect positive.	

Policy CS18 - Planning Tariff and Obligations	<p>Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, will be secured through a fixed tariff on the approval of each new home. The tariff will be set at a suitable level to ensure that the development of new housing does not adversely affect existing facilities and services, having regard to the viability of developing land in the Borough.</p> <p>The provision of affordable housing together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p>
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Specific details on arrangements for securing a planning tariff and planning obligation will be set out in the Planning Tariffs and Obligations Supplementary Planning Document.

Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	This policy offers the opportunity to ensure that developers making contributions are required to make financial contributions which could be used to fund educational provision but this will depend, as stipulated in the policy wording, on whether a need is known and as such, will depend of scale of development. Minor positive effects are likely to occur in the medium and longer term but not significant.	0	+	+	None identified. Monitor the nature of fixed tariff or planning obligations sought for new development through the development control process.	The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD.
2	To ensure ready access to essential services and facilities for all residents	This policy offers the opportunity to ensure that developers making contributions are required to make financial contributions which could be used to fund improvements in accessibility but this will depend, as stipulated in the policy wording, on whether a need is known and as such, will depend of scale of development. Minor positive effects are likely to occur in the medium and longer term but not significant.	0	+	+	None identified. Monitor the nature of fixed tariff or planning obligations sought for new development through the development control process.	As above.
3	To meet identified housing needs and improve the quality and affordability of housing	This policy through S106 agreements supports the provision of affordable housing which could support this objective resulting in minor positive and permanent effects. However, affordable housing provision is not given a strong enough policy by incorporating it into a general policy on tariffs and planning obligations.	+	+	+	None required as positive.	It is recommended that affordable housing is a separate core strategy policy to provide s stronger control over its provision. The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	None required.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	None required.	
6	To improve population's health and reduce inequalities both	Tariffs and planning obligations could be used to deliver community health care,	0	+	+	None identified. Monitor the nature of fixed tariff or planning	The scale and significance of effects and the confirmation of such effects will be confirmed

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	geographically and demographically	sporting and leisure provision, which would contribute to this objective. The scale and magnitude of these positive effects will depend on the nature of the tariffs and planning obligations sought.				obligations sought for new development through the development control process.	through Planning Tariffs and Obligations SPD.
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Provision of facilities and services through tariffs and obligations may generate sufficient funding to enhance sustainable transport options however, this will depend on the nature of obligations sought/provided and as such, the positive effects are uncertain.	+	+	+	Not required as effect positive.	The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Improvements to the Watling Chase Community Forest specified under the supporting text to the policy through planning obligations are likely to have a slight positive effect on enhancing biodiversity. The effect is likely to be long term and permanent.	+	+	+	Not required as effect positive.	As above.
13	To improve the quality of surface and ground waters	Provision of facilities and services through tariffs and obligations maybe include waste water infrastructure improvements. However construction and operation of any development site may cause pollution water pollution. The extent of the positive and negative effects depends on implementation.	+/-	+/-	+/-	Ensure measures are used during construction and operation of sites to reduce pollution potential.	Cross reference to CS Policies 13 and 14. Successful implementation of these policies should ensure that negative effects are minimised.
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	Development of any kind will increase flood risk resulting in negative effects. Planning obligations could include the	-	-	-	Development decisions must be guided by the principles of PPS25.	Cross reference to CS Policies 13 and 14. Successful implementation of these policies should ensure that negative effects are

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		provision of SUDS and flood alleviation measures to reduce the risk of flooding. Policy CS13 'Environmental Impact of Development' may reduce this risk, although the degree to which this occurs will be dependent upon the implementation of this policy. However, a negative residual effect is likely.				Developments should also be designed to be capable of withstanding flood events i.e. by identifying appropriate ground and basement floor uses. Flood risk assessments will be required for the development of sites that lie within flood zones 2 and 3 as defined by the Environment Agency.	minimised. The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD.
16	To improve local air quality	Provision of facilities and services at appropriate locations should reduce the need for travel. Remaining need to travel should then be met by sustainable transport modes	+	+	+	Not required as effect positive.	The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD. As above. Cross reference to transport policies
17	To reduce greenhouse gas emissions	Provision of facilities and services at appropriate locations should reduce the need for travel. Remaining need to travel should then be able to be met by sustainable transport modes	+	+	+	Not required as effect positive.	As above.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	Improvements to recycling facilities specified under the policy are likely to have a slight positive effect on encouraging the recycling of waste. The effect is likely to be long term and permanent.	+	+	+	Not required as effect positive.	The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Tariffs and S.106 agreements have the potential for a significant positive effect through the provision of a range of community facilities and infrastructure improvements to support a balanced and stable economy. The effect is likely to be long term and permanent.	++	++	++	Not required as effect positive.	The scale and significance of effects and the confirmation of such effects will be confirmed through Planning Tariffs and Obligations SPD.
21	To sustain and enhance the viability and vitality of town centres	Tariffs and S.106 agreements have the potential for a significant positive effect through the provision of a range of community facilities and infrastructure improvements to sustain and enhance the viability and vitality of town centres. The effect is likely to be long term and permanent.	++	++	++	Not required as effect positive.	As above.

Policy CS19 - Accessible buildings	All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility requirements. 100% of new residential units should be built to the Lifetime Homes Standards highlighted in the Council's Planning and Design Guide Supplementary Planning Document. The proportion of wheelchair accessible homes on new residential redevelopments of 15 or more units will be considered on a site by site basis, having regard to current needs in the Borough.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None required.	
2	To ensure ready access to essential services and facilities for all residents	This policy should help to support improved accessibility to housing for the mobility impaired. The effects are likely to be minor and permanent and not significant.	+	+	+	None required.	This policy should refer to dial a ride mobility provision to improve accessibility from the home to essential services and facilities for the mobility impaired. The scale and significance of effects and the confirmation of such effects will be confirmed through the Planning and Design Guide SPD. Cross reference to Policy CS6 - Housing Mix. Recommend deleting this policy and including the essence of this policy to provide accessible buildings in CS6.
3	To meet identified housing needs and improve the quality and affordability of housing	This policy includes a mechanism to provide homes to meet the needs of those with mobility difficulties. In addition, this policy should significantly increase the ability of the housing stock to meet the design and quality criteria of the lifetime homes standard, which should have permanent and significant positive effects in ensuring all homes, are fully accessible and thus inclusive. In the medium and long term, positive effects are likely to be greater as developers adapt to meeting the lifetime home standards.	+	++	++	None required.	To monitor through the development control process the extent to which new residential units meet the lifetime homes standard and the actual percentage realised. As above.
4	To reduce poverty and social exclusion and promote equality of opportunities	This policy should help to ensure that n increased amount of homes meet the needs of certain disadvantaged groups such as the mobility impaired. This is likely to have some positive effects in	+	++	++	None required.	As above.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		terms of increasing equality of opportunity and reducing social exclusion. In the medium and long term, positive effects are likely to be greater as developers adapt to meeting the lifetime home standards.					
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	None required.	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	None required.	
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	No obvious effects.	0	0	0	n/a	
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0	n/a	
18	To minimise the need for	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	energy, increase energy efficiency, and to increase the use of renewable energy						
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects.	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Table E6: Transport and Parking Policies

Transport and Parking (combined policies)	CS Policy 20: Development and Accessibility Policy CS21: Accessibility and Parking CS22: Promoting Alternatives to the car
Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	The creation of accessibility zones and the focus of major trip generating commercial development in areas of high public transport accessibility is likely to have permanent positive effects. Effects are likely to be in the medium and long term although not significant.	+	+	+	Not required as positive.	A key diagram outlining the location of the accessibility zones was unavailable available at the time of assessment.
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effects.	0	0	0		
4	To reduce poverty and social exclusion and promote equality of opportunities	Focusing development in the most accessible locations across the District should help to improve opportunities for social engagement and promote a more equitable pattern of development and investment resulting in permanent positive	+	+	+	Not required as positive.	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	effects.					
5	To reduce and prevent crime, fear of crime and anti social behaviour	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	+	+	+	Not required as positive.	
ENVIRONMENTAL						
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	0	0	0	n/a	Reducing reliance on the private car and improving non motorised networks and facilities is unlikely to have an effect on contamination and soil
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	++	++	Not required as effect positive.	Potential significant effects if there is a modal shift to more sustainable modes of transport which will depend on the extent and nature of proposals proposed. The extent of the positive effects will be dependant the measures outlined in the review of Hertfordshire's Local Transport Plan and as such, any effects are not certain.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	n/a	
13	To improve the quality of surface and ground waters	0	0	0	n/a	
14	To minimise water consumption	0	0	0	n/a	As part of work travel plans some company's may wish to provide shower facilities to encourage staff to

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
						cycle. Reference should be made to BREEAM standards to ensure water use is minimal
15	To minimise the risk of flooding taking account of climate change	0	0	0	n/a	
16	To improve local air quality	+	+	+	Not required as effect positive.	The extent of the positive effects will be dependant the measures outlined in the review of Hertfordshire's Local Transport Plan and as such, any effects are not certain.
17	To reduce greenhouse gas emissions	+	+	+	Not required as effect positive.	The extent of the positive effects will be dependant the measures outlined in the review of Hertfordshire's Local Transport Plan and as such, any effects are not certain.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	n/a	
ECONOMIC						
20	To provide a prosperous, balanced and stable economy	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	+	+	+	Not required as effect positive.	

Table E7: Town Centre Retail Policies

Town Centre Policies (combined assessment under 'Town Centres and Shopping'.	CS Policy 23 – Town Centre Strategy CS Policy 24 – Strengthening Town Centres CS Policy 25 – Retail and commercial development in Shenley CS Policy 26 – Safe and attractive evening economy
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Town Centres and Shopping

Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
SOCIAL						

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None required.	
2	To ensure ready access to essential services and facilities for all residents	The town centre policies in the draft CS provide a balanced town centre strategy allowing appropriate size and scale retail and commercial units in the main towns, districts and neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett. As such, a balanced town centre strategy will ensure ready access to facilities and services is provided. The focus for larger scale development and night time economy in the main centres of Borehamwood and Potter Bar and allowing development in Shenley Retail Park should help to concentrate facilities and services in the most accessible locations. However, there the health check study undertaken shows that there is unlikely to be a need for significant new retail space, the scale of positive effects are unlikely to be significant.	+	+	+	None required.	The town centre policies should be amended to ensure that new development permitted is supported by sustainable transport infrastructure or cross refer to Core Strategy Policies 20 and 21.
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effect.	0	0	0	None required.	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effect.	0	0	0	None required.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	The town centre policy in providing a safe and attractive environment and in not permitting further consents in areas where concentrations of drinking establishments and night-clubs cause existing problems should contribute to reducing crime and fear of crime. The likelihood of these positive effects is uncertain as policy will not change social behaviour and the duration of the positive effects is unknown.	+	+	+	None required.	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effect.	0	0	0	None required.	
ENVIRONMENTAL							
7	To make the most efficient use of previously land developed land and existing buildings before	By focussing retail development within the designated town, district or neighbourhood centres retail development will be directed	++	++	++	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	Greenfield sites	away from Greenfield sites and is likely to have a significant positive effect on this objective. The effect is likely to be long term and permanent.					
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Maintaining the strength and vitality of the town centres as well as encouraging an evening economy should ensure that people do not have to travel far for retail and leisure. There is potential for this to reduce the dependence on private car use and as such, is likely to have permanent positive but not significant effect.	+	+	+	Not required as effect positive	Providing an attractive town centre which can be used in the day and evening will reduce the need for people to travel elsewhere for retail and leisure needs. This can be enhanced by providing good night bus services to deter reliance on cars in the evening.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	Provision of good retail and leisure facilities should reduce the need to travel to other settlements for these services which should have a permanent positive effect on improving air quality.	+	+	+	None required.	
17	To reduce greenhouse gas emissions	Provision of good retail and leisure facilities should reduce the need to travel to other settlements for these services which should have permanent positive effect on reducing greenhouse gas emissions from transport.	+	+	+	None required.	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and encourage re-use and recycling of waste						
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The identification of primary and secondary shopping frontages will have a significant positive effect on supporting the wider role of town centres and contributing towards a balanced and stable economy. The effect is likely to be long term and significant.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	The policy seeks to strongly support the development of diverse town centres with strong retail cores enveloped in a broader range of uses in secondary frontages. This is the model recognised as delivering vital and viable town centres in the most effective manner. The ability to control the location of (A4) pubs and bars and (A5) take away uses will enable better control of the night time economy, with a secondary effect on enhancing the viability and vitality of town centres. The effect is likely to be long term and significant.	++	++	++	Not required as effect positive.	

APPENDIX F

Assessment of Additional Preferred Policies (2007)

Policy SP1 Creating Sustainable Development	<p>The use and development of all land will be assessed against the need to protect and enhance the natural and built environment, including the diverse character and local distinctiveness of the Borough. Development should take place within the environmental capacity of its locality and in proportion to its location within the hierarchy of settlements in the Borough. Development will be required to maximise the conservation of land, energy and resources and should be designed to a high standard, taking advantage of opportunities to improve the character and quality of an area.</p> <p>This is to be achieved through the careful management of the natural and built environment, close liaison with the Environment Agency and Natural England and the implementation of policies which reflect the principles of sustainable development. These policies will require development to be well located and focused on previously developed land wherever possible, reflecting the settlement hierarchy in the Core Strategy. Policies will be required which cover:</p> <ul style="list-style-type: none"> ◆ Protection and enhancement of natural and historic assets (Policy CS11) ◆ Environmental Impact of Development (Policy CS13) ◆ Efficient Use of Natural Resources (Policy CS14) ◆ The location and supply of new homes (Policy CS1) ◆ Scale and Distribution of Employment Land (Policy CS7) ◆ Development and Accessibility (Policy CS20) ◆ Together with more detailed design and amenity policies in the Site Allocations and Development Control Policies DPDs
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effect	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	No obvious effect	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	No obvious effect	0	0	0	n/a	
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effect	0	0	0	n/a	
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effect	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effect	0	0	0	n/a	
ENVIRONMENTAL							

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	Making efficient use of land should have a slight positive long term effect on maximising the conservation of land	+	+	+	Not required as positive	
8	To reduce contamination and safeguard soil quality and quantity	Protecting and enhancing the natural environment should have a moderate long term positive effect on reducing contamination and safeguarding soil quality	++	++	++	Not required as positive	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Protection and enhancement of the natural and built environment should have a strong long term positive effect.	+++	+++	+++	Not required as positive	
10	To maintain and enhance the quality of countryside and landscape	See assessment for objective 9	+++	+++	+++	Not required as positive	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	The emphasis on protecting the natural environment and maximising energy use in the policy should have a slight positive long term effect.	+	+	+	Not required as positive	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	See assessment for objective 9	++	++	++	Not required as positive	
13	To improve the quality of surface and ground waters	See assessment for objective 9	+	+	+	Not required as positive	
14	To minimise water consumption	As developments will be required to maximise the conservation of resource, this should have a moderate long term positive effect	++	++	++	Not required as positive	
15	To minimise the risk of flooding taking account of climate change	See assessment for objective 9	+++	+++	+++	Not required as positive	
16	To improve local air quality	See assessment for objective 9	++	++	++	Not required as positive	
17	To reduce greenhouse gas emissions	The requirement for developments to maximise the conservation of energy should have a slight positive long term effect	+	+	+	Not required as positive	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	See assessment of objective 17	+++	+++	+++	Not required as positive	
19	To reduce the generation of waste and encourage re-use and recycling of waste	The requirement for developments to maximise the conservation of energy and resources should have a slight positive long term effect	+	+	+	Not required as positive	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Protection of the natural environment and requirements to maximise the conservation	+	+	+	Not required as positive	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	of energy and resources should have a slight positive long term effect.					
21	To sustain and enhance the viability and vitality of town centres	The overall aim of the policy should have a slight positive long term effect	+	+	+	Not required as positive

Policy SP2 – Meeting local housing needs	<p>The Council will support new house building schemes on sites in sustainable locations, with a focus on development within the three Strategic Housing Locations of Borehamwood, Potters Bar and Bushey.</p> <p>Unless there are exceptional circumstances, no more than 40% of new housing will be sought in Borehamwood, up to 30% in Potters Bar, up to 30% in Bushey and up to 15% in Radlett and other suitable locations.</p> <p>Development proposals should ensure that any adverse effects on the built and natural environment are avoided and / or mitigated. Windfall developments will be supported on appropriate sites in all towns, subject to the environmental constraints and requirements of Policies SP1, CS 12, 14, 15 and other relevant planning policies. The provision of adaptable and affordably priced homes for the local community will be sought in all locations and suitable proposals from social rented landlords will be supported, where required, on qualifying development sites.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No effect	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	By directing the majority of housing development to key settlements, linked to appropriate capacity thresholds, new provision should be well related to services and facilities by a variety of modes.	++	++	+++	None required as positive.	There will be a need to ensure that new housing development is well served by public transport, walking and cycling provision to maximise accessibility.
3	To meet identified housing needs and improve the quality and affordability of housing	The policy provides a spatial distribution strategy to meet the identified housing growth target. In addition, the requirement to provide adaptable and affordable housing in suitable locations is complementary to the objective.	++	+++	+++	None required as positive.	There will be a need to ensure that the thresholds of 'qualifying development sites' are such that the provision of affordable/special needs housing is not jeopardised in order for the positive effects to be realised.
4	To reduce poverty and social exclusion and promote equality of opportunities	By locating new residential development in accessible locations, well related to existing service centres, the policy should help to support increased social engagement and improve accessibility to jobs and services for a wider cross-section of the population.	+	++	++	Ensure that new housing development is accompanied by additional community facilities and services where appropriate.	Effects are likely to become increasingly beneficial over time as more housing developments are realised and social networks become more established.
5	To reduce and prevent crime, fear of crime and anti social behaviour	The policy seeks to ensure that new housing development includes an elements of	+	+	+	Ensure that new residential development reflects best practice	The effects of the policy on the objective are limited by the fact that much is dependent on factors outside

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		affordable and special needs housing, as well as a range of tenure where appropriate – mixing of communities should help to reduce the risk of anti-social behaviour often associated with 'estate' type development.				principles of designing out crime, both in buildings and the public realm.	the control of environmental change alone.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The policy supports development in accordance with the sustainable development principles of policy SP1, which requires brownfield development in advance of greenfield. The approach to windfall development is also complementary to this approach.	+	++	+/-	Building re-use should be encouraged as a means of reducing the requirement for new build housing provision.	Over the longer term, it is likely that in order to realise housing provision targets, some release of greenfield sites may be required.
8	To reduce contamination and safeguard soil quality and quantity	Linked to the above, in order to realise brownfield development in advance of greenfield, remediation of contaminated land is supported by the policy. However, new build development will inevitably result in the loss/disturbance of soils in some locations.	+/-	+/-	+/-	New development should be designed to the highest environmental standards, in accordance with the EcoHomes criteria.	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	By directing residential development to key settlements based on thresholds of provision, the policy should help to minimise the impact of new building to an appropriate level in order to safeguard the character of established centres. There is, however, a risk that increased growth of settlement may have negative effects on historic building etc. through increased building and transport emissions.	++	++	++/-	New development should be designed to respect and respond to local vernacular. The form and layout of new residential development should reflect the existing character of settlements. New residential expansion should be well served by public transport, walking and cycling provision linked to key services, facilities and employment.	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
10	To maintain and enhance the quality of the countryside and landscape	The policy approach of directing new residential development to existing settlements should help to minimise expansion into greenfield sites. However, there is a risk that the cumulative effects in the longer term will result in an increase in the visual intrusion of built development on the landscape and alter the form of historic settlements.	++	++	++/-	Where development is likely to have a visual impact on the landscape, mitigation through planting and careful use of topographical features should seek to lessen any intrusion.	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
11	To reduce dependence on private	The policy approach of directing the majority	++	++	+++	There will be a need to ensure	The effectiveness of the policy will depend on

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	car and achieve modal shift to more sustainable transport modes	of new residential development to existing key centres should help to reduce the need to travel, as well as provide new residents with a choice of non-road based transport modes, which will be complementary to the objective.				that sustainable transport infrastructure is in place in advance of the occupation of new development.	ensuring that non-road modes provide realistic and attractive alternatives to the private car – this will depend on some factors outside the control of land use planning.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	In setting out the spatial approach to the delivery of new residential development, the policy seeks to direct development to existing settlements, preferring brownfield over greenfield development. This should help to avoid the impact on open countryside and designated sites, however, there may be increased disturbance to some urban biodiversity networks and indeed loss of biodiversity interest on some brownfield sites. Increased transport movements may also have adverse effects on biodiversity.	++	++/-	++/--	<p>New residential development should incorporate habitat replacement/development as appropriate.</p> <p>Green space (public realm and gardens) should be designed to encourage use as wildlife corridors incorporating a variety of species types.</p> <p>Walking, cycling and recreational space should avoid sensitive locations to minimise human disturbance.</p>	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
13	To improve the quality of surface and ground waters	In increasing the amount of built development across the plan area, the policy presents an increased risk of pollutants entering the ground water system through increased and accelerated run off.	-	--	--	<p>Infrastructure associated with residential development should include run off filtration systems where appropriate.</p> <p>New residential development should incorporate SuDS where practicable.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the water system.</p>	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
14	To minimise water consumption	In increasing the amount of residential development across the plan area, the policy will inevitably increase water consumption.	--	--	---	<p>New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.</p> <p>SuDS should be supported in new development wherever possible.</p> <p>Greywater recycling should be incorporated into residential development as standard.</p>	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
15	To minimise the risk of flooding and take account of climate change	In increasing the amount of built development across the plan area, the risk of flooding through accelerating run-off may be increased. However, the spatial distribution of development seeks to avoid locations of known flood risk, or those sites most likely to result in a breaching of thresholds for flooding.	+/-	+/-	+/-	<p>New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.</p> <p>SuDS should be supported in new development wherever possible.</p> <p>Greywater recycling should be incorporated into residential development as standard.</p>	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
16	To improve local air quality	In focusing new residential development in and around existing key centres, there is an increased risk of localised air quality issues associated both with built development and an increase in transport movements. This may be offset to some degree by the application of thresholds to the scale of development in each centre and conformity to Policy SP1, which seeks a reduction in energy use.	-/+	--/+	--/+	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the atmosphere.</p>	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
17	To reduce greenhouse gas emissions	The policy sets out the spatial strategy for the delivery of an increased amount of residential development across the plan area, which will result in an increase in GHG emissions, both from buildings and increased transport movements.	--	---	---	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the atmosphere.</p>	Negative effects will be more pronounced over time as the cumulative effects of increased development are realised.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	An increase in the residential development across the plan area will increase energy requirements, although there may be opportunities to incorporate renewable energy generation in some schemes, which is supported by conformity of SP2 to SP1.	-	--	--/+	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the atmosphere.</p> <p>Renewable energy technologies should be promoted for use in</p>	Some benefits are likely in the longer term as the combination of increased residential development and more advanced technologies make the prospect of domestic renewable energy use more readily available.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						schemes where practicable.	
19	To reduce the generation of waste and encourage re-use and recycling of waste	An increase in residential development across the plan area will increase domestic waste generation. However, opportunities will exist for the development of sustainable waste management for new provision.	-	--	--/+	New residential development should be designed to the highest environmental standards, including EcoHomes criteria. Sustainable waste management should be promoted for use in schemes where practicable.	Some benefits are likely in the longer term as waste management and processing techniques become more advanced and widespread.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	In directing new residential development to existing centres through a combination of expansion and infill development, the policy should help to increase the catchment of key town centres, improve accessibility and support increased vitality, which in turn supports viability of town centre businesses and services.	++	++	+++	None required as positive.	Effects are likely to be increasingly beneficial over time as additional population is attracted to key centres and the range of services that can be supported is increased.

Policy SP6 – securing high quality design	The Council will require all development to be of high quality design which is appropriate in scale to the local context and ensures the creation of attractive, usable, safe and accessible places. Development proposals will be expected to take advantage of opportunities to improve the character and quality of an area. The Council will also take account of the cumulative impact of new development on the character and appearance of an area including the impact arising from residential intensification and redevelopment within residential areas.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	Insofar as the policy requires a high quality of design in all new development, the quality of new housing should represent an improvement on some of the existing stock.	+	+	+		The effects are minor since the policy affects only one element of the objective.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
4	To reduce poverty and social exclusion and promote equality of opportunities	The promotion of high quality design in all development should contribute to the creation of an environment that is more conducive to social interaction, as well as better connected in terms of the public realm.	+	+	+		The effects are minor since the policy can only hope to effect change in the physical environment, yet the objective encompasses broader social aims.
5	To reduce and prevent crime, fear of crime and anti social behaviour	In promoting the creation of safe and useable spaces, the policy should make a contribution to the objective.	+	+	++		The effects are moderate since the objective relates to a number of issues that are beyond the scope of physical changes alone.
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The policy seeks to secure high quality in the design of all new development, which should include maximising the development potential of sites.	+	++	++		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	In seeking the delivery of high quality design in all development, the policy makes specific reference to the need for design to enhance local character and respond to local context, both of which are highly complementary to the objective.	++	+++	+++	None required as effects are positive.	
10	To maintain and enhance the quality of the countryside and landscape	The delivery of high quality design in all development should necessarily result in maintenance and, in some cases, enhancement of the quality of the countryside and landscape.	++	+++	+++	None required as effects are positive.	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects	0	0	0	n/a	
14	To minimise water consumption	No obvious effects	0	0	0	n/a	
15	To minimise the risk of flooding and take account of climate change	No obvious effects	0	0	0	n/a	
16	To improve local air quality	No obvious effects	0	0	0	n/a	
17	To reduce greenhouse gas emissions	No obvious effects	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	In encouraging a high quality of design in new development, including the design of the public realm, the policy presents the opportunity to ensure that town centres are redeveloped to high standards, which is likely to have benefits over time.	+	++	+++	None required as positive.	The design of spaces and places is a key determining factor in encouraging increased length of stay, which in turn is a key measure of the vitality of towns. Towns must be vital to enable businesses to remain viable, thus the two are strongly linked.

Policy CS1 – The location and supply of new homes	<p>The Council will make provision for 5,000 new homes (at an average annual housebuilding rate of 250 homes) should this represent the housing requirement in the finalised East of England Plan for the period 2001 – 2021. In providing for a target of 5,000 homes and identifying new locations for development, the Council will take account of:</p> <ul style="list-style-type: none"> i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12 and CS14); ii) the density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations; v) the settlement hierarchy identified in the Hertsmere Core Strategy; and vi) the need to focus development within the boundaries of existing built-up areas.
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	The site identification criteria set out in the policy include a need to locate new development in the most accessible locations	+	++	+++	There will be a need to ensure that all new residential development is well served by non-road transport	The strategy of co-locating housing with existing settlements will only be successful against the objective if new development is fully networked by a

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		and focus on existing built-up areas, which are likely to contain established services and facilities. This should help to increase viability of the provision of public transport services as well as rendering walking and cycling a more realistic option for shorter trips, all of which will contribute to increased accessibility.				infrastructure in advance of occupation.	range of transportation options. Increased benefits over time as a result of increased completion rates and thus a greater proportion of prospective resident enjoying improved accessibility.
3	To meet identified housing needs and improve the quality and affordability of housing	The policy sets out the commitment of the council to meeting the construction target based on the housing needs assessment for the region. .	+	++	++	There will be a need to ensure that the housing developed includes provision for affordable and special needs units, as well as a variety of sizes and types of units.	Matters relating to the type and tenure of housing (which is part of the objective) are addressed in other plan policies, thus the significance of benefits has been reduced.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects	0	0	0	n/a	The policy only seeks to set out the general approach to providing a set number of units. There is insufficient detail to assess whether this will result in positive or adverse effects against the objective.
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	In including environmental constraints and a presumption in favour of locating development of housing in the most accessible locations, the policy may help to deliver brownfield sites in favour of greenfield, although this is not overly explicit.	?	?	?		There is a need for additional information relating to the phasing of brownfield and greenfield sites for housing. Density information also needs to be clarified in order for an assessment to be made with any certainty.
8	To reduce contamination and safeguard soil quality and quantity	The development of sites to accommodate 5000 houses over the plan period will inevitably require considerable land take. Although environmental constraints are likely to push some provision onto brownfield sites in need of remediation, the assessment criteria do not preclude the development of greenfield land.	+/-	+/-	+/-	Development should be directed to brownfield land in preference to greenfield sites. Materials for new development should seek to maximise use of renewable resources.	Negative effects are likely to increase over time as more sites are brought forward for development and pressure for land increases.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The consideration of historic assets and the impact of development upon them are included within the site assessment criteria, as is the need to respect existing development densities. Over the longer term, however, the development pressure to meet the 5,000 target is likely to result in some negative effects.	+++	++	++/-	The design of new development should respect and respond to the local vernacular.	
10	To maintain and enhance the	The consideration of environmental	+++	++	+/-	Loss of green belt land to	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	quality of the countryside and landscape	constraints is included within the site assessment criteria, together with compliance with policies that seek to protect biodiversity and landscape features from adverse effects of development. Over the longer term, however, the cumulative effects of residential growth and likely to have negative effects.				<p>development will need to be mitigated by a combination of landscaping and planting.</p> <p>Where habitats are lost to new development, the appropriate mitigation planting should be sought.</p> <p>The policy should include a phasing clause to ensure that green belt sites are only released for development once all available brownfield sites have been developed.</p>	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	The site assessment criteria include the need to site development in the most accessible locations, and focus provision of housing within existing built up areas. This should increase the viability and practicality of public transport services as well as providing opportunities to reduce the need to travel and increase linked trips, all of which may contribute to an encouragement to adopt more sustainable transport practices.	++	++	+++	There will be a need to ensure that development is well served by non-car based transportation provision in advance of occupation.	The effectiveness of the policy against the objective will be dependent on some elements that are beyond the scope of planning interventions.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Compliance with environmental protection policies is one of the site assessment criteria. In the short term this should provide conformity with the objective; however, longer term, development pressure is likely to result in negative effects arising from some severance and disturbance, particularly of wildlife corridors.	++	++/-	+/-	<p>Loss of land of biodiversity interest to development will need to be mitigated by a combination of landscaping and planting.</p> <p>Where habitats are lost to new development, the appropriate mitigation planting should be sought.</p>	Increasingly over time it is likely that development pressure will result in disturbance to habitats and biodiversity interest.
13	To improve the quality of surface and ground waters	Consideration of the impact of development on surface and ground water is included in the environmental constraints that form part of the site assessment criteria. However, increasingly over time, the realisation of 5000 new units will present an increased risk of pollution from buildings and transport movements.	++	++/-	+/-	<p>Infrastructure associated with residential development should include run off filtration systems where appropriate.</p> <p>New residential development should incorporate SuDS where practicable.</p> <p>New residential development should be well served by public transport, walking and cycling</p>	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						networks to minimise the impact of transport based pollutants entering the water system.	
14	To minimise water consumption	The development of an additional 5000 dwellings over the plan period will evidently increase water consumption. Opportunities will exist to ensure that water conservation is incorporated into design.	--	--	--/+	<p>New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.</p> <p>SuDS should be supported in new development wherever possible.</p> <p>Greywater recycling should be incorporated into residential development as standard.</p>	Effects are likely to become increasingly beneficial over time as new and improved technologies enable water conservation to become more widely available across the plan area.
15	To minimise the risk of flooding and take account of climate change	Flooding and the risk of flooding are incorporated in the environmental constraints that form part of the site assessment criteria. There may be an increased risk of flooding over time, however, as development sites near completion and permeable surfaces and increasingly replaced with impermeable development.	++	++/-	+/-	<p>SuDS should be supported in new development wherever practicable.</p> <p>Permeable surfacing should be incorporated into development where appropriate (e.g. hardstanding)</p>	
16	To improve local air quality	Increased residential development will result in increased emissions from buildings and transportation. This is likely to have significant adverse effects on local air quality in a number of locations, particularly given the policy approach of focusing development on the existing built up areas.	--	---	---	<p>New development should be well served by public transport, walking and cycling networks in advance of occupation.</p> <p>New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.</p>	
17	To reduce greenhouse gas emissions	An increase of 5000 residential units over the plan period will result in a significant increase in net GHG emissions both from domestic units and associated transport movement.	--	---	---	<p>New development should be well served by public transport, walking and cycling networks in advance of occupation.</p> <p>New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.</p>	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	An increase in residential development of 5000 units will significantly increase the need for energy across the plan area and increasingly over time. However, in the longer term this may be offset to some	---	--	--/+	New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.	Adverse effects may decrease over the longer term as renewable energy technologies become more advanced and more readily available.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		degree by more widespread use of energy saving techniques and renewable energy technologies.				Opportunities for renewable energy technologies should be supported wherever possible.	
19	To reduce the generation of waste and encourage re-use and recycling of waste	The development of an additional 5000 residential units will result in a significant increase in domestic waste generation. In the longer term, this may be offset to some degree by improvements in waste transfer and recovery technologies, coupled with increased recycling and composting.	--	---	--/+	Policies should pro-actively support the development of sustainable waste management through physical provision. New development should specify materials from sustainable sources.	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	In focusing additional housing provision on existing centres, the policy approach is likely to benefit town centres as new residents will provide additional critical mass to support existing and new commercial development, including the evening economy, which is an important element of vitality and viability.	++	++	+++	None as effects are positive.	Effects are likely to be increasingly beneficial in the longer term as the population expands.

Policy CS2 – housing beyond existing built up areas	<p>New Policy CS2: Housing beyond existing built up areas:</p> <p>Changes to Green Belt boundaries to accommodate up to 550 new homes at an overall density of 40 dwellings per hectare will be focused on sites to be identified through the Site Allocations DPD within any of the following preferred areas, as illustrated on the Key Diagram:</p> <p>Borehamwood:</p> <ul style="list-style-type: none"> Land to the west of Cowley Hill and Rowley Lane Land to the north of Barnet Lane between Furzehill Road and Hartfield Avenue <p>Potters Bar:</p> <ul style="list-style-type: none"> Land between Dugdale Hill Lane and Barnet Road Land at Potters Bar Golf Club Land to the north and south of Mutton Lane Land between Southgate Road and the Borough boundary, south of Conningsby Drive <p>The identification of individual sites will be based on a range of criteria including (but not restricted to):</p> <ul style="list-style-type: none"> i) Air quality; ii) Noise; iii) Transport impact; iv) Flood risk; v) Nature conservation value; vi) Landscape conservation value
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	v) Agricultural land quality; and vi) Accessibility to public transport and essential services
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	Extension of the urban areas into green belt to accommodate additional housing requirements will require additional infrastructure to ensure accessibility to essential services and facilities. There may, therefore, be some negative effects.	?	-	--	There will be a need to ensure that all new development is well linked to services and facilities by non-road modes of transport.	Uncertainty in the short term due to lack of clarity on phasing of site release. Increasingly over the longer term, as more green belt sites are developed, negative effects are likely although the scale will be limited by the relatively small proportion of prospective residents that will be affected by the policy (restricted to the occupants of 550 homes max.)
3	To meet identified housing needs and improve the quality and affordability of housing	Expansion of site identification into the green belt in some locations has been incorporated in order to ensure that the housing targets can be met. A density target of 40 dph should help to maintain a comfortable residential environment, incorporating some open space.	+	++	++	New housing development, irrespective of location, should incorporate a range of types and tenure to encourage the development of mixed communities.	Increased benefits over time as more housing is constructed to meet needs.
4	To reduce poverty and social exclusion and promote equality of opportunities	The development of housing in former green belt areas may have some negative effects since it will increase travelling distances for prospective resident to access key service settlements and may reduce transport choices.	-	-	--	All new development should be well served by non-road transport infrastructure in advance of occupation.	The scale of effects will be limited by the relatively small proportion of prospective residents that will be affected by the policy (restricted to the occupants of 550 homes max.)
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects	0	0	0	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	Encroachment of built development into the green belt may, albeit to a limited extent, reduce accessibility to open space and recreational land for some residents, as well as having a negative effect on the carbon sink, which is important in maintaining air quality (and thus respiratory health).	-	-	--	New development should be designed to incorporate green space and access to recreational land. Where habitats are lost to new development, the appropriate mitigation planting should be sought.	Effects are likely to be more pronounced over time as land is developed.
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land	The allocation of green belt sites for housing development at the outset of the plan period is	---	---	---	The policy should include a phasing clause to ensure that	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and existing buildings before Greenfield sites	contrary to the aims of the objective.				green belt sites are only released for development once all available brownfield sites have been developed.	
8	To reduce contamination and safeguard soil quality and quantity	The re-allocation of green belt land for housing will result in the permanent loss of soils and a reduction in soil quantity at the local level.	?	-	--		Uncertainty in the short term due to lack of clarity relating to the phased release of land for development. Increasingly negative effects in the longer terms as sites are developed. Scale of effect not significant on the basis that the land take should be limited to c. 14ha. on the basis of 40 dph.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Loss of green belt to development will have some effects on the landscape character of the affected sites.	-	--	--	Loss of green belt land to development will need to be mitigated by a combination of landscaping and planting. Impact on the historic character of the locale should form one of the assessment criteria for site identification.	Scale of effect not significant on the basis that the land take should be limited to c. 14ha. on the basis of 40 dph.
10	To maintain and enhance the quality of the countryside and landscape	The re-allocation of green belt land for housing will be contrary to the objective as it will result in loss of countryside.	--	---	---	Loss of green belt land to development will need to be mitigated by a combination of landscaping and planting. Where habitats are lost to new development, the appropriate mitigation planting should be sought. The policy should include a phasing clause to ensure that green belt sites are only released for development once all available brownfield sites have been developed.	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Residential development on green belt land is likely to increase the need to travel in order to access established facilities and services.	+/-	+/-	++/-	All new development should be well-served by non-road modes in advance of occupation.	In the longer term it is likely that improved infrastructure will increase transport choices to a wider section of the population, thus there may be an increase in modal shift over time.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	The re-allocation of green belt land for housing is likely to result in the loss of sites of local biodiversity interest.	-	--	---	Loss of green belt land to development will need to be mitigated by a combination of landscaping and planting. Where habitats are lost to new development, the appropriate	The threat of negative effects increases over time as development pressure increases..

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						<p>mitigation planting should be sought.</p> <p>The policy should include a phasing clause to ensure that green belt sites are only released for development once all available brownfield sites have been developed.</p>	
13	To improve the quality of surface and ground waters	The introduction of built development onto undeveloped land will inevitably increase the risk of surface and ground water pollution both during and post-construction.	-	--	--	<p>Infrastructure associated with residential development should include run off filtration systems where appropriate.</p> <p>New residential development should incorporate SuDS where practicable.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the water system.</p>	Effects are likely to be more pronounced over time as development nears completion.
14	To minimise water consumption	The introduction of an additional 550 homes into undeveloped land will inevitably result in an increase in water consumption.	-	--	--	<p>New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.</p> <p>SuDS should be supported in new development wherever possible.</p> <p>Greywater recycling should be incorporated into residential development as standard.</p>	Effects are likely to be more pronounced over time as development nears completion.
15	To minimise the risk of flooding and take account of climate change	Flood risk forms one of the criteria for site selection thus there should be no notable effects beyond an increase in run off.	?	-	-	SuDS should be supported in new development wherever practicable.	
16	To improve local air quality	The introduction of built development and transport movements into previously undeveloped sites will have negative effects on local air quality.	--	--	---	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>New residential development should be well served by public transport, walking and cycling</p>	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						networks to minimise the impact of transport based pollutants entering the atmosphere.	
17	To reduce greenhouse gas emissions	550 new homes and associated transport movements will result in a net increase in GHG emissions.	-	--	--	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the atmosphere.</p>	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	550 new homes will increase overall energy requirements. By dividing provision across a range of sites, the potential for capitalising on renewable energy technologies is limited to domestic scale equipment.	--	--	-/+	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>New residential development should be well served by public transport, walking and cycling networks to minimise the impact of transport based pollutants entering the atmosphere.</p> <p>Renewable energy technologies should be promoted for use in schemes where practicable.</p>	Some benefits are likely in the longer term as the combination of increased residential development and more advanced technologies make the prospect of domestic renewable energy use more readily available.
19	To reduce the generation of waste and encourage re-use and recycling of waste	An increase in residential development will result in an increase in domestic waste generation.	-	--	--	<p>New residential development should be designed to the highest environmental standards, including EcoHomes criteria.</p> <p>Sustainable waste management should be promoted for use in schemes where practicable.</p>	Some benefits are likely in the longer term as waste management and processing techniques become more advanced and widespread.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	No obvious effects	0	0	0	n/a	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects	0	0	0	n/a	

Policy CS3 – Phasing of Housing Development	<p>To facilitate a sustainable rate of house building within the Borough under the terms of Policies CS1 and CS2, the Council will permit the following levels of new housing development, measured from the start of the plan period:</p> <ul style="list-style-type: none"> • Phase 1: Up to 2,740 new homes by March 2011 (equivalent to 330 homes per year between April 2006 and March 2011) • Phase 2: Up to 3,690 new homes by March 2016 (equivalent to 190 homes per year between April 2011 and March 2016) • Phase 3: Up to 5,000 new homes by March 2021 (equivalent to 262 homes per year between April 2016 and March 2021) <p>Housing sites will be phased on this basis in the Site Allocations DPD to facilitate the required levels of house building sought in the East of England Plan. Based on the findings of Annual Monitoring Reports, allocated land in later phases will be brought forward, if necessary, to maintain the five year supply of land for housing.</p> <p>Additional Greenfield sites should be identified in the Site Allocations DPD to enable the provision of a further 100 homes in Phase 2 and 465 homes in Phase 3, within the overall housing totals sought within those phases.</p> <p>In order to prevent the overdevelopment of housing in the Borough ahead of required infrastructure and community facilities, outstanding residential land allocations and residential proposals of 25 units (net) or more will not be permitted where the number of projected completions, as detailed in Annual Monitoring Report housing trajectory, is forecast to exceed either</p> <ul style="list-style-type: none"> • the annualised phasing sought under the terms of this policy by 20% in the forthcoming three years • a final target of 5,000 homes in the East of England Plan before 2021
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	None required.	
2	To ensure ready access to essential services and facilities for all residents	A phased programme for housing in Hertsmere is likely to ensure the delivery of sustainable communities across Hertsmere ensuring that infrastructure is in place to reduce the burden on existing infrastructure and community facilities which is likely to occur with new housing development. The positive effects are likely to be permanent and occur in the short, medium and long term through the managed release of housing during the plan period.	++	++	++	None required.	The availability of supporting infrastructure and the need to provide additional capacity in some locations will determine the timing of the release of housing sites.
3	To meet identified housing needs and improve the quality and affordability of housing	A phased programme for housing delivery in Hertsmere is likely to meet the short and medium term requirements for housing in the borough through existing local plan allocations and identified sites in the urban capacity study. In the short and medium term the effects are likely to be positive and permanent. In the longer term, if regional housing targets are exceeded, the Council will restrict	++	++	-	This objective will be monitored through the AMR.	The availability of supporting infrastructure and the need to provide additional capacity in some locations will determine the timing of the release of housing sites.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		the amount of new housing and as such, may result in negative effects for future housing needs.					The Council will monitor housing trajectory on an annual basis through its Annual Monitoring Report and will provide up to date information to inform the five year housing supply in Hertsmere.
4	To reduce poverty and social exclusion and promote equality of opportunities	A managed release of housing should enable housing allocation sites to take account of areas of deprivation and use housing development as a catalyst for promoting equality of opportunities for housing. The availability of supporting infrastructure and the need to provide additional capacity for community facilities prior to the release of housing may also combat poverty and social exclusion. In the short and medium term the effects are likely to be positive and permanent. However, if regional housing targets are exceeded, the Council will restrict the amount of new housing and as such, may result in negative effects on deprivation in the longer term.	++	++	-	This objective will be monitored through the AMR.	The Site Allocations DPD will identify the housing sites and as such, will confirm the scale and significance of the positive effects which will depend on the extent to which allocated sites are included in areas of deprivation.
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	Designing out crime should be encouraged in new housing developments.	Designing out crime should be encouraged in new housing developments.
6	To improve population's health and reduce inequalities both geographically and demographically	Provision of housing on Greenfield sites may reduce the populations' ability to access open space for physical activity. This could have a slight long term negative effect on health.	-	-	-	Where Greenfield is developed, land elsewhere should be identified for replacement of the lost open space or current local open space facilities should be improved as part of developer contributions.	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	See assessment of Core Policy CS1 'Location and Supply of New Homes'. Positive effects are likely in the short to term, however there is potential for a negative effect in the medium to long term. The potential for a negative effect is related to the provision of housing on Greenfield sites in phase 2 and phase 3.	+	-	-	Where the use of Greenfield sites are identified as essential, building density should be high in order to limit land take as much as possible.	This policy is closely linked to Core Policy CS1 in terms of providing new housing development during the plan period but refers to the phasing of the housing.
8	To reduce contamination and safeguard soil quality and quantity	The use of Greenfield sites could cause loss and degradation of soil in the medium to long term.	+	-	-	As above	As above.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The use of Greenfield sites could have a medium to long term negative effect on landscape character.	+	-	-	As above	As above.
10	To maintain and enhance the quality of the countryside and landscape	As above	+	-	-	As above	As above.
11	To reduce dependence on private car and achieve modal shift to more sustainable	The use of Greenfield sites may cause houses to be further away from the main services and infrastructure which may increase the need to travel by private car for sections of the community. This	+	-	-	As above	As above.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	transport modes	will have a medium to long term negative effect.					
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	The use of Greenfield sites may encroach on or effect important habitats and species, with a medium to long term slight negative effect.	+	-	-	As above	As above.
13	To improve the quality of surface and ground waters	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
14	To minimise water consumption	See assessment of Core Policy CS1 'Location and Supply of New Homes'.	-	-	--	See assessment of Core Policy CS1.	As above.
15	To minimise the risk of flooding and take account of climate change	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
16	To improve local air quality	See assessment of SA Objective 11.	+	-	-	As above	As above.
17	To reduce greenhouse gas emissions	See assessment of SA Objective 11.	+	-	-	As above	As above.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	See assessment of Core Policy CS1 'Location and Supply of New Homes'.	-	-	--	See assessment of Core Policy CS1.	As above.
19	To reduce the generation of waste and encourage re-use and recycling of waste	See assessment of Core Policy CS1 'Location and Supply of New Homes'	-	+	+	See assessment of Core Policy CS1.	As above.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The policy is likely to have slight positive effect by ensuring a sustainable rate of house building over the plan period enabling stability in the local construction industry. Additionally, phasing of development will allow for adequate supporting infrastructure to be planned and provided for contributing towards a balanced and stable economy.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS4 – Affordable Housing	<p>In order to optimise the supply of Affordable Housing, developments involving more than 15 residential units, or residential sites of more than 0.5 hectares, in Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations, should make provision for an element of affordable housing.</p> <p>The Council will continue to seek the provision of at least 25% on qualifying sites, pending the finalisation of Affordable Housing requirements in the East of England Plan, equating to an overall Affordable Housing target of 840 homes (out of an overall housing target of 5,000 homes).</p> <p>On sites requiring the provision of affordable housing and subject to other relevant DPD / Local Plan policies, the Council will seek to maximise the provision of affordable, rented accommodation with at least 75% of Affordable Homes to be provided in the form of social rented housing, managed through a Registered Social Landlord.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term
0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0	n/a	
2	To ensure ready access to essential services and facilities for all residents	No obvious effects.	0	0	0	n/a	
3	To meet identified housing needs and improve the quality and affordability of housing	This policy would provide affordable housing at a lower level than is advised in the Housing Needs Survey. This identifies a shortfall of 351 affordable houses a year. During the maximum phase of house building, only 83 affordable houses may be built under this new level. This will have a long term significant negative effect.	--	--	--		Monitoring of affordable housing units through the development control process and the AMR.
4	To reduce poverty and social exclusion and promote equality of opportunities	This policy is not in line with the Housing Needs Survey in relation to the number of affordable houses provided however it will still provide a 75%/25% split between social rented and intermediate housing which has also been identified through the Housing Needs Study. The effects are likely to be negative, long term and significant.	--	--	--		As objective 3.
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0	Design out crime should be encouraged in new housing developments.	
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0	n/a	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	n/a	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	the community						
10	To maintain and enhance the quality of the countryside and landscape	No obvious effects.	0	0	0	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0	n/a	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	
15	To minimise the risk of flooding and take account of climate change	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	As affordable housing needs will not be met some sections of the community may still have a need to travel between housing and employment sites, so having a long term negative effect on air quality	-	-	-	Provision of an improved public transport system may reduce the need for sections of the community who need to travel between housing and employment sites to rely on private car use.	Sections of the community such as key workers or others with low income may have reduced reliance on cars if availability of affordable housing means their housing and employment needs are met in the same area
17	To reduce greenhouse gas emissions	As affordable housing needs will not be met some sections of the community may still have a need to travel between housing and employment sites, so having a long term negative effect on greenhouse gas emissions.	-	-	-	Provision of an improved public transport system may reduce the need for sections of the community who need to travel between housing and employment sites to rely on private car use.	Sections of the community such as key workers or others with low income may have reduced reliance on cars if availability of affordable housing means their housing and employment needs are met in the same area
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The policy will not provide sufficient levels of affordable homes, particularly for key workers; therefore the economy may not become balanced and fully prosperous. The effect is likely to be negative and long term.	++	++	++		
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Policy CS8 – Scale and Distribution of Employment Land	<p>In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least 102ha of designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram:</p> <p><u>Employment Areas</u></p> <ul style="list-style-type: none"> ▪ Elstree Way, Borehamwood ▪ Stirling Way, Borehamwood ▪ Cranborne Road, Potters Bar ▪ Station Close, Potters Bar ▪ Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> ▪ Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD including the limited release of up to 4 hectares of previously designated land within the Elstree Way Employment Area for new housing or housing-led mixed-use development where appropriate. The precise boundary of individual sites to be released will be based on an assessment of whether:</p> <ul style="list-style-type: none"> i) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; ii) a housing-led development would prejudice the ability of nearby businesses to operate; iii) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies; and whether iv) any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effects.	0	0	0		
2	To ensure ready access to essential services and facilities for all residents	By focusing new employment use in existing established employment areas will ensure good accessibility for opportunities to employment. The positive effects are likely to be permanent and be consistent in the short, medium and long term.	++	++	++		In combination with sustainable transport policies (CS21 and 22), opportunities for accessibility are likely to be enhanced significantly. The scale and significance of these positive effects will be confirmed through the SA of the Site Allocations DPD.
3	To meet identified housing	This policy allows for the release of existing employment	+	++	+++		The scale and significance of these

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	needs and improve the quality and affordability of housing	sites for new housing where appropriate through the Site Allocations DPD. The release of sites would contribute to providing sites to meet identified housing targets and housing needs resulting in overall positive effects. The effects are assessed as being minor and dependent on the findings of the urban capacity study and employment study and the likely shortfall/surplus in both housing and employment uses.					positive effects will be confirmed through the SA of the Site Allocations DPD where the boundaries of existing employment and housing sites are identified.
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0		
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effects.	0	0	0		
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0		
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	Redistribution of land may result in more efficient use of land in general with employment land being situated in suitable areas and vice versa with housing land. This will have a minor positive effect.	+	+	+		
8	To reduce contamination and safeguard soil quality and quantity	The loss of poorly located employment sites or sites within housing areas presents the opportunity for decontamination of land and improvements to soil quality locally. The application of CS Policy 15 will allow for remediation of contaminated land. The re-distribution of employment sites will seek to safeguard soil quality and quantity elsewhere. The effect will be positive but not significant.	+	+	+		Measures should be taken during construction and operation to minimise contamination risk.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Development within exiting employment sites should help to protect landscape character and cultural heritage.	+	+	+		
10	To maintain and enhance the quality of the countryside and landscape	As above.	+	+	+		
11	To reduce dependence on private car and achieve	Provision of employment land in settlements should reduce the need for travel between housing and	-/+	+	+	Early development of work travel plans to minimise short term negative effects.	Cross reference to Core Policy CS 21 relating to encouraging green travel

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	modal shift to more sustainable transport modes	employment. There maybe some short term negative effects while routes are established between new employment land and housing and reliance is still partly on the private car. In the medium to long term this should improve resulting in minor positive, permanent but not significant effects.				Establishment of good, frequent and reliable public transport links.	plans.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Development within exiting employment sites should help to protect habitats and species.	+	+	+		
13	To improve the quality of surface and ground waters	The redevelopment of poorly located employment sites may result in localised surface water run-off and pressure on existing water treatment systems. The effect will be positive but not significant.	-	-	-	Mitigation measures during construction and operation to minimise pollution risk.	Successful implementation of Core Policy 15 should help to minimise the effects of new development.
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	Reference to BREEAM offices during design to minimise water consumption. See CS Policy 15.
15	To minimise the risk of flooding and take account of climate change	Development of designated employment land for housing and vice versa is likely to increase pressure on drainage systems and potentially increase the risk of flooding. The effects are likely to be negative and permanent but the significant of the effect will depend on the location and extent of redevelopment of employment sites for housing.	-	-	-	Development decisions must be guided by the principles of PPS25. Developments should also be designed to be capable of withstanding flood events i.e. by identifying appropriate ground and basement floor uses. Flood risk assessments will be required for the development of sites that lie within flood zones 2 and 3 as defined by the Environment Agency.	Successful implementation of Core Policy 15 should help to minimise the effects of new development.
16	To improve local air quality	Possible reduction in car use and the need to travel due to provision of employment land in established settlements would have a minor positive effect on air quality on a permanent basis. The positive effect if existing areas are of high public transport accessibility. However during construction there maybe some negative effects on air quality in the short term.	+/-	+	+	Measures to reduce any pollution during the construction phase through the implementation/reference to a Construction and Environment Management Plan.	Successful implementation of Core Policy 15 should help to minimise the effects of new development.
17	To reduce greenhouse gas emissions	Possible reduction in car use and the need to travel due to provision of employment land in accessible locations would have a minor positive effect on reducing greenhouse gas emissions in the long term.	+	+	+	Not required as effect positive.	Reference to BREEAM office to ensure good design which promotes energy efficiency. Recommend cross referencing to Core Policy 23 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 22) to strengthen policy. Successful implementation of such policies should contribute to this objective.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0	n/a	
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The redistribution of employment sites on the basis of improving the ease and attractiveness of development (through selective release of sites) should help to increase take up of employment sites for development as well as enabling development of former employment sites for alternative uses. Significant positive effects are likely to be Borough wide.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	The release of constrained employment sites within town centres for alternative forms of development may have benefits for town centre vitality and viability through enabling beneficial development of vacant/under-used sites, for example for housing or leisure uses. Significant positive effects are likely to be permanent.	+	+	+	Not required as effect positive.	

APPENDIX G

Assessment of Alternative Growth Options (December 2010)

Table G1: Assessment of alternative growth options

		Option 1 – 2,300 dwellings accommodated within urban brownfield sites	Option 2 – 3,200 dwellings accommodated within Urban Brownfield sites and urban greenfield sites	Option 3 – 3,900 dwellings accommodated within urban brownfield sites and urban greenfield sites plus limited use of Green belt Strategic Housing Land Availability Assessment (SHLAA) sites focused on Borehamwood and Potters Bar, limited impact on strategic gaps between settlements	Option 4 – 5,300 accommodated within urban brownfield sites and urban greenfield sites plus maximum use of green belt SHLAA sites plus some less sustainable sites/ intensification in urban areas.	Option 5 – 6,750 dwellings accommodated within urban Brownfield sites, urban greenfield sites; potential redevelopment of industrial areas in Borehamwood; maximum use of green belt SHLAA sites plus some less sustainable sites/ intensification in urban areas/; significant peripheral extensions around most settlements including Radlett and Bushey; pressure on strategic gaps between Radlett, Bushey and Borehamwood; significant western extension of Borehamwood and south and west of Potters Bar with need for additional infrastructure.					
Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative											
	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
1.	To improve educational achievement, training and opportunities for lifelong learning and employability	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	+	Options 4 and 5 are based on the assumption of higher economic growth. This may involve an increase in employment-based training.	+/-	Options 4 and 5 are based on the assumption of higher economic growth. This may involve an increase in employment-based training. However, the predicted positive effects may be counter-balanced by the likely negative effects, reflecting the pressure to provide educational capacity to meet this level of growth.
2.	To ensure ready access to essential services and facilities for all residents	++	Through accommodating the proposed level of development within the urban area, the option is likely to ensure good access to key services and facilities.	++	Through accommodating the proposed level of development within the urban area, the option is likely to ensure good access to key services and facilities.	+	Effects are similar to those under options 1 and 2 but less significant, as some development would be located within Green Belt sites near Borehamwood and Potters Bar.	-	Overall effects are likely to be negative compared to the other options, as the option would involve maximum use of Green Belt SHLAA sites and sites in less sustainable locations, resulting in the likely limited access to key services and facilities for all.	---	This option involves significant peripheral extensions and maximum use of Green Belt SHLAA sites. These sites are not supported by appropriate infrastructure and its delivery may not be feasible for all new locations. Therefore, the social groups/households without access to a car are likely to find it difficult to access key services and facilities.
3.	To meet identified housing needs and improve the quality and affordability of	-	This option involves the assumption of zero net migration. In case this projection proves to be	++	This option is based on the recent modelling of projected increase of households up to 2026. Therefore, this option is	++	Effects are similar to those under option 2.	+++	Delivery of higher housing targets should help accommodate higher numbers of	+++	Delivery of higher housing targets should help accommodate higher numbers of affordable homes.

	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
	housing		too pessimistic, this option may lead to a shortage of housing. Additionally, the overall lower housing numbers are likely to compromise the delivery of the required numbers of affordable housing.		considered beneficial, enabling the projected level of growth.				affordable homes.		
4.	To reduce poverty and social exclusion and promote equality of opportunities	-	As this option is likely to fail to deliver the required numbers of affordable homes, it scores negatively in terms of reducing social exclusion and poverty.	+	This option accommodates higher housing targets overall and therefore is more likely to deliver the required level of affordable housing, thus helping eliminate social exclusion. However, consideration should be given to setting the right thresholds for affordable housing requirement.	++	This option accommodates higher housing targets overall and therefore is more likely to deliver the required level of affordable housing, thus helping eliminate social exclusion.	+/-	Although options 4 and 5 are likely to deliver higher level of affordable housing overall, their contribution to reducing social exclusion and promoting equality of opportunities is likely to be undermined by more limited access to key services and facilities for all.	+/-	Although options 4 and 5 are likely to deliver higher level of affordable housing overall, their contribution to reducing social exclusion and promoting equality of opportunities is likely to be undermined by more limited access to key services and facilities for all. The significance of negative effects under option 5 is higher than for option 4 due to the more remote location of significant part of new development.
5.	To reduce and prevent crime, fear of crime and anti social behaviour	+	Indirect positive effects associated with higher level of accessibility to facilities and opportunities for all. In particular, this is likely to help engage young people in positive activities.	+	Similar indirect positive effects to those under option 1.	+	Similar indirect positive effects to those under option 1.	-	On the contrary to options 1-3, options 4 and 5 are likely to reduce accessibility to opportunities and facilities for all. Specifically, this may create inequalities in young people's access to positive activities, and thus create conditions for anti-social activities and behaviour.	--	On the contrary to options 1-3, options 4 and 5 are likely to reduce accessibility to opportunities and facilities for all. Specifically, this may create inequalities in young people's access to positive activities, and thus create conditions for anti-social activities and behaviour. The significance of negative effects under option 5 is higher than for option 4 due to the more remote location of significant part of new development.
6.	To improve population's health and reduce inequalities both geographically and	+	Indirect positive effects associated with higher level of accessibility to facilities and services for all. This includes	+	Similar indirect positive effects to those under option 1.	+	Similar indirect positive effects to those under option 1.	-	Negative effects on public health are likely due to more limited access to services and facilities, including health	--	Negative effects on public health are likely due to more limited access to services and facilities, including health care and sport facilities, for all.

	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
	demographically		access to health care facilities and sport centres. Further, shorter distances to work and education facilities are likely to encourage walking and cycling, benefitting public health.						care and sport facilities, for all. More remote location is not likely to be conducive for the taking up of more active and healthy lifestyles (walking and cycling). The significance of negative effects under option 5 is higher than for option 4 due to the more remote location of significant part of new development.		More remote location is not likely to be conducive for the taking up of more active and healthy lifestyles (walking and cycling). The significance of negative effects under option 5 is higher than for option 4 due to the more remote location of significant part of new development.
7.	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	++	All options involve the development of urban brownfield sites before greenfield sites. However, only option 1 does not involve the development of any greenfield sites, therefore it scores most positively against this objective.	+	This option involves the use of urban Greenfield land, after the capacity of brownfield sites has been fully used up. One significant urban greenfield site has been identified in the SHLAA.	-	This option involves the encroachment of new housing development onto the Green Belt, although its take up is not as significant as under options 4 and 5.	--	Negative effects are predicted due to maximum use of Green Belt SHLAA sites.	---	Negative effects of higher significance than under option 4 are likely due to an even larger take up of green field land through additional peripheral extensions.
8.	To reduce contamination and safeguard soil quality and quantity	++	This option is considered most positive in terms of safeguarding soil quality and quantity, as it involves only brownfield sites' development. Accommodation of lower housing numbers will involve a minimum increase in impermeable surfacing (if any) and reduced rates of polluted runoff.	+/-	This option is likely to involve a higher level of increase in hard surfacing, and thus higher rates of polluted runoff, affecting the water cycle and soil quality, compared to option 1. However, it contains the development within the urban area; therefore, it is considered to perform better than options 3-5.	-	Compared to option 2, this option involves some use of Green Belt sites; therefore its effects are more negative compared to option 2.	--	Both options 4 and 5 involve maximum use of Green Belt sites, therefore predicted potential negative effects on soil quality and quantity are significant.	+/ ---	Take up of green field land and the level of increase in hard surfacing under this option are the highest, therefore, predicted effects on soil quantity and quality are most negative of all options. However, redevelopment of industrial areas under this option may lead to a cleanup of contaminated land, offsetting negative effects to some extent.
9.	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	By virtue of its lowest number of houses and the sole use of brownfield sites, this option performs most positively of all options, as its effects on heritage assets, their setting and landscape are likely to be minimal. There will also be scope for	+/-	This option involves take up of green field sites within urban areas, thus potentially affecting the quality of local townscape and amenities. However, as the development is contained within the urban areas, it is unlikely to affect the wider landscape, therefore this option performs better than options 3-5.	-	Due to some use of Green Belt land, this option is likely to have minor adverse effects on the Borough's landscape, in addition to effects on the townscape similar to those predicted under option 2.	--	This option involves maximum use of SHLAA green field sites within the Green Belt, Therefore large-scale adverse effects on the local landscape are highly likely.	---	Adverse effects on landscape character are even more significant under this option compared to option 4, as in addition to maximum use of SHLAA sites within the Green Belt, this option involves significant extensions of urban centres and pressure on strategic gaps between settlements. Pressure on

	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
			improving settings of heritage assets through sympathetic design under this option.								strategic gaps may lead to adverse visual effects on the Borough's conservation areas.
10.	To maintain and enhance the quality of the countryside and landscape	+	This option involves the sole development of brownfield sites, therefore is more likely to preserve the quality of the countryside.	+/-	This option involves take up of green field sites within urban areas, thus potentially affecting the quality of local townscape, however, the quality of the local countryside would be preserved under this option.	-	Due to some use of Green Belt land, this option is likely to have minor adverse effects on the Borough's landscape.	--	This option involves maximum use of SHLAA green field sites within the Green Belt, Therefore, large-scale adverse effects on the local landscape are highly likely.	---	Adverse effects on landscape character are even more significant under this option compared to option 4, as in addition to maximum use of SHLAA sites within the Green Belt, it involves significant extensions of urban centres and pressure on strategic gaps between settlements.
11.	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	Both options 1 and 2 accommodate new housing within the existing urban areas, therefore it is likely that key services and facilities will be in good reach by public transport or walking and cycling.	++	Both options 1 and 2 accommodate new housing within the existing urban areas, therefore it is likely that key services and facilities will be in good reach by public transport or walking and cycling.	+	Option 3 involves limited use of Green Belt sites near Borehamwood and Potters Bar, therefore, overall the larger part of new development is likely to be accessible by public transport, walking or cycling.	-	Maximum use of Green Belt sites and use of some less sustainable sites in urban areas is envisaged under option 4. Some of these sites are unlikely to be easily accessible by public transport or walking/cycling.	--	In addition to land use under the rest of the options, option 5 involves significant peripheral extensions. This may increase dependence on private car.
12.	To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Even though brownfield sites can also provide habitats to wildlife, overall this option is deemed to perform most positively of all other options against this objective, as it would result in the lowest land take and is not likely to introduce significant level of disturbance to the wildlife.	+/-	This option involves the use of urban greenfield sites in addition to brownfield sites, therefore, its effects are likely to be more significant compared to option 1. However, in relative terms, this option performs better than options 3-5, as it contains development within the existing urban centres. In addition, based on the urban greenfield sites in the SHLAA, no sites of wildlife importance would be directly affected.	-	Some use of Green Belt sites and impact on strategic gaps are likely to lead to some loss of habitats and introduce disturbance to the local wildlife.	--	Maximum use of Green Belt sites is likely to lead to more significant loss of and fragmentation of habitats compared to option 3. In addition higher number of new houses is likely to create more disturbance to the local wildlife (e.g. recreation use, noise, etc).	---	Effects are similar to those under option 4 but of higher significance due to the larger land take involved and higher levels of disturbance introduced.
13.	To improve the quality of surface and ground waters	0	No obvious effect.	-	Negative effects may arise through the take up of green field land and an increase in hard surfacing, as this is likely to lead to higher rates of polluted runoff affecting water bodies.	-	Negative effects may arise through the take up of green field land and an increase in hard surfacing, as this is likely to lead to higher rates of polluted runoff affecting	--	Effects similar to those under options 2 and 3 but of higher significance due to larger land take.	---	Effects similar to those under options 2-4 but of higher significance due to larger land take.

	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
							water bodies.				
14.	To minimise water consumption	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	--	High levels of housing growth may lead to a significant increase in water consumption rates and place pressure on the capacity of local water supply.	---	High levels of housing growth may lead to a significant increase in water consumption rates and place pressure on the capacity of local water supply.
15.	To minimise the risk of flooding and take account of climate change	-	Any increase in development may create some risk of localised flooding through higher rates of runoff. However, the scale of effect would depend on the design and materials used; therefore this assessment does not differentiate between options 1-3.	-	Any increase in development may create some risk of localised flooding through higher rates of runoff. However, the scale of effect would depend on the design and materials used; therefore this assessment does not differentiate between options 1-3.	-	Any increase in development may create some risk of localised flooding through higher rates of runoff. However, the scale of effect would depend on the design and materials used; therefore this assessment does not differentiate between options 1-3.	--	Higher levels of housing growth are likely to result in a more significant increase in hard surfacing, which may increase the risk of local flooding through higher rates of runoff.	---	Higher levels of housing growth are likely to result in a more significant increase in hard surfacing, which may increase the risk of local flooding through higher rates of runoff.
16.	To improve local air quality	+	Both options 1 and 2 accommodate new housing within the existing urban areas, therefore it is likely that key services and facilities will be in good reach by public transport or walking and cycling. This is likely to have benefits for the local air quality.	+	Both options 1 and 2 accommodate new housing within the existing urban areas, therefore it is likely that key services and facilities will be in good reach by public transport or walking and cycling. This is likely to have benefits for the local air quality.	0	This option involves only limited use of Green Belt sites near Borehamwood and Potters Bar, therefore, overall the larger part of new development is likely to be accessible by public transport, walking or cycling. Compared to the rest of the options, the effects against this objective are deemed to be neutral for this option.	-	Maximum use of Green Belt sites and use of some less sustainable sites in urban areas is envisaged under option 4. Some of these sites are unlikely to be easily accessible by public transport or walking/cycling, therefore increased car use is likely to affect local air quality.	--	In addition to land use as for the rest of the options, option 5 involves significant peripheral extensions. This is likely to increase dependence on private car with effects on local air quality. Effects are more significant compared to option 4 due to higher houses numbers overall and a larger part of them being located further from the existing urban centres.
17.	To reduce greenhouse gas emissions	+/-	New development is likely to lead to an increase in GHG emissions from buildings and transport. However, options 1 and 2 are likely to perform well in promoting carbon friendly transport.	+/-	New development is likely to lead to an increase in GHG emissions from buildings and transport. However, options 1 and 2 are likely to perform well in promoting carbon friendly transport.	-	New development is likely to lead to an increase in GHG emissions from buildings and transport. Option 3 performs slightly worse than options 1 and 2 in terms of promoting carbon friendly transport, plus higher number of houses will lead to higher emissions	--	Effects similar to those under option 3 but of higher significance.	---	Effects similar to those under option 4 but of higher significance.

	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
							form buildings and embodied carbon.				
18.	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	+	The lowest number of dwellings delivered under this option translates into the lowest level of energy consumption and embodied energy. The option also performs well in terms of transport energy efficiency. The use of renewable energy is expected to increase under all options in the future.	+/-	The option involves higher number of dwellings to be delivered than under option 1, therefore this would involve higher embodied energy and energy consumption levels. However, the option performs well in terms of transport energy efficiency. The use of renewable energy is expected to increase under all options in the future.	-	The option involves higher number of dwellings to be delivered than under option 2, therefore this would involve higher embodied energy and energy consumption levels. Negative effects may be offset in the future to some extent with higher use of renewable energy.	--	Effects similar in nature to those under option 3 but progressively more negative, as the development level is higher. Options 4 and 5 also increase reliance on private cars powered predominantly by carbon based fuels.	---	Effects similar in nature to those under option 3 but progressively more negative, as the development level is higher. Options 4 and 5 also increase reliance on private cars powered predominantly by carbon based fuels.
19.	To reduce the generation of waste and encourage re-use and recycling of waste	+	The lowest number of dwellings delivered under this option translates into the lowest level of the natural resources use and construction waste generated as well as future household waste.	+/-	This option involves higher housing numbers so performs slightly worse than option 1 but better than the rest of the options.	-	As the housing numbers increase, this translates into higher level of use of natural resources and generation of construction and household waste.	--	Effects similar in nature to those under option 3 but progressively more negative, as the development level is higher.	---	Effects similar in nature to those under option 3 but progressively more negative, as the development level is higher.
20.	To provide a prosperous, balanced and stable economy	-	If the assumption of zero net migration proves wrong, the lack of housing for workers may undermine the local economy.	+	Options 2 and 3 support projected rates of growth and therefore should provide adequate housing for workers.	+	Options 2 and 3 support projected rates of growth and therefore should provide adequate housing for workers.	++	Provision of higher housing numbers under this option is based on the assumption of higher economic growth. Therefore, the reason for this option's development determines its beneficial effects against this SA objective.	++	Development of this option is also underlined by higher economic growth assumption, therefore, predicted effects are similar to those under option 4.
21.	To sustain and enhance the viability and vitality of town centres	++	Options 1-2 locate development within the existing urban areas, which should benefit the vitality and viability of town centres.	++	Options 1-2 locate development within the existing urban areas, which should benefit the vitality and viability of town centres.	+	Predominant part of new development under option 3 will be located within the existing urban areas, which should support the vitality and viability of town centres.	0	Significant proportion of development to be delivered under options 4 and 5 will be located within the Green Belt and urban extensions, diverting focus from town centres. However, effects are deemed to be neutral overall, as available sites within the	0	Significant proportion of development to be delivered under options 4 and 5 will be located within the Green Belt and urban extensions, diverting focus from town centres. However, effects are deemed to be neutral overall, as available sites within the

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	SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
			Option 1 – 2,300 houses		Option 2 – 3,200 houses		Option 3 – 3,900 houses		Option 4 – 5,300 houses		Option 5 – 6,750 houses
									existing urban areas will be developed first with some benefits for town centres.		benefits for town centres.

APPENDIX H

Assessment of Additional Policies (December 2010)

Table H1: Assessment of Policy CS16: Energy and CO₂ Reductions

Policy CS16: Energy and CO₂ Reductions	<p>All new residential developments will be required to achieve the following levels of the Code for Sustainable Homes (Code) as a minimum as and when successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> • 2010 – Code level 3 • 2013 - Code level 4 once updates to Part L come into effect. • 2016 - Code level 6 once updates to Part L and the national Zero Carbon Homes policy come into effect. <p>All new non-domestic will be expected as a minimum to achieve CO₂ emissions reductions in-line with the Building Regulations Part L. This requirement will not come into effect until successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> • 2010 – 25% reduction in the Building Emission Rate compared to the Target Emission Rate defined by the Building Regulations • 2013 – 44% reduction in the Building Emission Rate compared to the Target Emission Rate defined by the Building Regulations (reductions above 70% can be delivered using allowable solutions). • 2019 Zero Carbon – no additional requirement. <p>The Council will further encourage all new development or major refurbishment to incorporate energy from decentralised and renewable or low carbon sources. All large scale development will be required to incorporate on-site renewable energy generation, unless it is not feasible or viable or alternative decentralised and renewable, low carbon sources can be identified. The Council will also permit new development of sources of renewable energy generation subject to:</p> <ul style="list-style-type: none"> • local designated environmental assets and constraints, important landscape features and significant local biodiversity; • minimising any detriment to the amenity of neighbouring residents and land uses; and • meeting high standards of sustainable design and construction
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	No obvious effect.	0	0	0	n/a	n/a
2	To ensure ready access to essential services and facilities for all residents	No obvious effect.	0	0	0	n/a	n/a
3	To meet identified housing needs and improve the quality and affordability of housing	Residential properties built to Code for Sustainable Homes levels are likely to be of a good quality, with good thermal insulation etc. thus having a beneficial effect. Building homes to higher standards may have an adverse effect on affordability; however, potential future cost of sustainable building was factored in, whilst setting the requirements for affordable housing	0	+	+	None identified.	n/a

		delivery. Therefore the overall effects are slightly beneficial.					
4	To reduce poverty and social exclusion and promote equality of opportunities	This policy will not affect access to facilities. It may have a slight positive effect on reducing poverty as homes built to CSH will have high levels of thermal insulation and thus reduce heating costs and help eliminate fuel poverty.	+	+	+	None identified.	n/a
5	To reduce and prevent crime, fear of crime and anti social behaviour	No obvious effect.	0	0	0	n/a	n/a
6	To improve population's health and reduce inequalities both geographically and demographically	Homes built to Code for Sustainable Homes levels will be of a good quality with high levels of thermal insulation (reducing damp and cold related problems) and thus have a positive effect on health.	+	+	+	None identified.	n/a
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effect.	0	0	0	n/a	n/a
8	To reduce contamination and safeguard soil quality and quantity	No obvious effect.	0	0	0	n/a	n/a
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	No obvious effect.	0	0	0	n/a	n/a
10	To maintain and enhance the quality of countryside and landscape	The introduction of Code requirements and CO ₂ reductions in non domestic is unlikely to have any effect on this objective. However, in terms of renewable energy generation, it is stated that important landscape features will be protected and thus this policy is likely to have a slight beneficial effect against this objective.	+	+	+	None identified.	n/a
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	The Code does not cover transport, therefore no obvious effect.	0	0	0	n/a	n/a
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	The Code has credits relating to ecology and thus will have a beneficial effect against this objective. Any renewable energy generation will also be subject to local biodiversity constraints and thus also have a beneficial effect.	++	++	++	The policy wording states that renewable energy generation will be subject to "significant local biodiversity". It should also make reference to protection of internally and nationally designated sites.	n/a

13	To improve the quality of surface and ground waters	The Code has credits relating to Surface Run-off and therefore this policy is likely to have a beneficial effect against this objective. The non-domestic CO ₂ reduction and renewable energy generation included within this policy are unlikely to have any effect.	+	++	++	None identified.	n/a
14	To minimise water consumption	The Code has credits relating to reducing water consumption therefore this policy is likely to have a beneficial effect on reducing water consumption from residential properties. The non-domestic CO ₂ reduction and renewable energy generation included within this policy are unlikely to have any effect.	+	++	++	None identified.	n/a
15	To minimise the risk of flooding taking account of climate change	The credits in the Code relating to Surface Run-off award for credits for being located in an area of low flood risk; the policy therefore will have a beneficial effect on reducing floodrisk for residential properties. The non-domestic CO ₂ reduction and renewable energy generation included within this policy are unlikely to have any effect.	+	++	++	None identified.	n/a
16	To improve local air quality	Air quality is largely related to emissions from local traffic; this policy has no obvious effect.	0	0	0	None identified.	n/a
17	To reduce greenhouse gas emissions	Through requiring Code level on all new residential property, CO ₂ emissions will be reduced from the residential sector; with zero carbon homes by 2016. New non-domestic buildings will reduce their emissions; with zero carbon 2019. By permitting new development of sources of renewable energy generation there will be a further beneficial effect against this objective.	++	+++	+++	None identified.	n/a
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	Through requiring Code level on all new residential property, energy efficiency will be increased in the residential sector. New non-domestic buildings will also become more efficient. By permitting new development of sources of renewable energy generation there will be a further beneficial effect against this objective.	++	+++	+++	None identified.	n/a
19	To reduce the generation of waste and encourage re-use	The Code awards credits for reducing both domestic and construction waste, thus	+	++	++	None identified.	n/a

	and recycling of waste	having a beneficial effect against this objective. The policy on reducing CO ₂ emissions in non domestic buildings has no obvious effect against this objective. All new renewable energy generation will have to meet high standards of sustainable design and construction and thus would minimise waste.					
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Promoting the use of renewable and low carbon energy supports the growth in clean-technology markets, laying the foundation for a stable and prosperous low carbon local economy. The significance of effects will become more noticeable in the medium to longer term when the scale of clean energy technology development and utilisation is anticipated to increase.	+	++	++	n/a	n/a
21	To sustain and enhance the viability and vitality of town centres	No obvious effect.	0	0	0	n/a	n/a

Table H2: Assessment of Policy CS22 Elstree Way Corridor

Policy CS22 Elstree Way Corridor	<p>Within the Elstree Way Corridor the continued development and refurbishment of Employment, Civic and Community uses will be actively encouraged. Residential development on appropriate sites will accepted, in accordance the Elstree Way SPG and any subsequent guidance or agreed masterplan.</p> <p>Development should be brought forward in a coordinated manner and proposals likely to result in a piecemeal or fragmented redevelopment of the corridor will be refused. Development should also provide active frontages to Elstree Way where possible to promote the identity of the corridor as a civic and commercial gateway to the borough and to ensure an appropriate demarcation of residential and non-residential uses within this part of the town.</p>
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Scale of Effect (SE): ST – Short Term, MT – Medium Term, LT – Long Term

0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	The Elstree Way Corridor will actively encourage Employment, Civic and Community uses which could include educational facilities or community training. However, this is not guaranteed through implementation of the policy and therefore over the short and medium term there is likely to be no effect, with a slight beneficial	0	0	+	None identified.	n/a

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		effect over the longer term.					
2	To ensure ready access to essential services and facilities for all residents	The Elstree Way Corridor continued development will include aspects of both residential and essential services (there are health facilities in the corridor for example). As part of the redevelopment, public transport and walking and cycling links to the site will be improved, thus improving access to these facilities and having a beneficial effect against this objective.	+	+	++	None identified.	n/a
3	To meet identified housing needs and improve the quality and affordability of housing	The policy allows for residential development on appropriate sites in the Corridor, thus increasing the availability of housing in the area.	+	+	++	None identified.	n/a
4	To reduce poverty and social exclusion and promote equality of opportunities	The redevelopment of the Elstree Way corridor will allow for increased access to essential facilities such as health facilities through improving transport linkages in the area, and improving services.	+	++	++	Although the Elstree Way SPG states that public transport and walking and cycling will be encouraged in the area, this is not explicitly stated in the Policy. The Policy should be updated to make this clear.	n/a
5	To reduce and prevent crime, fear of crime and anti social behaviour	The promotion of active frontages in Elstree Way will allow for the fear of crime to be reduced through providing an open, safe environment.	+	+	++	The corridor should be developed in line with Secured by Design principles http://www.securedbydesign.com/	n/a
6	To improve population's health and reduce inequalities both geographically and demographically	The Elstree Way corridor includes health facilities. Redevelopment of the corridor and an improvement of public transport and walking and cycling links (as per the Elstree way SPD) will improve access to health facilities as well as directly improving health through active travel.	+	++	++	None identified.	n/a
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The Elstree Way corridor is utilising previously developed land rather than developing on Greenfield land and thus has a beneficial effect against this objective.	+++	+++	+++	None identified.	n/a
8	To reduce contamination and safeguard soil quality and quantity	If the sites within the corridor identified for development are contaminated, remediation would need to be undertaken prior to their development, which would help reduce contamination in the Borough. On the other hand, any construction activities have the potential to introduce pollution to soil in the short term; although this risk can be mitigated. Medium and longer terms effects are deemed neutral,	+/-	0	0	Ensure that best practice pollution control measures are used during construction.	n/a

		as it is not known whether there are any contaminated sites within Elstree Way Corridor.					
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The policy seeks a coordinated approach for development of the corridor and thus will avoid "piecemeal or fragmented" development; this will have a beneficial effect on enhancing the character of the local area and any surrounding landscape or other features.	+	+	+	None identified.	n/a
10	To maintain and enhance the quality of countryside and landscape	The Elstree Way corridor is in a developed location and thus there are no obvious effects.	0	0	0	None identified.	n/a
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	In line with the Elstree Way SPG, the redevelopment of the area will encourage sustainable modes of transport such as public transport and walking and cycling initiatives. This will be crucial for the sustainable development of the site. The policy does not currently state this explicitly and thus should be updated to include this reference. Developing the site as a mixed use site with a range of facilities will also reduce the need to travel.	++	++	++	Include reference to encouraging sustainable modes of transport to the corridor.	n/a
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	There is no reference to biodiversity in the policy. Although biodiversity value of the Corridor is likely to be low as it is currently developed there may be potential for protected species such as bats in existing buildings, which should be considered.	-	-	-	The potential for local biodiversity should be considered before and during any construction activities.	n/a
13	To improve the quality of surface and ground waters	There is no reference to how surface and groundwater will be considered during development of the Corridor. As it is development of a previously developed site, it does not increase the floodrisk as it would were it to be built on Greenfield land. Any construction activity has the potential to affect surface and groundwater through pollution incidents, and this should be managed appropriately.	-	-	-	Best environmental practice such as silt traps should be used during construction to minimise the potential for pollution incidents to surface and groundwaters.	n/a
14	To minimise water consumption	There are no obvious effects from this policy on minimising water consumption.	0	0	0	None identified.	n/a
15	To minimise the risk of flooding taking account of climate change	By developing previously developed land the risk of flooding is minimised when compared to developing on Greenfield land.	+	+	+	The use of SUDS should be considered during any new development.	n/a
16	To improve local air quality	By encouraging sustainable modes of transport to the site (in line with the Elstree	0	+	+	None identified.	n/a

		Way SPG) there is likely to be a reduction in car use to the area and thus an improvement in air quality.					
17	To reduce greenhouse gas emissions	By developing the site as mixed use with a mixture of residential, employment, civic and community facilities, the need to travel will be reduced thus having a beneficial effect on GHG emissions. In the short term there will be a need for a large amount of materials to be used in construction having high levels of embodied carbon and thus having a slight adverse effect.	-	+	+	Materials selected for any new construction should have low embodied carbon and assessed in terms of their sustainability.	n/a
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	In line with Policy CS16, all new development will have to be energy efficient and thus by providing new development in the area there is likely to be a beneficial effect against this objective.	+	+	+	None identified.	n/a
19	To reduce the generation of waste and encourage re-use and recycling of waste	New development, however sustainable, will generate waste during construction; this should be managed appropriately.	--	-	-	A site waste management plan should be developed for use during construction.	n/a
20	To provide a prosperous, balanced and stable economy	The development of the mixed use Elstree Way Corridor including employment will aim to provide a prosperous, balanced and stable economy with additional transport infrastructure.	++	+++	+++	None identified.	n/a
21	To sustain and enhance the viability and vitality of town centres	The Elstree Way Corridor is within the town of Borehamwood. The policy aims to promote the identity of the corridor as a civic and commercial gateway and thus provide identity and enhance the vitality of the town centre, having a beneficial effect against this objective. It will also provide diversity by being mixed use development.	++	+++	+++	None identified.	n/a

APPENDIX I

Summary of SAR Consultation Comments

Name	Chapter	Representation	Council Response
GO- East	1.31 Sustainability and alternative options	A link in general should be made to the sustainability appraisal, habitats directive and the community strategy, as it could be a good basis for why particular designations are made.	Noted. Greater cross-referencing will be made between paragraphs 2.31 and 1.31-1.33 and Table 3
GO- East	2.1 Spatial Vision	There should be a greater spatial emphasis in terms of where the focus of change will occur. Structure of the plan should be revised for clarity, suggestion of a 'Spatial Portrait' to bring together a section of baseline conditions/background that is spread throughout the document currently. Considering the referencing of policies in the overall wording, to remove the number of cross-references and the lists of supporting policies to produce a succinct plan	Noted. Following subsequent discussions with GO-East, the relevant parts of the Core Strategy will be redrafted to include a greater special emphasis and local specificity, although the ability to deliver a truly spatial plan is also dependent on other stakeholders / service providers giving a clear indication of their future land use requirements; this has not always been possible. It is not considered necessary to restructure the entire document but changes will be made where possible to improve the format of the Core Strategy. The cross-referencing within policies, however repetitious it may be appear, was included as a consequence of the Sustainability Appraisal recommendations which sought to ensure there were some environmental 'checks and balances' in some of the key policies..
Shire Consulting	2.14 Alternative Options	More consideration should be given to increasing densities.	Hertsmere is a relatively low density area of this part of England. Higher density development was considered through the Sustainability Appraisal but the density increases required to prevent development of Green Belt land would be well in excess of what is approved in most parts of the Borough and unlikely to be in keeping with the area and / or acceptable to the local community.
Shire Consulting	Policy CS13 Protection and enhancement of historic assets	Much of this policy simply repeats national guidance. (Considered unsound under PPS 12.)	The Sustainability Appraisal guided the Council in the overall framing of these policies.
GO- East	Policy CS13 Protection and enhancement of historic assets	As in CS12 it is thought to repeat that of national policy. It would be considered appropriate to combine theses two policies.	The Sustainability Appraisal guided the Council in the overall framing of these policies.

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English Nature - Essex Herts & London Team	Policy CS2 Housing beyond existing built up areas	Welcome the inclusion of natural conservation value and landscape conservation value criteria for the identification of Green Belt housing sites. An outline of how this approach will be developed and implemented should be addressed. This approach should then be incorporated into the explanatory text of the finalised policy.	Support noted. Detailed criteria will be covered in supporting studies for the Site Allocations DPD although the Sustainability Appraisal sets out the Council's overarching sustainability objectives, includes those relating to landscape and nature conservation.
English Nature - Essex Herts & London Team	Table 21 Monitoring Framework	The proposed monitoring framework in Table 21 requires some editing to enable it report adequately on changes to resources. Relevant indicators must be identified as it has been done in the sustainability appraisal framework.	We will review this Table
Woodland Trust	Table 6. LDF Core Strategy Objectives	Objective 5. 'To address issues arising from climate change and flooding and to take advantage of water and other natural resources responsibly' We would like to see this objective strengthened and reworded to provide greater clarity. The objective needs to explicitly state that it will address the need to mitigate and adapt to climate and we would suggest that the issue of resource use should be dealt with in a separate objective that incorporates the concept of environmental limits as outlined in the UK Sustainable Development Strategy 'Securing the future' (Defra, 2005). Thus the two objectives would read: • 'To address the urgent need to mitigate the effects climate change and devise strategies for adaptation to climate change' • 'To ensure the sustainable use of natural resources respecting the borough's environmental limits' Further information in support of objective 5: Open green space such as woodland can make a significant contribution towards mitigating the effects of climate change: woodland's role as a carbon sink for CO2 emissions is well known and it can also help absorb air pollution and improve water quality. In addition woodland can assist in control of flood run-off from	There has to be a limit on the number of objectives to ensure that the Core Strategy remains a manageable document. Objective 5 is considered to cover the point raised in the representation and has tested through the Sustainability Appraisal. In respect of the Objective 5, it is not considered necessary to list all types of natural resources and so no change is necessary in that respect. Paragraph 6.4 is being amended to include Woodland with Key Community facilities.

