

Hertsmere Borough Council

**Revised Core Strategy
Development Plan Document**

Sustainability Appraisal Report:
Appendices

November 2011

Hertsmere Borough Council

Revised Core Strategy Development Plan Document

Sustainability Appraisal Report: Appendices

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Appendix A - Summary of Scoping Report Consultation Comments

Table A.1 - Consultation Responses

Consultee	Comment	Hertsmere Borough Council response
Hertfordshire County Council	Include the following relevant plans, policies and programmes: ➤ EU Sixth Environmental Action Plan ➤ Sustainable Communities – Building for the Future ➤ The Future of Transport White Paper ➤ Draft SEA Scoping Report for Hertfordshire's Municipal Waste Management Strategy	Noted. The requested plans, policies and programmes have been added to Tables 2.1 to 2.5 inclusive, and their content and implications considered in Appendix 1 and Table 2.6.
Hertfordshire County Council	Baseline information very detailed and well thought through.	Support noted.
Hertfordshire County Council	Consider the issues arising from the review of plans, programmes and policies in the identification of key sustainability issues.	Noted. The revisions made to the Scoping Report should provide a clearer link between existing plans, policies and objectives, the identification of key sustainability issues and setting of objectives.
Hertfordshire County Council	It is not very clear which of the Sustainability Objectives are specifically devised in relation to the plan and which are relevant to the requirements of the SEA Directive.	Table 5.1 links the SA objectives and indicators to the relevant topics in the SEA Directive.
Hertfordshire County Council	The number of objectives and indicators seems right.	Support noted.
Hertfordshire County Council	The indicators suggested provide a useful measure for the Sustainability Framework objectives.	Support noted.
Cllr Neil Payne	Include the following relevant plans, policies, actions and programmes: ➤ SMILE – A cultural strategy for Hertsmere ➤ Housing Strategy 2004-2007	Noted. The requested plans, policies and programmes have been added to Tables 2.1 to 2.5 inclusive, and their content and implications considered in Appendix 1 and Table 2.6.

Appendix B - Relevant objectives, targets and indicators

Table B.1 - Relevant objectives, targets & indicators

Relevant objectives, targets & indicators	Implications for SA / SEA
INTERNATIONAL	
Kyoto Protocol to the UN Framework Convention on Climate Change (1992)	
The UNFCCC was adopted on 9th May 1992. It set out to achieve stabilisation of greenhouse gas concentrations in the atmosphere at safe levels. The text of the Kyoto Protocol was adopted at the third session of the Conference of the Parties to the UNFCCC in Kyoto, Japan, on 11 December 1997. Objectives The ultimate objective of the Convention is to “achieve stabilization of atmospheric concentrations of greenhouse gases at levels that would prevent dangerous anthropogenic (human-induced) interference with the climate system...”. The Convention does not define what levels might be “dangerous”, although it does state that ecosystems should be allowed to adapt naturally, food supply should not be threatened, and economic development should be able to proceed in a sustainable manner. Targets The Protocol set out a series of targets for specific greenhouse gases and established a framework of actions and requirements to meet these targets with the aim of achieving in a meaningful timeframe (up to 2012, with 1990 levels used as base) the objective of the UN Framework Convention. The two agreements are thus intrinsically linked with the Protocol essentially acting as a template for action to meet the commitments made in the Framework Convention.	Reducing greenhouse gas emissions will be a key sustainability issue for Hertsmere. Will need to consider all potential sources, including travel, pollution, energy and waste.
The World Summit in Sustainable Development, Johannesburg (2002)	
A number of the sustainable development commitments originating from WSSD, are relevant: • Integrate energy into country-led poverty reduction processes; • Remove market barriers and create a level playing field for renewable energy and energy efficiency; • Greater resource efficiency (incl. decoupling economic growth from environmental degradation); • Support business innovation and take-up of best practice in technology and management; work on waste and producer responsibility.	Promoting resources efficiency and business innovation will be the most relevant aspects.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	
Objectives The aims of the convention are threefold: • to conserve wild flora and fauna and natural habitats • to promote co-operation between States • to give particular attention to endangered and vulnerable species, including endangered and vulnerable migratory species There is a general obligation for each Contracting Party to take action individually, with respect to the conservation of wild flora and fauna and all natural habitats in general, through: Promotion of national policies for the conservation of wild flora, wild fauna and natural habitats; Integration of the conservation of wild flora and fauna into national planning, development and environmental policies; Promotion of education and disseminate information on the need to conserve species of wild flora and fauna and their habitats.	Wildlife and habitat conservation will be key sustainability issues and potential objectives.
Bonn Convention on Conservation of Migratory Species (1979)	
Objectives Promote, co-operate and support research relating to migratory species; Endeavour to provide immediate protection for migratory species included in Appendix I; and Endeavour to conclude Agreements covering the conservation and management of migratory species included in Appendix II.	Need to ensure that migratory species are considered as well as local species.

The Convention was agreed based on: Recognition that wild animals in their innumerable forms are an irreplaceable part of the earth's natural system which must be conserved for the good of mankind Awareness that each generation of man holds the resources of the earth for future generations and has an obligation to South America, Asia, Europe and Oceania. ensure that this legacy is conserved and, where utilised, is used wisely Consciousness of the ever-growing value of wild animals from environmental, ecological, genetic, scientific, aesthetic, recreational, cultural, educational, social and economic points of view Concern particularly with those species of wild animals that migrate across or outside national jurisdictional boundaries Recognition that the States are and must be the protectors of the migratory species of wild animals that live within or pass through their national jurisdictional boundaries The conviction that conservation and effective management of migratory species of wild animals require the concerted action of all States within the national jurisdictional boundaries of which such species spend any part of their life cycle	
Conservation of Natural Habitats and Wild Fauna and Flora (Directive 92/43/EC) (The Habitats Directive)	
Objectives to contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies. maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest. take account of economic, social and cultural requirements and regional and local characteristics.	Consider including conservation of flora and fauna / habitat as specific SA objective.
EC White Paper: Adapting to climate change: Towards a European framework for action (2009)	
The White Paper proposes an EU framework on adaptation to strengthen the EU's resilience to cope with the impacts of a changing climate. It builds on the wide-ranging consultation launched in 2007 by the Green Paper on Adapting to Climate Change in Europe. The framework will evolve as further evidence becomes available. It will complement actions by Member States and support wider international efforts to adapt to climate change. The White Paper establishes a framework for action focusing on four key pillars: - Building a stronger knowledge base - Taking climate change impacts into consideration in key EU policies - Financing – combining different policy measures to the best effect - Supporting wider international efforts on adaptation	Reducing greenhouse gas emissions will be a key sustainability issue for Hertsmere. Consider Including objectives to address climate change and the need to reduce greenhouse gas emissions.
EU Rural Development Policy 2007-2013	
This policy is all about meeting the challenges faced by rural areas and unlocking their potential, and is focused on three thematic axes: - Improving the competitiveness of the agricultural and forestry sector - Improving the environment and the countryside	SA objectives to ensure these factors are considered.

- Improving the quality of life in rural areas and encouraging diversification of the rural economy. To help ensure a balanced approach to policy, Member States and regions are obliged to spread their rural development funding between all three of these thematic axes. A new feature for this policy is a greater emphasis on coherent strategy for rural development across the EU as a whole. This is being achieved through the use of National Strategy Plans which must be based on EU Strategic Guidelines. This approach should help to: - Identify the areas where the use of EU support for rural development adds the most value at EU level - Make the link with the main EU priorities - Ensure consistency with other EU policies, in particular those for economic cohesion and the environment - Assist the implementation of the new market oriented common agricultural policy and the necessary restructuring it will entail in the old and new Member States.	
EU Thematic Strategy on Air Quality (2005)	
The CAFÉ Programme forms the basis of the Thematic Strategy for Air Pollution for the EU. The Strategy sets health and environmental objectives and emission reduction targets for the main pollutants. The aim of the CAFE Programme is to establish a long-term, integrated strategy to tackle air pollution and to protect against its effects on human health and the environment. CAFE's objectives are: - To develop, collect and validate scientific information on the effects of air pollution. - To support the correct implementation and review the effectiveness of existing legislation and to develop new proposals as and when necessary. - To ensure that the requisite measures are taken at the relevant level, and to develop structural links with the relevant policy areas. To develop an integrated strategy to include appropriate objectives and cost-effective measures. The thematic strategy on air quality identifies that despite significant improvements in air quality across the EU, a number of serious air quality issues still persist. The strategy promotes an approach, which focuses upon the most serious pollutants, and that more is done to integrate environmental concerns into other policies and programmes. The objective of the strategy is: - To attain levels of air quality that do not give rise to significant negative impacts on and risks to human health and the environment. The strategy emphasises the need for a shift towards less polluting modes of transport and the better use of natural resources to help reduce harmful emissions.	The SA framework should aim to include objectives that address the protection of air Quality and assess whether appropriate monitoring and control of air emissions is in place.
Groundwater Directive (GWD) (2006/118/EC)	
The Water Framework Directive sets objectives for groundwater quality, including an objective to meet "good chemical status" by 2015, an objective on pollution trends, and an objective to prevent or limit the input of pollutants to groundwater. Clarification of the objectives, however, is left to the daughter directive. The Directive is designed to prevent and combat groundwater pollution. Its provisions include: - criteria for assessing the chemical status of groundwater - criteria for identifying significant and sustained upward trends in groundwater pollution levels, and for defining starting points for reversing these trends - preventing and limiting indirect discharges (after percolation through soil or subsoil) of pollutants into groundwater	Preserving and enhancing groundwater sources, and reducing sources of pollution will be incorporated into objectives and indicators.
Waste Framework Directive (2006/12/EC)	

The 1975 framework Directive on waste was revised by a number of amendments and a new codified version came into force in 2006. This is the only legally valid version of the Waste Framework Directive. The Directive establishes a framework for the management of waste across the European Community. It requires Member States to: - Give priority to waste prevention and encourage reuse and recovery of waste - Prohibit the uncontrolled disposal of waste - Establish an integrated network of disposal installations - Prepare waste management plans - Ensure that the cost of disposal is borne by the waste holder - Ensure waste carriers are registered - Ensure that is recovered or disposed of without endangering human health. The Directive's overarching requirements are supplemented by other Directives for other waste streams.	The SA should take into account the fact that waste will be created, which will need to be managed.
EU Air Quality Framework Directive (96/62/EC)	
In zones and agglomerations in which levels of one of more pollutants exceed certain limit values Member States shall prepare and implement a plan or programme for attaining the limit value within the specific time limit. In zones and agglomerations, where the level of more than one pollutant is higher than the limit values, member states must provide an integrated plan covering all the pollutants concerned to improve air quality. Objectives • Obtain adequate information on ambient air quality and ensure that it is made available to the public, inter alia by means of alert thresholds, • Maintain ambient air quality where it is good and improve it in other cases. Targets Introduces air quality standards for previously unregulated air pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead, ozone, benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.	Air quality is a key sustainability issue. Meeting targets, esp near major roads, will be a challenge. SA objective needed to ensure this is considered throughout LDF preparation.
EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)	
Objectives Promote an increase in the contribution of renewable energy sources to electricity production in the internal market for electricity and to create a basis for a future Community framework thereof. Targets The UK target is for renewables to account for 10% of UK consumption by 2010.	Promoting renewable energy to meet national target will be a key sustainability issue for Hertsmere. Include specific SA objective.
EU Water Framework Directive (00/60/EC)	
Promotes cleaner rivers, lakes, groundwater and coastal beaches. Introduces the single system of water management based on river basins, many of which cross administrative and national boundaries. Identifies five environmental objectives: No deterioration of status for surface and groundwaters and the protection, enhancement and restoration of all water bodies; Achievement of good status by 2015, i.e. good ecological status (or potential) and good chemical status for surface waters and good chemical and good quantitative status for groundwaters; Progressive reduction of pollution of priority substances and phase-out of priority hazardous substances in surface waters and prevention and limitation of input of pollutants in groundwaters; Reversal of any significant, upward trend of pollutants in groundwaters;	Preserving and enhancing surface and groundwater sources, and reducing sources of pollution will be incorporated into objectives and indicators.

Achievement of standards and objectives set for protected areas in Community legislation.	
EU Sustainable Development Strategy	
Objectives: Limit climate change and increase the use of clean energy Address threats to public health (e.g. hazardous chemicals, food safety) Combat poverty and social exclusion Deal with the economic and social implications of an ageing society Manage natural resources more responsibly (including biodiversity and waste generation) Improve the transport system and land use management Targets: Raise the employment rate to 67% for January 2005 and to 70% by 2010; increase the number of women in employment to 57% for January 2005 and to more than 60% by 2010. Halve by 2010 the number of 18 to 24 year olds with only lower secondary education who are not in further education and training. Increase the average EU employment rate among older women and men (55-64) to 50% by 2010. Meet its Kyoto commitment then aim to reduce atmospheric greenhouse gas emissions by an average of 1% per year over 1990 levels up to 2020. By 2020, ensure that chemicals are only produced and used in ways that do not pose significant threats to human health and the environment. Protect and restore habitats and natural systems and halt the loss of biodiversity by 2010. Bring about a shift in transport use from road to rail, water and public passenger transport so that the share of road transport in 2010 is no greater than in 1998 (the most recent year Key European context Key European context for which data are available).	SA objectives should reflect key SDS objectives and take targets into account where relevant to local level.
EU Spatial Development Perspective	
Emphasises the importance of achieving, equally in all regions of the EU, the three fundamental goals of European policy: Economic and social cohesion; Conservation and management of natural resources and the cultural heritage; and More balanced competitiveness of the European territory.	SA to ensure balanced social, economic and environmental appraisal of LDF. Ensure SA objectives reflect these equally.
EU Sixth Environmental Action Programme of the European Community 2002-2012	
The programme identifies four environmental areas for priority actions: Climate Change; Nature and biodiversity; Environment and Health and Quality of Life; Natural Resources and Waste.	SA objectives to ensure these factors are considered.
European Biodiversity Strategy	

Developed around four major themes: Conservation and sustainable use of biological diversity Sharing of benefits arising out of the utilisation of genetic resources Research, identification, monitoring and exchange of information Education, training and awareness	Include biodiversity objective in SA
NATIONAL	
Securing the Future - UK Sustainable Development Strategy	
Key Principles Living Within Environmental Limits: Respect the limits of the planet's environment, resources and biodiversity, improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations. Ensuring a Strong, Healthy and Just Society: Meet the diverse needs of all people in existing and future communities, promote personal wellbeing, social cohesion and inclusion, and create equal opportunity for all. Achieving a Sustainable Economy: Build a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them, and provide incentives for efficient resource use. Promoting Good Governance: Actively promote effective, participative systems of governance in all levels of society – engaging Using Sound Science Responsibly: Ensure policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values. Indicators: Introduces 64 'UK Framework Indicators' to give an overview of sustainable development and the priority areas in the UK. Some indicators are still being developed (eg. well-being index).	SA to ensure balanced social, economic and environmental appraisal. Consider relevance of the 64 UK Framework Indicators when developing local SA indicators to ensure compatibility.
Working with the grain of Nature – A biodiversity strategy for England	
The Strategy sets out a series of actions that will be taken by the Government and its partners to make biodiversity a fundamental consideration in: Agriculture: encouraging the management of farming and agricultural land so as to conserve and enhance biodiversity as part of the Government's Sustainable Food and Farming Strategy. Water: aiming for a whole catchment approach to the wise, sustainable use of water and wetlands. Woodland: managing and extending woodland so as to promote enhanced biodiversity and quality of life. Marine and coastal management: so as to achieve the sustainable use and management of our coasts and seas using natural processes and the ecosystem-based approach. Urban areas: where biodiversity needs to become a part of the development of policy on sustainable communities and urban green space and the built environment.	Include biodiversity objective / indicators Includes information on UK sustainable development indicators for biodiversity. Links to leisure, health and access objectives are also compatible. SA report should include some references to the importance of maintaining biodiversity to overcome the gap in the strategy.
UK Climate Change Programme (2000)	
Details how the UK plans to deliver its Kyoto target to cut greenhouse gas emissions by 12.5% and move toward National goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010. Aims Improve business's use of energy, stimulate investment and cut costs; Stimulate new, more efficient sources of power generation; Cut emissions from the transport sector; Promote better energy efficiency in the domestic sector.	Energy use, domestic and business energy efficiency, and sustainable travel should be considered as potential SA objectives

UK Air Quality Strategy 2007 This Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment. This updated strategy provides a clear, long-term vision for improving air quality in the UK and offers options for further consideration to reduce the risk to health and the environment from air pollution. It sets out a way forward for work and planning on air quality issues, details objectives to be achieved, and proposes measures to be considered further to help reach the objectives. The strategy: - sets out a way forward for work and planning on air quality issues - sets out the air quality standards and objectives to be achieved - introduces a new policy framework for tackling fine particles - identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. This review of the previous Air Quality Strategy (2003) proposes potential new policy measures to improve air quality, and examines their costs and benefits, the impact on exceedances of the strategy's air quality objectives, the effect on ecosystems and also the qualitative impacts. This strategy sets out an agenda for the longer term, in particular the need to find out more about how air pollution impacts on people's health and the environment, to help inform options and future policy decisions. It sets out a framework to achieve cleaner air that will bring health and social benefits.	The SA should include objectives that address the protection of air quality and ensure that provisions are in place for air emissions to be appropriately monitored and controlled.
Waste Strategy for England (2007, DEFRA) The aim of this strategy is to encourage a reduction in waste by making products with fewer natural resources. Most products should be re-used or their materials recycled, energy should be recovered where possible and land filling of residual waste, in small amounts, may be necessary. The strategy highlights that significant progress has been made since the 2000 strategy. However, the UK's performance still lags behind other European countries. The Government's key objectives are: - To decouple waste growth from economic growth re-use - Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020 - Increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste - Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste - Get the most environmental benefit from investment through increased recycling of resources and recovery of energy from residual waste using a mix of technologies. The strategy address hazardous waste and states that policies will be pursued to reduce hazardous waste arising. The Government is seeking to identify ways to recover material and energy resources from hazardous waste.	The SA should consider objectives to reduce waste production and encourage greater recycling produced.
Environment Agency (2001) Water Resources for the Future – A Strategy for England and Wales Objectives Promote water efficiency – expect household water metering to become widespread over the next 25 years. Pay further attention to leakage control. Promote water sensitive agricultural practices; farmers should consider crop suitability and the possibility of increased winter storage. Active promotion of water efficiency opportunities for commerce and industry.	Efficient use of water a key resource issue in Hertfordshire. Should be reflect in SA objectives.

Deliver the sustainable development of water resources through working together. Targets Enhancement of water supply by up to 1100 Ml/d above present levels by the improvement of existing schemes and the development of some new resources.	
DEFRA (2004) Making space for water: Developing a new Government strategy for flood and coastal erosion risk management in England Aims and objectives • Prevent decline in current flood defence standards to improve the situation, consider possible need for extreme flood protection measures • Outlines the importance of a holistic approach, not just putting up defences but finding cost effective means of prevention • Shows the importance of sustainable development (to include elements to do with the environment, and flood management solutions while taking the local communities views into consideration)	Flood risk will be an important topic within the SA process. The objectives contained within this document could be used as indicators.
DETR (2000) The Air Quality Strategy for England, Scotland, Wales, and Northern Ireland. Working together for clean air (2000) Objectives The Strategy sets objectives for eight main air pollutants to protect health. Performance against these objectives will be monitored where people are regularly present and might be exposed to air pollution. There are also two new objectives to protect vegetation and ecosystems which will be monitored away from urban and industrial areas and motorways. Local authorities in England, Scotland and Wales are required to review and assess air quality in their area against the objectives specified for each pollutant in their respective Air Quality Standards regulations. The objectives in the Strategy have been set with regard to the scientific and medical evidence on the effects of particular pollutants on health. Targets Contains a number of pollutant specific national air quality targets that were updated by DEFRA in August 2002.	Air quality and human health will be important topics within the SA process. The objectives contained within this document could be used as indicators.
DEFRA (2004) The First Soil Action Plan for England: 2004-2006 Actions Contains 52 actions on soil related issues including soil management on farms, the planning system, biodiversity, contamination and the role of soils in conserving cultural heritage and landscape. The actions aim to ensure more sustainable soil use and protection. The first milestone will be to examine criteria for designating soils that should be protected from building during the current review of Best and Most Versatile (BMV) land. English Nature will prepare and publish, in 2006, a position statement on the role of soil management and protection within statutory nature conservation sites. Indicators Defra will work with stakeholders to identify the indicators which should be built into a national soil monitoring scheme, in order to develop a scheme which meets both national and European requirements.	Incorporate in SA objectives
UK Waste Strategy The European policies and targets for waste, have been reflected in the Government's own national Waste Strategy and PPS10. The Waste Strategy is based on the following concepts: Best Practicable Environmental Option (BPEO): Intended to establish, for a given set of objectives, the waste management option that provides the most benefits or the least damage to the environment as a whole, at an acceptable cost, in the long term as well as the short term. Proximity Principle: Waste should be processed or disposed of as near as possible to the point of its production. The intention is, in part, to discourage waste authorities from exporting their "waste problem" to other regions. The principle recognises that transporting waste long distances can have significant environmental impact and promotes the establishment of locally based waste management facilities aimed at reducing these environmental impacts with possible financial benefits.	Key principles, especially the waste hierarchy, should be considered in developing Hertsmere's SA objectives Encouraging better waste management will help to achieve SA objectives encouraging sustainable waste management. Depending on implementation of policy improvements to objectives based on

Regional Self-Sufficiency: Most waste should be treated or disposed of within the region in which it is produced. In the East of England region, county self-sufficiency is seen as an essential building block of this policy. Waste Hierarchy: The waste hierarchy provides a theoretical framework to be used as a guide for ranking the waste management options being considered as part of the BPEO assessment. Reduction - the most effective environmental solution is to reduce the amount of waste being presented for disposal. Re-Use – the re-use of items for the same or different purpose. Recycling – the recovery of value from waste material through recycling, composting, or recovery of energy. Disposal – as a last resort, if none of the above can offer an appropriate solution, the waste should be disposed of.	renewable energy sources and limiting pollution / contamination can be achieved.
Energy White Paper: Our energy Future – creating a low carbon economy Aims to put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to global warming - by some 60% by about 2050, as recommended by the RCEP, with real progress by 2020; to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and to ensure that every home is adequately and affordably heated. Contains quantified targets for a number of policies, including carbon emissions (see objectives), electricity from renewable sources (10% by 2010, 20% by 2020) and the industrial use of oil and gas.	Encouraging renewable energy could meet the following areas generally SA objectives: Promote more sustainable development - To encourage a diverse economy
Saving lives: Our Healthier Nation White Paper Objectives Improve the health of the population as a whole by increasing the length of life and the number of years people spend free from illness Improve the health of the worst off in society and narrow the health gap. Targets Reduce the death rate from cancer in people under 75 by at least one fifth; Reduce the death rate from coronary heart disease and stroke and related diseases in people under 75 by at least two fifths; Reduce the death rate from suicide and undetermined injury by at least one fifth; Reduce the death rate from accidents by at least one fifth and to reduce the rate of serious injury from accidents by at least one tenth.	Consider improving health of the population as potential SA objective; take targets into account
The Future of Transport – White Paper Looks at the factors that will shape travel and transport over the next 30 years. Sets out how the Government intends to respond to the increasing demand for travel by maximising the benefits of transport while minimising the negative impact on people and the environment.	Consideration will be given to development being located in sustainable locations as an SA objective.
Climate Change Act 2008 The UK Government is committed to addressing both the causes and consequences of climate change and has therefore introduced a Climate Change Act. The Act creates a new approach to managing and responding to climate change in the UK through: setting ambitious targets, taking powers to help achieve them, strengthening the institutional framework, enhancing the UK's ability to adapt to the impact of climate change and establishing clear and regular accountability to the UK, Parliament and devolved legislatures.	Reducing greenhouse gas emissions will be a key sustainability issue for Hertsmere. Consider Including objectives to address climate change and the need to reduce greenhouse gas emissions.
Sustainable Communities – Building for the Future (ODPM 2003) Promotes measures to tackle the housing provisions and mis-match between the South-East and part of the North and Midlands. The plan has allocated to it £22 billion to take affordable housing, housing supply, growth areas, homelessness, social housing and refurbishment schemes. To ensure that all social tenants have a decent home by 2010 To improve conditions for vulnerable people in private accommodation.	

To ensure all tenants, social and private, get an excellent service from their landlord. To ensure all communities have a clean, safe and attractive environment in which people can take pride. Most of our cities are thriving. But we need to: bring life back to those areas, most notably in the North and the Midlands, where there is low demand for housing, and where – in the worst cases – homes have been abandoned; recreate sustainable communities; ensure we prevent the repetition of such serious problems in the the longer term; support the National Strategy for Neighbourhood Renewal by tackling the deprivation prevalent in low demand areas. To tackle the housing shortage, especially in London and the wider South East, by: creating conditions in which private house builders will build more homes of the right type in the right places; addressing immediate and urgent needs for more affordable housing, both for key workers and those who would otherwise be homeless; making best use of the existing housing stock. To work towards a better balance in the housing market in the longer term. To do all this in a way that ensures communities are sustainable, enhances the overall environment and protects the countryside. To ensure that in tackling housing shortages we protect the countryside and enhance its quality rather than create urban sprawl. To address the housing needs of rural communities who are often the guardians of the countryside. To accommodate the economic success of London and the wider South East and ensure that the international competitiveness of the region is sustained, for the benefit of the region and the whole country. To alleviate pressures on services and housing caused by economic success where these pressures cannot readily be dealt with within existing towns and cities. Where new and expanded communities are needed, to ensure that these are sustainable, well-designed, high quality and attractive places in which people will positively choose to live and work. To ensure the right framework of laws, structures and decision making processes, and the right skills, to support the agenda in this action programme.	
Planning Policy Guidance Note 2: Green Belts (2005) Provide opportunities for access to the open countryside for the urban population; Provide opportunities for outdoor sport and outdoor recreation near urban areas; Retain attractive landscapes, and enhance townscapes, near to where people live; Improve damaged & derelict land around towns; Secure nature conservation interest; and Retain land in agricultural, forestry & related uses.	Reflect in SA objectives for 'land use' and 'liveable communities'
Planning Policy Guidance Note 8: Telecommunications (2001) Sets policy relating to telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. Provides detailed development control guidance.	Not particularly relevant at this stage; consider during detailed DPD preparation.
Planning Policy Guidance Note 13: Transport (2001) Promote more sustainable transport choices for both people and for moving freight; Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and Reduce the need to travel, especially by car.	Include SA objectives covering sustainable transport/ reducing journey length
Planning Policy Guidance Note 17: Planning for open space, sport and recreation (2002)	

Open spaces, sport and recreation all underpin people's quality of life. Well-designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives: Supporting an urban renaissance Supporting a rural renewal Promotion of social inclusion and community cohesion Health and well being Promoting more sustainable development The location of new areas of open space, sports and recreational facilities, should promote objectives including accessibility, regeneration and social inclusion.	Reflect broader objectives in SA objs covering well-being and liveable communities
Planning Policy Guidance Note 19: Outdoor advertisement control (1992) Provides guidance on the consideration of outdoor advertising proposals to balance the economic importance of advertising with the need for good design. Provides detailed guidance on development controls for advertising.	Not particularly relevant at this stage; consider during detailed DPD preparation.
Planning Policy Guidance Note 24: Planning and noise (1994) The planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.	Consider including as part of well-being objectives
Planning Policy Statement 1: Creating sustainable development (2005) Planning should facilitate and promote sustainable patterns of urban and rural development by: Making suitable land available for development in line with economic, social and environmental objectives to improve the quality of life. Contributing to sustainable economic growth. Protecting and where possible enhancing the natural and historic environment and the quality and character of the countryside, and existing successful communities. Ensuring high quality development through good design. Ensuring that development supports existing communities and contributes to the creation of safe, accessible, sustainable communities	Overarches several potential SA themes; most relevant to 'land use' and 'liveable communities'. Consider including objective that reflects
Planning Policy Statement 1 (Supplement): Planning and Climate Change (2007) This PPS supplement sets out how spatial planning (in providing for the new homes, jobs and infrastructure needed by communities) should contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation). The key planning objectives of the PPS seek to: - Make a full contribution to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability - In providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions - Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car - Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion - Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change - Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change - Respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change	These objectives should be taken into account and be reflected in the SA objectives.
Planning Policy Statement 3: Housing (2006)	

Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and the goal is to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.	Housing is key issue to be addressed through SA objectives
Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009)	
Planning Policy Statement 4 (PPS4) sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas. The Government's overarching objective is sustainable economic growth. To help achieve sustainable economic growth, the Government's objectives for planning are to: - build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural - reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation - deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change⁸ - promote the vitality and viability of town and other centres as important places for communities. To do this, the Government wants: • new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities • competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups) • the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity • raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all	Sustainable economic growth should be reflected in the economic SA objectives.
Planning Policy Statement 5: Planning for the Historic Environment (2010)	
This PPS sets out the Government's planning policies on the conservation of the historic environment. The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. This PPS comprises policies that will enable the Government's vision for the historic environment as set out in the 2010 Statement to be implemented through the planning system, where appropriate. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are: • to deliver sustainable development by ensuring that policies and decisions concerning the historic environment: – recognise that heritage assets are a non-renewable resource – take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and – recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. • to conserve England's heritage assets in a manner appropriate to their significance by ensuring that: – decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset – wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation – the positive contribution of such heritage assets to local character and sense of place is recognised and valued; and – consideration of the historic environment is integrated into planning policies, promoting place-shaping.	SA objective relating to protection of the historic environment should be considered as part of the SA.

• to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.	
Planning Policy Statement 7: Sustainable development in rural areas Raise the quality of life and the environment in rural areas through the promotion of: thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods; sustainable economic growth and diversification; good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources. Promote more sustainable patterns of development: focusing most development in, or next to, existing towns and villages; preventing urban sprawl; discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully; promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.	Reflected in land use SA objectives
Planning Policy Statement 9: Biodiversity and Geological Conservation To promote sustainable development – by ensuring that biodiversity is conserved and enhanced as an integral part of economic, social and environmental development, so that policies and decisions about the development and use of land integrate biodiversity with other considerations. To conserve, enhance and restore the diversity of England's wildlife and geology – by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support. To contribute to an urban renaissance – by enhancing biodiversity in green spaces and among developments in urban areas so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and a sense of well-being for those who live and work in urban areas. To contribute to rural renewal – by ensuring that developments in rural areas take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	Incorporate in SA objectives
Consultation paper on a new Planning Policy Statement: Planning for a Natural and Healthy Environment (March 2010)	
A key objective of this single new PPS is therefore to bring together related policies on the natural environment and on open and green spaces in rural and urban areas to ensure that the planning system delivers healthy sustainable communities which adapt to and are resilient to climate change and gives the appropriate level of protection to the natural environment. Another objective for the streamlining and consolidation of policy in this area is to deliver, for the first time, planning policy on green infrastructure. Key considerations for green infrastructure are the functions or ecosystem services it provides. It should therefore be considered at a broader scale than is necessarily the case for individual areas of open space. Natural England, for example, suggests that it should consider the "landscape context, hinterland and setting, as well as strategic links of sub-regional scale and beyond". It should also take into account the contribution that private assets (e.g. back gardens) as well as public assets (e.g. parks) make to green infrastructure. Therefore, while the existing planning policies and approach on the different components of the natural environment and on open and green spaces remain valid, and taken together go a long way to delivering many of the components of green infrastructure, the new policy recognises that there are subtle differences between planning for open space and planning for green infrastructure. Sustainable development is the core principle underpinning planning. This means that as well as providing for the development needs of all in the community, contributing to economic growth and supporting social justice, planning should ensure that development is delivered in a way which protects	These objectives should be taken into account during the SA process.

and enhances the natural environment and provides places which contribute to the quality of life, health and wellbeing of those living and working there. To achieve this overarching aim, it is the Government's policy that planning should: • conserve and enhance the natural environment, including the quality, character and value of the landscape, biodiversity, geodiversity and soil within rural and urban areas by ensuring that: – the natural environment is integrated into the strategic vision of communities – policies and decisions are based on an understanding of the nature, extent and value of the natural environment and recognise its importance; and – construction, development and regeneration has minimal impacts on biodiversity and should enhance it wherever possible to contribute to the overall aim of no net loss to biodiversity. • minimise vulnerability of places, people and wildlife to the impacts of climate change and contribute to effective climate change adaptation measures by maintaining, creating and improving networks of green infrastructure within both urban and rural areas • deliver safe and attractive places to live, which respect the character of the area, promote health and wellbeing, and reduce social inequalities by ensuring that people have access to high quality open spaces, green infrastructure and sports, recreational and play spaces and facilities which are safely and easily accessible by walking, cycling or public transport • provide access and appropriate recreational opportunities in rural and coastal areas to enable urban and rural dwellers to enjoy the wider countryside.	
Planning Policy Statement 10: Planning for sustainable waste management	
Objectives: help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for; provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities; help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994; help secure the recovery or disposal of waste without endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations; reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness; protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission; – ensure the design and layout of new development supports sustainable waste management.	Encouraging better waste management will help to achieve SA objectives encouraging sustainable waste management. Depending on implementation of policy improvements to objectives based on renewable energy sources and limiting pollution / contamination can be achieved
Planning Policy Statement 12: Local Spatial Planning (2008)	
Planning Policy Statement 12 (PPS12) explains what local spatial planning is, and how it benefits communities. It also sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared. It should be taken into account by local planning authorities in preparing development plan documents and other local development documents.	This PPS should be taken into account during the LDF preparation.
Planning Policy Statement 22: Renewable energy	
DPDs should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards.	Consider 'encouraging renewable energy' as SA objective
Planning Policy Statement 23: Planning and pollution control	
Reduce air and water pollution Manage waste in a sustainable manner	Reduction of pollution and remediation of contamination should be covered in SA

Use brownfield / contaminated land sites to maintain or enhance biodiversity Advises that: The planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution; The presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully;	objectives
Planning Policy Statement 25: Development and Flood Risk (2010)	
Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.	Consider including flood risk as part of well-being / climate change SA objectives
Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)	
Provides guidance on the preparation and monitoring of LDFs, including SA/SEA how LDFs should relate to community strategies and other documents. Identifies key contextual indicator topics and core output indicators for LDFs. Key contextual topics for indicators Demographic structure: population size, household types, ethnic composition, and social groups; Socio-cultural issues: crime rates, unemployment level and deprivation; Economy: economic activity rates, household income, house price level, productivity and employment; Environment: key assets in the natural environment; Housing and built environment: housing stock conditions and quality and assets of the built environment; and Transport and spatial connectivity: transport accessibility, regional hub, spatial inequality/uneven distribution of activities. LDF core output indicators BUSINESS DEVELOPMENT 1a Amount of land developed for employment by type. 1b Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework. 1c Percentage of 1a, by type, which is on previously developed land. 1d Employment land supply by type. 1e Losses of employment land in development/regeneration areas and local authority area. 1f Amount of employment land lost to residential development. HOUSING 2a Housing trajectory showing: net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; net additional dwellings for the current year; projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	Key guidance for SA/SEA process and how to integrate with LDF preparation. Contextual indicators topics relevant to SA/SEA baseline. Output indicators generally not appropriate for SA/SEA but will need to be incorporated into LDF monitoring.

2b Percentage of new and converted dwellings on previously developed land. 2c Percentage of new dwellings completed at: less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare; and Above 50 dwellings per hectare. 2d Affordable housing completions. For definitions and further explanation of what is required see Annex B. TRANSPORT 3a Percentage of completed non-residential development complying with carparking standards set out in the local development framework. 3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre. LOCAL SERVICES 4a Amount of completed retail, office and leisure development. 4b Percentage of completed retail, office and leisure development in town centres. 4c Percentage of eligible open spaces managed to green flag award standard. MINERALS (for minerals planning authority only) 5a Production of primary land won aggregates. 5b Production of secondary/recycled aggregates. WASTE (for waste planning authority only) 6a Capacity of new waste management facilities by type. 6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed. FLOOD PROTECTION AND WATER QUALITY 7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. BIODIVERSITY 8. Change in areas and populations of biodiversity importance, including: change in priority habitats and species (by type); and change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance. RENEWABLE ENERGY 9. Renewable energy capacity installed by type.	
Good Practise Guide on Planning for Tourism Outlines the economic significance of tourism and its environmental impact, and therefore its importance in land-use planning. It explains how the needs of tourism should be dealt with in development plans and in development control.	Not particularly relevant at this stage; consider during detailed DPD preparation.
REGIONAL	
East of England plan: Draft revision to the RSS for the East of England Objectives 1 increase prosperity and employment growth to meet identified employment needs of the region, and achieve a more sustainable balance between workers and jobs	Ensure that Hertsmere's SA objectives are consistent with the objectives for the emerging RSS.

2 improve social inclusion and access to employment and services and leisure and tourist facilities among those who are disadvantaged 3 maintain and enhance cultural diversity while addressing the distinctive needs of different parts of the region 4 increase the regeneration and renewal of disadvantaged areas 5 deliver more integrated patterns of land use, movement, activity and development, including employment and housing 6 sustain and enhance the vitality and viability of town centres 7 make more use of previously developed land and existing buildings, and use land more efficiently, in meeting future development needs 8 meet the region's identified housing needs, and in particular provide sufficient affordable housing 9 protect and enhance the built and historic environment and encourage good quality design and use of sustainable construction methods for all new development 10 protect and enhance the natural environment, including its biodiversity and landscape character 11 minimise the demand for use of resources, particularly water, energy supplies, minerals, aggregates, and other natural resources, whether finite or renewable, by encouraging efficient use, re-use, or use of recycled alternatives, and trying to meet needs with minimum impact 12 minimise the environmental impact of travel, by reducing the need to travel, encouraging the use of more environmentally friendly modes of transport, and widening choice of modes 13 ensure that infrastructure programmes, whether for transport, utilities or social infrastructure, will meet current deficiencies and development requirements; and that the responsible agencies commit the resources needed to implement these programmes and co-ordinate delivery with development 14 minimise the risk of flooding. Indicators Draft RSS proposes 61 indicators.	
East of England plan: Report of the Panel Suggests replacement of the fourteen objectives in the draft RSS with a revised set of five objectives: To reduce the region's impact on and exposure to the effects of climate change by: locating development so as to reduce the need to travel; effecting a major shift in travel towards public transport, walking and cycling and away from car use; maximising the energy efficiency of development and promoting renewable energy generation; and minimising the risk of flooding. To increase housing opportunities for people in the region by: securing a step change in the delivery of additional housing throughout the region, and especially in the Growth Areas; and recognising a priority for the provision of affordable housing to meet identified needs, particularly in rural areas. To realise the economic potential of the region and its people by: facilitating the development needed to support the region's business sectors and clusters and improvement of skills and the widening of opportunities in line with the Regional Economic Strategy; providing for job growth broadly to match increases in housing and to improve the alignment between workplaces and homes; maintaining and strengthening the region's inter-regional connections particularly by improving connections to economic opportunities in London; and ensuring adequate and sustainable provision of transport infrastructure. To improve the quality of life for the region's people by: ensuring new development fulfils the principles of sustainable communities, providing a well designed living environment adequately supported by social and green infrastructure; promoting social cohesion by improving access to work, services and other facilities especially for those who are disadvantaged; maintaining cultural diversity while addressing the distinctive needs of each part of the region; regeneration and renewal of disadvantaged areas; and increasing community involvement in the implementation of the strategy at the local level. To improve and conserve the region's environment by: ensuring the protection and enhancement of the region's environmental assets, including the built and historic environment, landscape and water; re-using previously developed land and seeking environmental as well as development gains from the use of previously undeveloped land; protecting and where appropriate enhancing biodiversity through the protection of habitats and species, and new habitat creation through development;	Ensure that Hertsmere's SA objectives are consistent with the objectives for the emerging RSS.

provision of a network of multi-function greenspace accessible to the region's people; and minimising the demand for and use of water and other natural resources and reducing waste and increasing sustainable management of waste.	
East of England Plan: Secretary of State's proposed changes to RSS14	
This report confirms most of the findings in the Panel Report and in particular confirms the 5,000 housing target for Hertsmere. It included a number of substantial green belt reviews elsewhere in Hertfordshire (Hemel Hempstead and Welwyn Hatfield). In addition the level of growth proposed for the seven London arc districts in Hertfordshire has changed several times – from 55,800 new jobs in the draft Plan to 63,000 jobs in the Panel Report to 50,000 jobs in the Secretary of State's proposed changes.	Ensure that Hertsmere's SA objectives are consistent with the objectives for the emerging RSS.
East of England plan: Sustainability Appraisal Report	
Identifies baseline data and indicators and assesses sustainability of draft RSS. Objectives 1 achieve sustainable levels of prosperity and economic growth.. Generate new jobs for people in the region? Encourage inward investment? Diversify the economy, increase resilience to external shocks? Encourage innovation? Increase manufacturing? Encourage new business start-ups? Support and encourage the growth of rural business? Provide a satisfying job or occupation for everyone who wants Ensure everyone can afford a good standard of living? Reduce vulnerability to climate change, exploit any benefits? 2 (a) deliver more sustainable use of land Develop land with least environmental/amenity value / reduce vacant buildings and derelict land? Minimise the development of greenfield land. Minimise the development of land with the most environmental, agricultural and amenity value. Create attractive environment in built up areas? High quality of design: 'good enough to approve rather than bad enough to refuse'. Increase access to leisure facilities (inc. woodlands, parks)? Improve the quality & quantity of publicly accessible greenspace. Improve management of the impacts of access & recreation. Provide opportunities for people to come into contact with and appreciate wildlife & wild places. 2 (b) deliver more sustainable location patterns Minimise risk of flooding taking account of climate change? Avoid development form being located in areas at risk from coastal and fluvial flooding or storm surges, taking into account climate change. No additional flood risk from new development. Reduce the need to travel? Reduce car reliance, encourage walking, cycle, bus, train? Reduce need for air travel? Reduce traffic congestion? Reduce road freight movements? 3 protect and maintain vulnerable regional assets (natural, built & historic environment). Reduce any sources of pollution? Protect and enhance habitats and wildlife taking account of climate change? Avoid damage to designated sites (national and international) and protected species and achieve favourable condition. Maintain and enhance Biodiversity Action Plan habitats and species in line with regional targets. Restore the full range of characteristic habitats and species to viable levels. Protect and enhance the region's landscapes? Conserve & enhance AONBs & Broads Authority area. Conserve & enhance regional diversity and local distinctiveness. Recognise and protect historic landscape character. Maintain / enhance built and historic character? Ensure settlements can absorb growth without damage to character.	Incorporate objectives and relevant indicators into local SA where appropriate

Protect designated and undesignated (historic) sites and areas of significance.
 Limit water consumption to levels that continue to support wetland habitats (EN). Maintain extent of wetland habitat and rivers.
 Protect & enhance important coastal assets
 Improve the water quality of rivers and groundwater supplies. Maintain 'good' water quality whilst accommodating new development discharge.
 Achieve good air quality, especially in urban areas.
 4 reduce greenhouse gas emissions
 Minimise need for energy?
 Increase energy efficiency?
 Increase renewable share of energy?
 Reduce need for car and road based freight transport?
 5 share access to services and benefits of prosperity fairly
 Reduce disparities in income levels?
 Provide more equal access to opportunities, services and facilities for all?

Indicators

BIODIVERSITY

- 1 Number and extent of designated sites
- 2 SSSI's containing fen vegetation
- 3 Extent of grassland habitat
- 4 Implementation of BAPs
- 5 % of SSSIs in good condition
- 6 Decline in farmland bird species/population 1994-2002
- 7 Decline in woodland bird species/population
- 8 BAP Natural areas
- 9 Average woodland density

WATER QUALITY & RESOURCES

- 10 Chemical river water quality
- 11 Biological river water quality
- 12 No. of nitrate vulnerable zones/Environmentally sensitive areas
- 13 Area designated nitrogen Vulnerable zone
- 14 Agri-env. / organic farming schemes
- 15 Groundwater conditions
- 16 Estuarine water quality
- 17 Bathing water quality
- 18 Abstraction rate of non-tidal water
- 19 Reservoir volumes
- 20 Average soil moisture deficit in mm
- 21 No. of lakes and Reservoirs over 10ha 185 (Anglian), 10.4% of UK
- 22 Water usage per capita
- 23 Water leakage rate

SOIL QUALITY & RESOURCES

- 24 Agricultural land resource (thousand hectares)
- 25 Soil Quality
- 26 Loss of greenfield land
- 27 % land designated as Green Belt
- 28 Houses affected by structural problems
- 29 Amount of contaminated land 300,000 ha (estimate)
- 30 Stock of vacant / brownfield land (2002)

31 Construction industry key performance indicators 32 % of housing built on brownfield sites 33 Consumption of aggregates per capita 34 Waste production by type (m tonnes) 35 Total household waste (kg/person/year) 36 Household waste recycled or composted (kg/person/year) 37 % waste landfilled 38 % waste recycled 39 Waste production per capita per year AIR QUALITY - OUTPUT FACTORS/EVIDENCE 40 No. of moderate or poor air quality days 2003 41 Air Quality Management Areas AIR QUALITY - CAUSAL FACTORS 42 Modal split 43 Modal split weighted by distance 44 Commuting mode 45 Mean journey to work time (minutes) 46 Mean journey to work time (minutes) 47 Road traffic growth 1993-2002. 48 Traffic (billion vehicle kilometres) 49 Road congestion 50 School journey mode 51 Bus availability 52 Bus use (kms/yr/capita) 53 Community transport schemes 54 Rail use (index based on use in 1995 = 100) 55 Private car ownership 56 Weekly household travel budget 57 Distance/income relationship 58 Road-building expenditure (2003) 59 Vehicles carried / day (thousands) 60 AM Peak traffic speed 61 PM Peak traffic speed 62 Off-peak traffic speed 63 Air Transport Movements (000s) CLIMATE CHANGE 64 River flood hazard (area affected) 65 Greenhouse gas emissions 66 CO2 Emissions per head (Kg Carbon) 67 Total CO2 Emissions million tonnes 68 Annual average rainfall 69 Energy consumption (overall / per capita) 70 Electricity / gas consumption GWh (2003) 71 % of energy from renewable sources 72 CHP (energy-efficient power generation) CULTURE, HERITAGE, LANDSCAPE & ACCESS 73 Landscape character 74 National Parks	

75 Areas of Outstanding Natural beauty	
76 Length of designated heritage coast	
77 % of landscape classed as tranquil	
78 Accessibility/condition of rights of way	
79 Severance (habitats and/or communities)	
80 % of pop. living within 200m of open space	
81 Development pressure	
82 % of listed sites at risk	
83 Buildings at risk	
84 Condition of Ancient Monuments RENS.pdf	
85 Light Pollution Growth- % of night skies with 'truly dark skies' or 'reasonably dark skies' 2000 (1993)	
POPULATION, HUMAN HEALTH & CRIME	
86 Age distribution	
87 Rural population	
88 Household growth	
89 Population growth	
90 Population density (persons / ha)	
91 Housing density (Houses / ha)	
92 People per household	
93 General level of health	
94 Provision of unpaid care	
95 Life expectancy	
96 Standardised Mortality ratio	
97 Exercise levels	
98 % of population who smoke Household expenditure a week on tobacco and alcohol (2003)	
99 Incidence of crime (vehicle-related only) per 100,000 population	
100 Incidence of crime (Burglary in a dwelling only) per 100,000 population	
101 Incidence of crime (Robbery only) per 100,000 population	
102 Violence against the person	
103 Offences committed on railway system	
104 Fear of crime	
105 Noise nuisance	
106 Road accidents	
107 Breath test ratio	
MATERIAL ASSETS	
108 No. of vacant properties	
109 Building functionality / quality / visual impact	
110 Access to services (general)	
111 Rural service deprivation	
112 Community vibrancy	
113 Property values (£000s)	
114 Rural:urban population ratio	
SOCIAL INCLUSION	
115 % pop. in homes with no wage earner	
116 % of working age people without qualifications 1	
117 % of children living in households with relative low income (below 60 per cent of contemporary median)	
118 % of all households experiencing fuel poverty (2001 figures)	
119 % earning close to the minimum wage	

120 % of pop. living in affordable housing 121 % Dwellings not meeting the 'Decent Homes' standard 122 Poor quality housing 123 Elderly experiencing fuel poverty 124 % of pop. who are homeless 125 Tenant participation 126 Index of multiple deprivation ECONOMIC ACTIVITY 127 GDP £ per head 128 Gross Value Added £ per head 129 Employment level 130 Unemployment level 131 Unemployed benefit claimants 132 % of working age people in work in May - July 133 Average weekly earnings 134 Disposable household income per capita 135 New businesses surviving 3 years 136 % mfg investment from abroad 137 % of economically active population with NVQ3 or higher qualifications 138 % of people at 19 with NVQ2 or higher qualifications	
Our Environment, Our Future: The Regional Environmental Strategy for the East of England (July 2003) Strategic aims SA1 Accommodate population and economic growth whilst protecting and enhancing the environment SA2 Reduce the need to travel and achieve a switch to more sustainable modes of transport SA3 Deliver sustainable design SA4 Reduce vulnerability of the region to climate change SA5 Promote energy conservation and a switch to renewable energy sources SA6 Harness environmental benefits arising from climate change SA7 Improve the environmental awareness, skills, and housekeeping of business and the workforce SA8 Promote the environmental economy SA9 Deliver more sustainable agriculture SA10 Maintain and strengthen landscape and townscape character SA11 Enhance biodiversity SA12 Conserve and enhance the historic environment SA13 Reduce the region's global environmental impact SA14 Increase understanding and ownership of environmental issues	Incorporate objectives and relevant indicators into local SA where appropriate
Revised Regional Housing Strategy for the East of England 2005-2010 Vision To ensure everyone can live in a decent home at a price they can afford in locations that are sustainable. Aims Use housing investment to support economic development and ensure that the capacity of the housing sector can deliver Provide a sustainable environment and attractive places to live Promote social inclusion within sustainable communities	Incorporate in SA objectives

Ensure that housing serves to improve the region's health and well-being and reduce inequalities	
A Shared Vision: The regional economic strategy for the East of England (2004)	
Vision A leading economy, founded on a world-class knowledge base and the creativity and enterprise of our people, in order to improve the quality of life of all who live and work here. Key strategic goals A skills base that can support a world-class economy Growing competitiveness, productivity and entrepreneurship Global leadership in developing and realising innovation in science High quality places to live, work and visit Social exclusion and broad participation in the regional economy Making the most from the development of international gateways and national and regional transport corridors A leading information society An exemplar for the efficient use of resources.	Incorporate in SA objectives
A Housing Strategy for the London Commuter Belt 2005-2008	
Vision To enable growth in the sub-region and to provide for the needs of homeless people and those who require affordable housing, whilst protecting the environment To create and maintain sustainable communities and achieve social inclusion; and To make the best use of stock whilst improving its condition in both the public and private sectors. Priorities Maximising the delivery of affordable housing Developing the intermediate market Improving stock condition Meeting the needs of vulnerable groups Achieving social inclusion	Incorporate in SA objectives
Sustainable Futures: The Integrated Regional Strategy for the East of England	
Vision To improve the quality of life for everyone who lives or works in the East of England Objectives An exceptional knowledge base and a dynamic economy in the Region; Opportunities for everyone to contribute to – and benefit from – the Region's economic dynamism; Strong, inclusive, healthy and culturally rich communities; A high quality and diverse natural and built environment; And A more resource-efficient region. The strategy also identifies eight "Crucial Regional Issues": Housing supply, growth and sustainability; Transport, travel and infrastructure; Building the knowledge economy; Skills and labour supply; Deprivation and access to services Health and well being; Rural issues; and	The strategy covers a wide range of themes which will be incorporated into SA Objectives and targets as appropriate.

Resource issues	
A Sustainable Development Framework for the East of England	
Vision To plan for an improving quality of life for the people of the East of England which is sustainable for the long-term future and, in particular: Enable its potential for economic growth to be achieved in a balanced way, in the interests of all the people of the region and the UK and beyond. Spread the benefits of growth more equally, so as to reduce poverty, crime, ill health and social exclusion and reduce inequalities. Foster a sense of well-being and self-worth by enabling people to achieve their full potential, and providing for rewarding employment, learning and leisure. Protect and enhance the quality of the region's natural and built environment. Manage the use of resources sustainably and innovatively, in order to minimise the region's global environmental impact. Objectives To achieve sustainable levels of prosperity and economic growth. To deliver more sustainable patterns of location of development, including employment and housing. To protect and maintain our most valuable regional assets such as designated habitats, landscapes of natural beauty, and our historic built heritage, and to improve the wider environment by means of adequate investment and management. To reduce our consumption of fossil fuels. To achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible. To minimise our production of by-products or wastes, aiming for 'closed systems' where possible. To avoid using the global environment to underwrite our own unsustainable way of life (e.g. dependence on unsustainably produced and/or transported food imports or timber). To revitalise town centres to promote a return to sustainable urban living.	To be incorporated into SA Objectives
Regional Social Strategy: A Strategy to achieve a fair and inclusive society	
Vision To achieve social inclusion throughout the East of England Aims To develop a common definition of social exclusion, analyse its causes and describe how it is experienced. To bring together the evidence for effective intervention at a regional and local level in order to add value. To focus regional action in tackling social exclusion. To provide a framework for supporting regional and local action for tackling social exclusion. Objectives To tackle poverty and reduce income inequalities To promote access to work, tackle low pay and improve conditions of work To improve the life chances of children from disadvantaged families and support vulnerable young people in the transition to adulthood To improve the life chances of adults through learning and skills development To promote active ageing and reduce social exclusion of older people To support the development of sustainable communities To improve access to services, especially for disadvantaged groups To develop social networks, community assets and promote community cohesion	Incorporate into SA Objectives and indicators
Living with climate change in the East of England	
Identifies a number of key messages: By planning ahead we can avoid the worst impacts and take advantage of any opportunities. Investing now to adapt to climate change can lead to cost savings in the future.	Impact upon climate change will be considered in the SA

Key stakeholders in the East of England favour adopting an approach to climate change which allows the region to live with the impacts of climate change in the long term, rather than fight against them in the short term. Climate change will create opportunities as well as threats. Tourism is one of the most obvious beneficiaries, but other sectors may also benefit, e.g. environmental technologies to deal with the impacts of climate change. Though very few business sectors consider climate change adaptation to be important, business activity will be significantly affected by changes in climate. For the Southern Heartland flood risk and water resource issues will be significant. Development will undoubtedly continue in areas more vulnerable to the impacts of climate change, often for good reasons; the guiding principles prepared as part of the study can help to optimise their location and reduce the vulnerability of settlements to climate change.	
Creating Sustainable Communities in the East of England Regional level companion to the Sustainable Communities plan, identifies a number of strategic challenges for the region: Addressing problems of high and rapidly rising house prices and their impact on the recruitment and retention of staff, particularly close to London and around Cambridge but spreading deeper into the region. Improving transport infrastructure – railways, roads, airports and ports to meet the needs of economic growth. Ensuring that the benefits of economic growth are spread across the region, particularly to those urban and rural communities facing problems of deprivation and peripherality. Addressing the development consequences of scarce water resources throughout the region and an increasing sea level for coastal and low lying areas.	To be incorporated into sustainability objectives and key issues
Towns and Cities – Strategy and Action Plan: Urban Renaissance Regional level response to the Urban White Paper and Sustainable Communities plan. Shares the vision and objectives of its higher level counterpart with an additional objective: People and organisations in the public, private and voluntary sectors who have the skills necessary to deliver the urban renaissance. Report also identifies a number of headline targets: - To focus development on previously developed land - To develop housing at higher densities where there is good public transport accessibility - To focus development on the main urban areas - To stabilise car traffic in major urban areas - To focus retail provision in the centre of urban areas	To be incorporated into SA Objectives
COUNTY	
Hertfordshire Structure Plan 1991-2011 Aims for sustainability - Reduce overall demand for resources - Make the most efficient use, including re-use and recycling, of renewable and non-renewable resources (including land) - Increase the use of renewable resources where this would not be detrimental to other aims - Maintain and enhance biological diversity - Mitigate the possible causes and effects of climate change - Increase the rate of carbon fixing - Reduce pollution and the effects it has on ecosystems and human health - Maintain 'critical' national and local environmental assets, which would be impossible or very difficult to replace - Maintain and where possible increase stocks of less critical environmental assets (of which no one example is critical but whose overall spread and frequency are important for the environmental character of an area) - Improve the overall quality of life, meeting housing, employment, health, education, recreation and other human needs within a safe, healthy, diverse and pleasant environment - Increase community awareness and involvement - Improve equality of opportunity in economic and social terms	Incorporate in SA objectives

Apply the precautionary principle where the potential damage to the environment is uncertain and significant.	
Hertfordshire Structure Plan Alterations 2001-2016 Deposit Draft Version, February 2003	
Key issues Making development more sustainable, for example through location, high quality design and construction Meeting an annual average building rate of 3,280 homes Concentrating new house building within existing built up areas, with at least 60 per cent on previously developed land Developing land efficiently Maintaining the vitality and viability of existing towns and villages Encouraging continued economic growth consistent with the number of people seeking work and environmental constraints Encouraging key businesses within the county, for example, the film industry and life science research Taking advantage of the economic and transport opportunities afforded by Luton and Stansted airports whilst safeguarding the quality of life of people who live and work in the county Providing a larger proportion of new housing that is affordable to people on lower incomes, and ensuring that key workers, such as teachers and health staff, can afford to live in the county Reducing road traffic growth, particularly in main towns and at peak periods, and encouraging walking, cycling and greater use of passenger transport in preference to the private car Conserving and enhancing the county's important environmental assets, including its landscape, ecological, built and archaeological heritage and safeguarding the county's area of green belt Encouraging the integration of renewable sources of energy into new development Promoting the re-use and recycling of waste and the conservation of water resources Requires Hertsmere to provide for 250 new dwellings per annum from 2003 to 2011.	Incorporate in SA objectives
Hertfordshire Local Transport Plan 2006/07 to 2010/11	
Vision To provide a safe, efficient and affordable transport system that allows access for all to everyday facilities. Everyone will have the opportunity and information to choose the most appropriate form of transport and time of travel. By maximising the use of the existing capacity of the network we will work towards a transport system that balances economic prosperity with personal health and environmental well being. Key objectives Safety To improve safety for all by giving the highest priority to minimising the number of collisions and injuries occurring as a result of the transport system. Congestion To obtain the best use of the existing network through effective design, maintenance and management. To manage the growth of transport and travel volumes across the county, and thereby secure improvements in the predictability of travel time. To develop an efficient, safe, affordable and enhanced transport system which is attractive, reliable, integrated and makes best use of resources. Accessibility To develop a transport system that provides access to employment, shopping, education, leisure and health facilities for all, including those without a car and those with impaired mobility. To ensure that the transport system contributes towards improving the efficiency of commerce and industry and the provision of sustainable economic development in appropriate locations. Environmental To mitigate the effect of the transport system on the built and natural environment and on personal health. To raise awareness and encourage use of more sustainable modes of transport through effective promotion, publicity, information and education. Other To reduce the need for the movement of people and goods through integrated land use planning, the promotion of sustainable distribution and the use of	The SA will include objectives on the reduction of traffic, improvements to air quality, human health, and the reduction in crime.

telecommunications.	
Hertfordshire's Local Transport Plan 2006/07 – 2010/11 Strategic Environmental Assessment Report	
SEA Objectives Maintenance of high and stable levels of economic growth and employment Improve economic performance and competitiveness consistent with environmental constraints Create a vibrant local economy Maintain high and stable levels of employment Promote lifelong learning and skills development Maintain the vitality and viability of existing centres Social progress which meets the needs of everyone Tackle the causes of poverty and social exclusion Improve physical and mental health of population and reduce health inequalities Ensure everyone has the opportunity for a decent home Reduce crime and create safe environments Maximise the opportunities for leisure and a healthy lifestyle for all Spread economic growth more evenly to benefit deprived areas Improve access to services and community facilities for all Empower all sections of the community to participate in decision making and local action Effective protection of the environment and prudent use of natural resources Adhere to environmental standards and management principles Improve the sustainable use of resources Reduce pollution Ensure the sustainable supply and use of energy Move away from waste disposal to minimisation, reuse, recycling and recovery Ensure the efficient use of water and safeguard water resources Plan for the impacts of climate change Protect and enhance biodiversity Protect and provide green spaces Ensure the efficient use of land and buildings Protect landscape and townscape character Improve the choice of sustainable transport modes, encourage their use, and reduce the need to travel by car	SA objectives generally include improving air quality, promoting better health and reducing the need to travel and accessibility. Incorporate in SA objectives wherever appropriate
Hertfordshire Accessibility Planning Strategy 2006/07 – 2010/11	
Vision To improve access opportunities to the key services of health, learning, work, food shopping and leisure by public transport, walking and cycling Objectives To support those who are disadvantaged to achieve their potential and to access sustainable employment To work in partnership with transport providers to achieve an efficient, affordable and enhanced transport system To develop a transport system that provides access to employment, shopping, education, leisure and health facilities for all, including those without a car and those with impaired mobility Indicators % of a) pupils of compulsory school age (*); b) pupils of compulsory school age in receipt of free school meals within 15 and 30 minutes of a primary school and 20 and 40 minutes of a secondary school by public transport % of 16-19 year olds within 30 and 60 minutes of a further education establishment by public transport % of a) people of working age (16-74); b) people in receipt of Jobseekers' allowance within 20 and 40 minutes of work by public transport	The Strategy is linked to a number of key SA topic areas aimed at reducing the need to travel and improving accessibility to key facilities. Incorporate into SA wherever possible.

% of a) households b) households without access to a car within 30 and 60 minutes of a hospital(**) by public transport % of a) households b) households without access to a car within 15 and 30 minutes of a GP by public transport % of a) households; b) households without access to a car within 15 and 30 minutes of a major centre by public transport	
Hertfordshire Economic Development Strategy 2006-2010 Objectives reflect those in the Regional Economic Strategy: A skills base that can support a world-class economy Growing competitiveness, productivity and entrepreneurship Global leadership in developing and realising innovation in science High quality places to live, work and visit Social exclusion and broad participation in the regional economy Making the most from the development of international gateways and national and regional transport corridors A leading information society An exemplar for the efficient use of resources.	The SA/ SA will include information and objectives based on increasing economic efficiency, accessibility and social inclusion, encouragement of skills and knowledge and creation of sustainable buildings
A community strategy for Hertfordshire 2004/10 To improve the well being of the people of Hertfordshire, today and for future generations Key Themes and Aims Building a prosperous, inclusive society: Develop an economic and social environment that supports the development of businesses Improve standards of living in a sustainable manner Develop an economy that is prosperous, socially inclusive and environmentally sensitive Creating safer communities: Ensure that Hertfordshire continues to be a safe place in which to live, work and travel Break the cycle of offending and break the cycle of people becoming victims Protect vulnerable members of the community from committing crime or becoming victims of crime Reduce the impact that drugs misuse and alcohol misuse has on communities Investing in children and young people: Ensure that children and young people in the county are protected from harm and helped to realize their potential Increase learning, play, and leisure opportunities and promotion of healthy lifestyles for children and young people, thus improving their life chances as the adults of the future Ensure that children and young people have equal opportunities for development and achievement Take forward the Preventative Strategy to ensure that children and young people receive effective help as soon as they need it Further develop joint planning and commissioning arrangements to promote co-operation to improve the wellbeing of all children Maintaining a sustainable environment: Work towards a more sustainable environment Protect and enhance natural assets Provide appropriate transport provision and more affordable and sustainable homes Promoting healthier communities: Tackle the root causes of ill health to secure the well being of future generations Reduce inequalities in health and improve lifestyle risk factors Improve the health of vulnerable people	Relates to many of the objectives including reduction of crime, promoting skills, economic growth, affordable homes, accessibility and social inclusion
The Hertfordshire Environmental Strategy (2001)	
Sustainability principles for Hertfordshire: A better quality of life	Incorporate in SA objectives

The creation of a better quality of life for every body that lives and works within the County lies at the heart of the sustainable development strategy for Hertfordshire. It is the starting point and it is from this objective that the other five take their lead.
We will work toward the ideas of sustainable development by integrating into everything we do an appropriate balance of environmental, social and economic considerations. In all of our decisions, we will take a long-term view of the consequences and the impact on future generations.

Social progress which recognises the needs of everyone
Everyone should share in the benefits of increased prosperity surrounded by a clean and safe environment. We have to improve access to services, tackle social exclusion, and reduce the harm to health caused by poverty, poor housing, unemployment and pollution. Our needs must not be met by treating others, including future generations and people elsewhere in the world, unfairly.
We will try to make sure that everyone has equal access to the services and information necessary to make responsible environmental choices and improve their life chances.
We will work in partnership to reduce crime and the fear of crime in Hertfordshire.
We will respect and value all the different cultures represented in the County.
We will help raise people's awareness of the benefits of healthier lifestyles.
We will co-ordinate our activities with other organisations and work in partnership when it makes sense to do so.
We will encourage people to get involved in their local communities, to understand the needs of all groups in those communities and to recognise the value of group action.
We will work with the community, taking notice of people's opinions, ideas and concerns, and giving them influence over actions that affect them.

Effective protection of the environment
We must act to limit global environmental threats such as climate change; to protect human health and safety from hazards such as poor air quality and toxic chemicals; and to protect things which people need or value, such as wildlife, landscapes and historic buildings.
We will start by complying with the minimum requirements of the law and other environmental regulations, and strive for year on year improvement.
We will try to make sure that any new development adopts the Best Practicable Environmental Option (BPEO) in its construction and continued use.
Before taking decisions involving new science and technology we will examine the available evidence to assess its possible impact on the environment, applying the Precautionary Principle when appropriate.
In everything we do, we will consider the impact on wildlife of Hertfordshire, and try to keep and improve habitats where wildlife can prosper.
We will take immediate action against those who wilfully break the law and cause damage to the environment.

Prudent use of natural resources
This does not mean denying ourselves the use of non-renewable resources such as oil and gas, but we do need to make sure that we use them efficiently and that alternatives are developed to replace them in due course. Renewable resources such as water should be used in ways that do not endanger the resource or cause serious damage or pollution.
We will try to carry out our own activities in a way that minimises our use of non-renewable resources and ensure that we use all resources in an efficient and responsible way.
We will make it as easy as possible for everyone to chose the form of transport appropriate to his or her journey that has least cost for the environment. We will try to make sure our own service are fully accessible without using private cars...

Maintenance of high levels of economic growth and employment so that everyone can share in high living standards and greater job opportunities
The UK is a trading nation in a rapidly changing world. For our country to prosper, our businesses must produce the high quality goods and services that consumers throughout the world want, at prices they are prepared to pay. To achieve this we need a workforce that is equipped with the education and skills for the 21st century. In addition, we need businesses ready to invest in Hertfordshire, and an infrastructure to support them.
We will contribute to a strong, sustainable economy for Hertfordshire, providing a variety of jobs and training opportunities for local people, and wherever possible, investing locally.
We will try to meet as many as possible of Hertfordshire people's leisure needs locally, without overloading the places that provide the opportunities.

Effective communications of ideas and information
Only by acting together can these objectives be realised, therefore communication is essential to the realisation of this strategy. This must be open and

effective between the many public sector bodies to whom responsibility for the implementation of this strategy will fall. It must also be effective in translating the ideas, actions and achievements to the public; they are a crucial element in taking forward the strategy if implementation is to be successful We will encourage those working for us and for us to adopt these Principles and implement them. We will provide clear and open information on the work that we carry out. These areas correspond with the four objectives identified in the UK Sustainable Development Strategy 'A better quality of life'. The remaining two objectives are specific to Hertfordshire and are a result of the consultation process carried out to identify the principles.	
Hertfordshire Waste Strategy 2002-2024	
To facilitate the provision of sufficient waste management facilities in Hertfordshire to accommodate the equivalent of the County's own arisings; To recognise that waste management generates employment and is part of the infrastructure which supports business in general; To locate waste recycling, handling and reduction facilities as close as practicable to the origin of waste; To promote the development of waste management facilities which increase the proportion of waste managed further up the waste hierarchy; To minimise the traffic generating effects of waste management development; To mitigate against the possible effects of greenhouse gases; To reduce the overall demand for resources (including land); To involve the wider community in the waste management debate; To facilitate the increased use of recycled waste materials as aggregate in Hertfordshire; To facilitate a shift away from road transport as the principal means of transporting waste; To minimise the impact of waste management development on the natural and built environment; To maximise the recovery of value (including energy) from waste, where this represents the Best Practicable Environmental Option; To adopt the Best Practicable Environmental Option when considering alternative forms of waste management development.	Encouraging better waste management will help to achieve SA objectives encouraging sustainable waste management
Waste Development Plan Issues and Options Paper September 2004	
As objectives for Hertfordshire Waste Strategy 2002-2024 plus: To reduce and minimise the amount waste produced for disposal, including through industry operations (e.g. packaging) To involve the wider community in the waste management debate	Encouraging better waste management will help to achieve SA objectives encouraging sustainable waste management
Draft SEA Scoping Report for Hertfordshire's Municipal Waste Management Strategy	
Unable to obtain document	
Hertfordshire Minerals Local Plan Second Deposit Draft 2003	
To encourage the efficient use of materials, particularly maximising the use of recycled and secondary aggregates and reducing the use of primary aggregates, thereby reducing reliance on land won sources of material. To identify and safeguard mineral resources to ensure that there are sufficient environmentally acceptable sources to maintain an appropriate level of current and future supply in accordance with Government guidance and to prevent the unnecessary sterilisation of mineral resources. To ensure that the adverse impacts on the environment and people caused by mineral operations and the transport of minerals are kept, as far as possible, to an acceptable minimum. To ensure sensitive working, reclamation and aftercare practices so as to preserve or enhance the overall quality of the environment and promote biodiversity where appropriate.	Encouraging efficient resource use and environmental preservation to be reflected in SA objectives
Enjoy! A cultural strategy for Hertfordshire 2002-2007	
Key messages Making Hertfordshire a more prosperous and attractive place to live, work or visit Offering children, young people and adults the opportunity to reach their full potential through access to learning and information Encouraging children and young people to access and enjoy cultural and leisure activities Enabling all members of the community to have more and easier access to different cultural and leisure pursuits Valuing and supporting the diverse range of cultural and leisure activities enjoyed across the county Working in partnership with national, regional and local agencies to deliver a range of cultural and leisure activities effectively	Incorporate in SA objectives
Hertfordshire Local Area Agreement	

The Local Area Agreement (LAA) is a new way of working in Hertfordshire. It aims to bring together a wide range of partners to deliver better services and improve the quality of life for Hertfordshire's residents. Some of the key features of the LAA include improved collaboration between public, private and voluntary and community sector agencies as well as greater flexibility to devise local solutions to local circumstances. The LAA is divided into four areas or 'themes': - Children & Young People (CYP) - partners, including the Voluntary and Community Sector, have come together and agreed on issues (outcomes) they believe to be important to children. - Economic Development and Enterprise (EDE) - the LAA seeks to build on Hertfordshire's locational advantages in a sustainable way by making better use of existing infrastructure and by supporting residents who are not benefiting from the wealth of the county. - Healthy Communities and Older People (HCOP) - the Healthier Communities and Older People Block aims to improve the health and quality of life of Hertfordshire's residents with a focus on older people, the disabled, and those with limited access to health care. - Safer and Stronger Communities (SSC) - seeks to tackle crime and disorder and create safer and stronger communities. It also seeks to ensure cleaner, safer and greener neighbourhoods by creating quality spaces and managing the environment sustainably.	LAA to be taken into account during the SA process.
Hertfordshire 2021: A Bright Future	
Hertfordshire Forward's draft Sustainable Community Strategy outlines all of the major challenges faced by the county both now and in the future. It sets out a long term vision for what partners want Hertfordshire to 'be' like in 2021 and a series of objectives and short term actions to be delivered in partnership. The community strategy has identified the following as key areas of concern for improvement: - Jobs, Prosperity and Skills - Safer and Stronger Communities - Children and Young People - An Ageing Population - Health and Wellbeing - Housing, Affordable Housing and Quality Neighbourhoods - Transport and Access - Sustaining Hertfordshire's Unique Character and Quality of Life - Promoting Sustainable Development	Key areas of concern to be taken into account during the SA process and to incorporate in SA objectives as appropriate.
A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire	
The 50 Year Vision, forms one component of a suite of strategies being developed for Hertfordshire, through the umbrella Hertfordshire Countryside Strategy. It aims: - To establish a plan partnership through identifying and consulting key partners in the process. - To produce an overview of our present knowledge of the biodiversity resource in the county. - To prepare a series of prioritised habitat action plans to guide work on protecting, restoring and re-creating a sustainable level of biodiversity in the county. - Within each habitat action plan to identify detailed targets reflecting both national and local importance for the first ten years. - To identify a list of priority species for the preparation of action plans. Concise target statements should be prepared for all chosen species. - Within each habitat and species action plan to identify delivery mechanisms and sources of finance and advice. - To publish the plan and implement the agreed programme of action. - To establish a long term monitoring programme to measure the effectiveness of the Plan in achieving national and local targets. Action plans Have been prepared for the following species: Water Vole Common Dormouse Natterer's Bat	Incorporate in SA objectives

Otter Tree Sparrow Bittern Stone Curlew Song Thrush Great Crested Newt Chalkhill Blue Grizzled Skipper Stag Beetle White-clawed Crayfish Great Pignut Cornflower River Water-dropwort Pasqueflower	
LOCAL	
Hertsmere Together Community Strategy First Review 2006-2020 Aims & objectives Create a safer environment To reduce crime: prioritising vehicle crime, burglary, domestic violence, race hate and crimes of local concern. To reduce anti-social behaviour and alcohol-related disorder. To reduce harm caused to communities by drugs. To build community confidence and reduce fear of crime levels. Improve and sustain the quality of Hertsmere's environment To improve road safety and obtain the best use of the existing highways network through effective design, maintenance and management. To ensure waste is sustainably managed. To ensure neighbourhoods and public spaces are cleaner and greener, and communities take an active role in managing their own environment. To protect and enhance the natural and built environment. Promote healthier communities and leisure and cultural opportunities To improve opportunities for people to engage in a healthy, active lifestyle through the development of facilities, activities and cultural opportunities. To meet NHS targets of numbers of four week quitters who have accessed the NHS stop smoking service and increase the number of premises where a no smoking policy is active in all buildings and grounds. To increase the number of 5 to 16 year olds who spend a minimum of 2 hours each week on physical recreation or school sports. To increase the number of people who carry out voluntary work in sport or leisure based clubs. Encourage economic development, lifelong learning, employment and regeneration opportunities To ensure local residents have the skills to enable them to compete in the labour market. To increase entrepreneurial activity amongst the local population. To assist the growth and retention of existing businesses and the development of a self-sustaining local economy. To support appropriate inward investment and infrastructure improvements. To support and implement actions which will assist community development and capacity building. Work towards meeting local housing needs To optimise the supply of affordable housing. To improve domestic energy efficiency and reduce fuel poverty. To improve conditions in the private rented sector. To achieve the Decent Homes Standard in social housing by 2010.	Objectives developed at the local level following consultation process. Hertsmere's SA objectives and indicators should closely align with those set out in the Community Strategy.

Hertsmere Local Plan (2003) Objectives for sustainable development Minimise as far as possible the growth in demand for resources (including land and water); Make the most efficient use of non-renewable resources (including land); Increase, where possible, the use of renewable resources where there is unused capacity and an increase in use will not be detrimental to other aims; Increase the reuse and recycling of resources; Maintain and enhance biological diversity; Seek to reduce the adverse impact of transport; Increase the rate of 'carbon fixing'; Reduce and prevent pollution and the effects it has on ecosystems and human health; Maintain and enhance the capacity of the natural environment to renew itself; Maintain critical national and local assets which would be impossible or very difficult to replace (such as important habitats, local nature reserves, nature conservation sites and historic buildings); Maintain and enhance stocks of less critical assets and environmental quality (of which no one example is critical but whose overall spread and frequency are important for the environmental character and quality of an area) e.g. Conservation areas; Improve the overall quality of life to provide a safe, healthy, diverse and pleasant environment; Ensure that people's fundamental needs for shelter and economic means of support are met; Increase community awareness and involvement; Improve equality of opportunity in economic and social terms; Have regard to the precautionary principle where the potential damage to the environment is uncertain and significant. Plan objectives Maintain the settlement pattern of small to medium sized towns and viable village communities and maintain and protect the Green Belt throughout the Borough; Concentrate development in towns, through the reuse of previously developed sites, subject to ensuring that this does not adversely affect the quality of their environments; Make provision for around 4,600 additional homes between 1991 and 2011; Ensure that the community's need for affordable housing is provided for within the constraints of the planning system; Make provision for the employment needs of the population and encourage commercial development in appropriate locations; Reduce the adverse effects of movement by guiding development to locations which reduce the need to travel, or are accessible by a variety of modes of transport; Protect existing plant cover (particularly trees) and seek to increase it; Protect critical natural habitats and the green corridors linking them together and aim to create new habitats; Protect and enhance critical built assets; Protect and enhance the water environment; Maximise the benefits from, and minimise the environmental damage caused by, waste; Sustain and enhance the Borough's town and district centres; Allow for improvements to sport, leisure and recreational facilities; Allow for improvements to health, educational, cultural and other facilities; Maintain and, where possible, improve the quality of design and encourage secure and accessible environments.	Contains existing objectives for sustainable development. Review in context of recent plans and policies, and incorporate as appropriate into SA for new LDF.
Smile - a cultural and leisure strategy for Hertsmere Create a safer environment by appropriate development of cultural activities Improve and sustain the quality of Hertsmere's cultural environment Promote cultural opportunities to address health inequalities Through the development of cultural services encourage economic development and regeneration Encourage lifelong learning opportunities Improve access to cultural services and address inequalities	Improving access to cultural and leisure opportunities could form a SA objective

Hertsmere Contaminated Land Strategy Provides a framework for identifying contamination risks and procedures for dealing with contaminated land, encouraging it to be brought back into use. Reflects relevant legislative aims to: - to identify and remove unacceptable risks to human health and the environment; - to seek to bring damaged land back into beneficial use; and - to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.	Encouraging more effective pollution control could meet a number of SA objectives relating to health and well being, promoting more sustainable development and reducing land (as well as air and water)
Draft Corporate Plan 2006-2009 Relevant objectives: - Build community confidence and further reduce the fear of crime - Protect and enhance the natural environment - Protect and enhance the built environment - Improve waste minimisation in the Borough - Reduce environmental nuisance - Improve on the range of recreational facilities and activities for our residents - Promote and create opportunities for residents to engage in a healthy lifestyle - Sustain existing economic prosperity in the Borough - Target initiatives to address social and economic inequalities in the Borough - Optimise the supply of affordable housing - Improve domestic energy efficiency and reduce fuel poverty	Relates to many of the objectives including reduction of crime, promoting skills, economic growth, affordable homes, accessibility and social inclusion
Crime, disorder and drugs reduction strategy for Hertsmere Reduce crime by targeting: - vehicle crime - domestic burglary - domestic violence and race hate - crimes of local concern Reduce anti-social behaviour and alcohol-related disorder Reduce harm caused to communities by drugs Build community confidence and reduce fear of crime levels	Relates specifically to objectives which seek promotion of healthy and safe living and reduction in anti-social behaviour
Hertsmere Housing Strategy 2004-2007 Sets out the Council's strategy for dealing with housing needs, the homeless, Council housing, people with special needs etc. Updates and replaces the 2000-2003 Housing Strategy. Identifies eight priorities - Secure the provision of additional affordable housing for the Borough - Use partnership working to continue to develop an effective and fit for purpose housing strategy for Hertsmere, and to improve engagement of housing service providers in delivering Hertsmere's Crime and Disorder Reduction Strategy - Continue to improve efficiency and effectiveness of services to homeless people - Improve provision and co-ordination of housing advice and homeless prevention - Develop and implement a robust Private Sector Housing Strategy - Review the effectiveness of the Housing Register and nominations rights to housing associations - Ensure issues of equal opportunity within the provision of housing in Hertsmere are effectively addressed, particularly for minority ethnic and faith populations - Maximise the opportunity of information technology	Housing is key issue to be addressed through SA objectives; overall objectives of Hertsmere Housing Strategy need to be reflected in SA objectives
Hertsmere Supplementary Planning Guidance: Monitoring and Review – Sustainability Indicators (2003)	

1A. (BVPI 106) The percentage of new homes built on previously developed land: Headline Indicator 1B. Number of development proposals which reuse contaminated land 1C. (HEF) Land used for 'urban activities' (defined as urban land developed for any purpose, including housing, industry / commerce, etc.) 2A. (HEF) Overall number of Wildlife Sites 2B. (PUSP) Number of Wildlife Sites with positive management in place 3A. (HEF) Volume of motor traffic (million vehicle kilometres per day): Headline Indicator 3B (i). (HEF) 'Modal split' (the choice of transport form used) – General Users 3B (ii) (HCC) Modal Split for Travel to School 3C. (WCCF, 3) Creation or re-opening of good quality, non car routes (cycle routes, 'Greenways', etc.) 4A. (WCCF, 1) Creation of well-designed woodland in the Forest area 4B. (PUSP) Number of Tree Preservation Orders (TPO's) revised or re-served annually 5A. (HEF) Nitrogen Dioxide levels: Headline Indicator 6A. Number of Listed Buildings (of each grade) de-listed or on 'At Risk' register: Headline Indicator 6B. Number of statutory nature conservation sites (SSSI's, LNR's etc.): Headline Indicator 7A. (PUSP) Number of new or revised Conservation Areas designated annually 8A. (BVPI 82a) Total tonnage of household waste arisings: percentage recycled: Headline Indicator 9A. Number of households in housing need: Headline Indicator 9B. Percentage of affordable housing units completed each year (delivered through the planning process) as a percentage of all completions 9C. Number of overall annual housing completions 10A. Number of people (registered as) unemployed: Headline Indicator 10B. Number of businesses in Hertsmere 11A. Number of open spaces / play areas provided or improved through the planning process 12A. Number of people registered with an interest on the Local Plan database 12B. Number of people registered on the SPG consultation list 13A. Bi-annual 'health check' of the Borough's town centres (using basic measures) 13B. Number of vacant shop units in each town centre 14A. (BVPI 125) Total recorded crimes per 1,000 population and percentage detected 14B. Number of annual consultations carried out on planning applications with the Police Architectural Liaison Officer 14C. Comparison of crime rates between developments endorsed through the 'Secured by Design' process and those without it	Current set of local sustainability indicators. Update in context of other recent plans/policies and include in new SA where appropriate.
Hertsmere Air Quality Review Reviews the achievement of air quality objectives in Hertsmere for a range of identified pollutants. Does not provide high level objectives, but rather identifies specific air quality problems in the Borough. The study concludes that: The UK air quality objectives will be met for carbon monoxide, benzene, 1,3-butadiene, lead, sulphur dioxide and PM10, but not for nitrogen dioxide. The annual mean for nitrogen dioxide is likely to be exceeded in Hertsmere, mainly at locations in close proximity to the M25 and M1 and in the urban centres of Potters Bar and Borehamwood. There are no projected exceedences of the 2004 PM10 objectives, however the 2010 assessment suggested that the proposed annual mean and 24-hour mean objectives may be exceeded at many locations throughout Hertsmere. Although Local Authorities are not permitted at this stage to declare an Air Quality Management Area for a proposed objective, Hertsmere Borough Council should now be aware of this potential non-compliance for future planning and the provision of continuing monitoring programmes.	Potential key sustainability issue. May necessitate specific targets / indicators.
Hertsmere Environmental Strategy 2004 This document reviews Hertsmere's existing Environmental Policy of, in particular to look at progress since the Policy was last reviewed in 1998/1999 and to highlight areas where further work needs to be done. The review takes account of changing policies and priorities at national, regional and sub regional level. Following this Policy Review, the Council states: "Hertsmere Borough Council is committed to promoting sustainable development and to protecting the special legacy of the Hertsmere environment. We	Identifies key sustainability objectives / issues. Consider incorporating in Hertsmere's SA objectives.

recognise the importance to the Hertsmere community and to communities across the world of policies based on sound environmental principles. We will take the lead in maintaining the quality of life for the benefit of all who live and work in Hertsmere.” The Council will:- Seek to keep to an absolute minimum the adverse environmental effects of its own buildings, equipment and operations Consider the environmental implications of all Council decisions Meet and where possible exceed the environmental standards set by law Enforce to the best of its ability those environmental standards it has a duty to uphold Put environmental issues as a prime concern in local planning policy Work with local communities to improve their environment in accordance with their priorities and needs Work with partners across the regions and locally to promote environmental standards Campaign to raise awareness of environmental issues and promote environmental action through its recycling and energy conservation services	
Hertsmere Borough Council Best Value Performance Plan 2005-2006 Identifies 5 strategic priorities for the Council (as reflected in community strategy): Create a safer environment Improving and sustaining the quality of Hertsmere's environment Address health inequalities Encourage economic development, employment and regeneration opportunities Encourage lifelong learning, leisure and cultural opportunities Improving accessibility to services and addressing inequalities Identifies a long list of corporate performance indicators.	Key sustainability issues to be reflected in SA objectives.
Hertsmere Planning and Design Guidance SPD (2006) The purpose of this SPD is to promote higher standards of design and layout in Hertsmere by setting out the key principles that the Council expects to be applied to new developments in the Borough. This Guide will set clear objectives for achieving good quality design, along with guidelines that the Council will take into account when assessing an application. Applications that demonstrate poor design and inconsistency with the key principles set out in the Guide and corresponding Local Plan policies are likely to be refused planning permission on these grounds. Where developments do not require planning permission, it is intended that this Guide will still provide advice to ensure high quality design in all developments.	To be taken into account and incorporate into SA wherever possible.
Hertsmere Affordable Housing SPD (2008) The Core Strategy Preferred Options Report (November 2007) proposes 15 objectives for Hertsmere's Local Development Framework. Of these, the following are identified as being relevant to the Affordable Housing SPD: - To provide the spatial policies necessary to deliver the land use requirements of the Community Strategy - To maintain an adequate supply of suitable land, concentrated on brownfield sites within towns, to accommodate expected development needs and supporting community infrastructure - To assist the community's need for Affordable Housing” - To promote safe, healthy and inclusive communities, respecting the diverse needs of the whole Borough. Two additional objectives, specific to this SPD have also been identified: - To contribute towards Government and regional planning objectives related to the development of sustainable communities - To improve partnership working, especially between developers, the Council and Registered Social Landlords (RSLs).	Housing is key issue to be addressed through SA objectives

Hertsmere Parking Standards SPD (2008)	
The Core Strategy Preferred Options Report (November 2007) proposes 15 objectives for Hertsmere's Local Development Framework. Of these objectives, the following are identified as being relevant to the Parking Standards SPD: - To provide the spatial policies necessary to deliver the land use requirements of the Community Strategy - To raise levels of access by seeking development in locations not dependent on access by car and by requiring the provision of accessible buildings - To promote safe, healthy and inclusive communities, respecting the diverse needs of the whole Borough - To protect and enhance local biodiversity within both developed and undeveloped areas - To secure efficient land use through well-designed development reflecting the size, pattern and character of settlements in Hertsmere. Two additional objectives, specific to this SPD have also been identified: - To reduce the carbon emissions of new developments by promoting and providing for alternatives to the private car through the use of Travel Plans, securing of s106 contributions and implementation of other appropriate measures. - To assist the delivery of objectives identified in the Local Transport Plan for Hertfordshire 2006-2011 and associated programmes and local area plans.	To be taken into account and incorporate into SA wherever possible.
Statement of Community Involvement (2006)	
This statement of community involvement (SCI) has been prepared as part of the Local Development Framework. The SCI is a local development document (LDD), which sets out policy for involving the community, both in preparing and revising LDDs and in development-control decisions. Through the SCI, the Council aim to promote effective public involvement in the planning system. This will help to make sure that all sections of the community, including people who do not normally get involved in the planning process, have the opportunity to contribute to the new system. The Council aim to involve local residents, businesses, landowners, groups and organisations, along with stakeholders such as national and regional organisations, in the process and will place an emphasis on making information widely accessible in all formats, and make use of the Internet, the local press and existing networks of communication. The benefits of continuous community involvement are: - help people understand the planning processes; - work with groups and individuals who would otherwise not get involved; - identify issues of concern; and - provide an opportunity for negotiation on representations made on LDDs and planning applications.	Public involvement to be taken into account during the SA process.
Hertsmere Community Strategy 2006-2020	
The Community Strategy has been developed by Hertsmere Together, the Local Strategic Partnership, in consultation with other relevant service providers and stakeholders, local voluntary and community groups, local businesses, and the wider general public. This, combined with statistical evidence, ensures that the Strategy reflects local needs and aspirations. Hertsmere Together's Community Strategy aims to: - provide a long-term vision for the future of Hertsmere - provide a means of joining-up local services and improving partnership working - reflect Hertsmere's needs and aspirations - prioritise its objectives on Hertsmere's needs and aspirations - identify gaps in the provision of local services - provide a means of tackling cross-cutting issues - provide a means of identifying resources to address the needs of Hertsmere	Incorporate in SA objectives.

Hertsmere Together's Strategic Objectives - Create a safer environment - Improve and sustain the quality of Hertsmere's environment - Promote healthier communities and leisure and cultural opportunities - Encourage economic development, lifelong learning, employment and regeneration opportunities - Work towards meeting local housing needs	

Appendix C - Baseline Data Tables

Table C.1 – Baseline Data

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Number of people employed	Workplace based count of employment	2001: 55,117 2002: 45,951 2003: 44,995 2004: 41,849 2006: 41,800 2007: 43,300	502,267 487,617	2,271,254 2,277,763	22,057,115 22,175,255	Between 2001 and 2006 employment in the Borough decreased, due in part to the relocation of large employers to sites outside of the Borough. This was set against a rise in employment at the regional and national levels for those years for which data is available. Employment levels in Hertfordshire as a whole remained relatively stable. However, employment increased almost 3.5% between 2006 and 2007.		Material Assets	Annual Business Inquiry.
Unemployed benefit claimants rate (%)	Resident based claimant count as of April of each year	2001: 1.2 2002: 1.3 2003: 1.5 2004: 1.6 2005: 1.6 2006: 1.7 2007: 1.5 2008: 1.4	1.1 1.3 1.5 1.4 1.4 1.6 1.4 1.4	1.7 1.8 1.8 1.8 1.8 2.0	2.8 2.7 2.6 2.4 2.4 2.6	Although the claimant rate has risen slowly since the start of the plan period, it remained beneath both the regional and national average. The Borough experiences low unemployment in relation to the region and the UK as a whole.		Population, Material Assets	NOMIS, Claimant Count in Hertfordshire.
Average weekly earnings		2002: £578.70 2003: £619.30 2004: £627.90 2005: £609.60 2007: £477.2	577.60 604.60 609.60 648.70	501.90 523.60 534.00 549.70 450.0	472.10 487.00 498.60 517.00 458.6	Hertsmere generally has a slightly higher level of average weekly earnings than Hertfordshire, which in turn has a significantly higher average earning than the EoE and the UK. The average weekly earnings in Hertsmere decreased approximately 22% between 2005 and 2007.			NOMIS - Annual survey of hours and earnings. Claimant Count in Hertfordshire. https://www.nomisweb.co.uk/reports/lmp/ward/1308623984/report.aspx#wab
Gross value added per head		2001: n/k 2002: n/k 2003: n/k	£19,248 £20,229 £21,441	13,967 14,725 15,565	14,944 15,691 16,485	Between 2001 and 2003, the County had consistently performed above both regional and national rates. The regional rate was slightly below the national figure.			Regional Accounts, ONS
VAT registered businesses:	a) Total number	2001: 3,720 2002: 3,815 2003: 3,870 2004: 3,860	38,795 39,295 39,900 39,635	178,470 181,360 183,590 183,675	1,775,835 1,796,335 1,817,825 1,819,870	Between 2001 and 2004, stats showed a steady rate of increase in the number of VAT registered businesses at the local, county, regional and national levels.			NOMIS
	b) % change from previous year	2001: 1.1% 2002: 2.6% 2003: 1.4% 2004: -0.3%	1.1 1.3 1.5 -0.7	1.0 1.6 1.2 0.0	1.0 1.2 1.2 0.1	However, the rate of increase in the number of registered businesses slowed. The latest figures showed a small decrease in both Hertfordshire and Hertsmere.			NOMIS

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	c) New registrations pa as % of total	2001: 10.2% 2002: 11.0% 2003: 11.2% 2004: 10.5%	10.2 11.0 11.2 10.5	9.3 9.8 10.1 9.6	9.5 9.8 10.4 10	There was a slight decline in the proportion of businesses that were new registrations at all geographical levels. Coupled with the slowing rate of increase could be indicative in a slowing of entrepreneurial activity and / or economic slowdown.			NOMIS
	d) New registrations surviving 3 years	2001: n/k 2002: n/k 2003: n/k 2004: n/k	70.4% 72.8% 71.5% 71.1%	71.0 71.6 71.5 70.9	68.2 69.3 69.5 68.9	The County and the region had broadly comparable rates of survival, both of which were slightly above the national average. Results based upon third year of operation. E.g. 2004 results show percentage of businesses registered in 2001 still operational			Small Business Service
Vacant employment land by Class (ha)		n/k	n/k	n/k	n/k	Local survey required.			-
Vacant town centre shopping units (% of total)		2003: 5.4% 2004: 5.4% 2005: 4.8% 2006: 5.4%	n/k n/k n/k n/k	n/k n/k n/k n/k	n/k n/k n/k n/k		To not exceed the national average (AMR)		Hertsmere Retail Surveys
Listed buildings:	Listed Buildings	2008/09: 372 Listed Buildings: 3 Grade I 10 Grade II* Remaining are Grade II	n/k	n/k	n/k				Hertsmere Borough Council website: http://www.hertsmere.gov.uk/planning/developmentcontrol/listedbuildings.jsp Annual Monitoring Report 2008/09.
	b) At risk (number / %)	2005: 0 / 0% 2008/09: 1%	n/k	n/k	n/k	No listed buildings were identified as being at risk in 2005. In 2008/09 only 1% of the Listed Buildings were considered to be at risk.	0% (AMR)		English Heritage Annual Monitoring Report 2008/09.
	c) Lost in previous year	n/k	n/k	n/k	n/k				-
Ancient monuments:	a) Good condition (number / %)	n/k	n/k	n/k	n/k				-
	b) At risk (number / %)	2005: 0 / 0%	n/k	n/k	n/k	No ancient monuments were identified as being at risk in 2005.			English Heritage

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	c) Lost in previous year	n/k	n/k	n/k	n/k				
Green belt:	Percentage of Green Belt	Around 80% of the Borough is designated Green Belt, covering the whole Borough outside of the main settlements of Borehamwood, Bushey, Potters Bar and Radlett as well as parts of Elstree.					No loss of designated Green Belt (AMR)		Annual Monitoring Report 2008/09.
	a) Total ha	2003: 8,040 2004: 8,040 2005: 8,040 2006: 8,040 2007/08: 8,020 2008/09: 8,020	83,190 84,130 n/k n/k	n/k 237,000 n/k n/k	1,671,400 1,678,200 n/k n/k	The area of Green Belt identified in the Local Plan has been successfully maintained, although there was a slight decrease in 2007/09.			http://www.dclg.gov.uk/index.asp?id=1161678 Annual Monitoring Report 2008/09.
	b) Net change	2004: 0 2005: 0 2006: 0	940 n/k n/k	n/k n/k n/k	6,800 n/k n/k	No change in Hertsmere's Green Belt since adoption of the 2003 Local Plan. Minor increases at both the County and National levels.			
Number of Conservation Areas		2010: 15 Conservation Areas							http://www.hertsmere.gov.uk/planning/conservation/conservation_areas.jsp
% of conservation areas with an up-to-date character appraisal		2002: 0 2003: 0 2004: 0 2005: 0 2006/07: 7% 2007/08: 7%	n/k n/k n/k n/k	n/k n/k n/k n/k	n/k n/k n/k n/k	Between 2002 and 2005 there were no areas with up-to-date character appraisals. In 2006/07 and 2007/08 7% of conservation areas had an up-to-date character appraisal.	2006/07: 27% 2007/08: 13% 40% by 2008		HBC BVPP 2005/ , 2007/2008
Landscape Conservation Areas	a) Total ha	2004: 1,759 2005: 1,759 2006: 1,759	n/k n/k n/k	n/k n/k n/k	n/k n/k n/k	Between 2004 and 2006 the area identified as a Landscape Conservation Area in the Local Plan has been successfully maintained.			
	b) Net change	2005: 0 2006: 0	n/k n/k	n/k n/k	n/k n/k	No change in Hertsmere's Landscape Conservation Area between adoption of Local Plan in 2003 and 2006.			Hertsmere BC GIS systems
Greenfield land:	a) Total ha	n/k	n/k	n/k	n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	b) Net change	n/k	n/k	n/k	n/k				
Percent of new homes built on previously developed land		2002: 97% 2003: 99% 2004: 99.5% 2005: 100% 2006/07: 99.5% 2007/08: 91.0% 2008/09: 97.6%	66 70 71 78 n/k	57 60 64 71 n/k	n/k n/k n/k n/k n/k	The tightly drawn Green Belt boundaries in the Borough mean that Hertsmere has been well above National and regional targets and achievement rates in delivering housing from PDL. Between 2006/07 and 2007/08 the percentage of new homes built on previously developed land outperformed the targets. Good, monitoring system already in place	2006/07: 95.0% 2007/08: 90.0%		HBC BVPP 2004-05, 2006-2008.
Average density of new housing	a) All development	2004: 48.1dph 2005: 41.5dph 2006: 27.9dph 2007/08: 40dph 2008/09: 42dph	n/k n/k n/k	n/k n/k n/k	n/k n/k n/k	Between 2004 and 2006, the average density of new housing has fallen since measurement started. In 2005/6, the average density fell below 30dwelling per hectare (dph). However, this can largely be attributed to a large number of low density minor schemes and one for one replacements. However, between 2007/08 and 2008/09 the average density increased from 27.9dph to 42dph. Figures show that the target have been outperformed, although in 2006 the average density of new housing was bellow the target. The average dwellings per hectare should remain relatively high unless there are large developments permitted within green belt areas.	To achieve a Borough wide average of at least 30dph.		HBC Housing monitoring. Annual Monitoring Report 2008/09..
	b) Major developments	2002: n/k 2003: n/k 2004: 73.2dph 2005: 64.8dph 2006: 46.1dph	35.5 41.8 43.1 51.3 n/k	31.4 34.7 34.3 39.0 n/k	n/k n/k n/k n/k n/k	Densities have also fallen for major schemes, though this is perhaps due more to differences in the sites / schemes completed than a long term trend. Between 2002 and 2006 average densities for major schemes in Hertsmere were above the average for both Hertfordshire and the Region.	PPG3 advocates densities of between 30 and 50dph		HBC Housing monitoring, EERA Annual Monitoring Reports
% of new housing built at 30 dwellings per hectare or higher		2004: 93% 2005: 88% 2006: 89%	n/k n/k n/k	n/k n/k n/k	n/k n/k n/k	For the three years that figures are available, the significant majority of new housing completed has been built above the 30dph threshold suggested in PPG3.			HBC Housing Monitoring

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Farmland Bird Species Population		2001: n/k 2002: n/k 2003: n/k 2004: n/k	n/k n/k n/k n/k	95 93 90 n/k	97 96 97 95	Compared to a 1994 base, decline in farmland bird species has been greater in the East of England than in the UK as a whole. Index based. 1994=100	Reverse long term decline in populations		http://www.sustainable-development.gov.uk/progress/index.htm
Woodland Bird Species Population		2001: n/k 2002: n/k 2003: n/k 2004: n/k	n/k n/k n/k n/k	103 97 103 n/k	103 100 103 102	Decline in Woodland bird species in the East of England was slightly above the national rate. However, it showed signs of improvement, fluctuating around the 1994 level. Index based. 1994=100			http://www.sustainable-development.gov.uk/progress/index.htm
Bird numbers	a.) Skylark numbers (reflecting farmland)	2002: n/k 2003: n/k 2004: n/k 2005: n/k	-8% n/k n/k n/k	-17% -20% -22% -20%	-14% -14% -10% -13%	Declining nationally and in region though figures indicated that skylark population remained relatively stable within the County. National and regional figures compared to 1994 base.			National and regional figures from breeding bird survey: http://www.bto.org/bbs/results/bbsreport.htm . Hertfordshire figures from Quality of Life reports: http://www.hertsdirect.org/yrccouncil/hcc/env/you/raiseaware/quality/
	b.) Song Thrush numbers (reflecting woodlands and mixed farmland)	2002: n/k 2003: n/k 2004: n/k 2005: n/k	+23% n/k n/k n/k	-21% -19% -25% -18%	13% 18% 14% 18%	Numbers increased in Hertfordshire between 2002 and 2005, mirroring national pattern. However, this runs against the trend of decline at the regional level.			
	c.) House sparrow (reflecting urban environments)	2002: n/k 2003: n/k 2004: n/k 2005: n/k	+1% n/k n/k n/k	-22% -17% -20% -24%	-7% -2% -3% 1%	Population in decline at the regional level though relatively stable at the national and county level.			
Wildlife sites:	a) total ha	2002: n/k 2003: n/k 2004: 950.2 2005: 952.7 2007/08: 884.48 2008/09: 884.48	16,150 16,507 16,505 16,399	n/k n/k n/k n/k	n/k n/k n/k n/k	Small increase in the total area designated as wildlife sites in Hertsmere between 2004 and 2005 and decrease between 2005 and 2007/08.. Slight decline in Hertfordshire figures. There were 130 Wildlife Sites in Hertsmere.	No net loss in areas designated for their environmental value		Herts Biological Records Centre Annual Monitoring Report 2008/09..
	b) net change (ha)	2003: n/k 2004: n/k 2005: +2.5	2003: +357 2004: n/k 2005: n/k	n/k n/k n/k	n/k n/k n/k	No net losses recorded.			
Ecological quality of ponds		n/k	2004: 21% very high 44% good 28% poor 7% very poor	n/k	n/k				HEF QoL 2004

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Sites of Special Scientific Interest (SSSIs)	a.) Total ha	2004: 30.7 2005: 30.7 2006: 30.7 2007/08: 54.08 2008/09: 54.08 2009: 40.80ha	n/k n/k 2244	n/k n/k n/k	n/k n/k n/k	No change in SSSI designation between 2004 and 2006. In 2007/08 there was an increase from 30.7ha to 54.08ha. Only 2 SSSIs in Hertsmere (Redwell Wood & Castle Lime Works Quarry)	No net loss in areas designated for their environmental value		www.Englishnature.org.uk/special/sssi/reportIndex.cfm Annual Monitoring Report 2008/09.. Audit Commission Area Profiles. http://www.english-nature.org.uk/special/sssi/reportAction.cfm?Report=sdr13&Category=RF&Reference=East+Of+England
	SSSI Condition	2010: 1.38ha unfavourable declining condition 29.35ha unfavourable recovering condition		2010 - Area meeting PSA target: 87.40% - Area favourable: 65.25% - Area unfavourable recovering: 22.15% - Area unfavourable no change: 5.79% - Area unfavourable declining: 6.78% - Area destroyed / part destroyed: 0.02%		Great part of the SSSI in Hertsmere is considered to be in unfavourable condition. However, approximately 72% is considered to be in a recovering condition.			
Local Nature Reserves	a.) Total ha	2004: 86 2005: 86 2006: 86 2007/08: 86 2008/09: 84.16	n/k n/k n/k	n/k n/k n/k	n/k n/k n/k	No change in LNR designation between 2004 and 2007/08. Between 2007/08 and 2008/09 the area decreased from 86ha to 84.16ha. There were 3 Local Nature Reserves in Hertsmere.	No net loss in areas designated for their environmental value		HBC GIS System Annual Monitoring Report 2008/09..
	b.) Condition	n/k	n/k	n/k	n/k				
Regionally Important Geological / Geomorphological Sites	Total ha	2007/08: 12.41ha 2008/09: 12.41ha				Between 2007/08 and 2008/09 there were 12.41 ha of Regionally Important Geological / Geomorphological Sites within the Borough.	No net loss in areas designated for their environmental value		Annual Monitoring Report 2008/09..
Biodiversity Action Plan Habitats	a.) Total ha	n/k	n/k	n/k	n/k				
	b.) Net Change	n/k	n/k	n/k	n/k				
	c.) Condition	n/k	n/k	n/k	n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Chemical river quality	% of river length assessed as good chemical quality	2000: 73.55 2002: 54.25 2003: 70.58 2004: 42.29 2005: 42.29	2001: 76 2002: 78 2003: 63 2004: 67	2001:55 2002:55 2003:39 2004:42	2001:66 2002:66 2003:65 2004:62	Between 2001 and 2004 there was a decline in quality at county and regional level though remained stable at the national level. In Hertsmere the percentage of river length assessed as good chemical quality decreased from 73.55% in 2000 to 42.29% in 2005.	EoE: At least 91% Good or Fair by 2005		Environment Agency, HEF QoL Reports, www.sustainable-development.gov.uk/Audit Commission Area Profiles .
Biological river quality	% of river length assessed as good biological quality	2000: 36.53 2002: 36.53 2003: 39.50 2004: 39.50 2005: 39.50	2001: 76 2002: 78 2003: 63 2004: 67	2001:n/k 2002:81 2003:80 2004:77	2001:n/k 2002:68 2003:69 2004:70	Between 2000 and 2005 the percentage of river length assessed as good biological quality remained relatively stable at the local, regional and national level.	EoE: At least 91% Good or Fair by 2005		Environment Agency, HEF QoL Reports, www.sustainable-development.gov.uk/Audit Commission Area Profiles .
River quality objectives: % that passed/failed		n/k	n/k	n/k	n/k				
Number of applications where the EA raised objections granted permission		2007/08: 0 2008/09: 0				On target between 2007/08 and 2008/09.	For no permissions to be granted contrary to EA advice		Annual Monitoring Report 2008/09..
Number of developments approved in areas at risk of flooding		2007/08: 0 2008/09: 0				On target between 2007/08 and 2008/09.	For no developments to be in areas at risk of flooding		Annual Monitoring Report 2008/09..
Water use by sector (domestic, industrial, government etc)		n/k	n/k	n/k	n/k				
Water consumption per capita (litres per head per day)		2001: n/k 2002: n/k 2003: n/k 2004: n/k 2005: n/k	175 181 178 191 182	138 137 143 146 143	147 147 147 150 147	Between 2001 and 2005 trends for all areas were relatively stable though consumption in Hertfordshire were above both the regional and national averages. Figures for the region use Anglian Water consumption as proxy			HEF QoL Reports, www.sustainable-development.gov.uk
Agricultural land resource ('000 ha)		2002: n/k	n/k	1,471	17,154	73% of agricultural land in the region was arable, more than any other UK region			EERA SA 2004
Planning Permissions granted resulting in a loss of grades 1, 2 and 3a	a.) Number of permissions granted	n/k	n/k	n/k	n/k				
	b.) Ha lost	n/k	n/k	n/k	n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified							Targets	SEA Topic	Data Source																																																																																																																											
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Contaminated land:	a) amount (ha)	n/k	n/k	300,000 (estimated)	n/k										EERA SA 2004																																																																																																																											
	b) number of sites (BVPP – 'of potential concern to LA')	n/k	n/k	n/k	n/k								1090 (HBC)																																																																																																																													
CO2 emissions:	<table><thead><tr><th>Region</th><th>Year</th><th>Industry and Commercial</th><th>% Industry and Commercial</th><th>Domestic</th><th>% Domestic</th><th>Road Transport</th><th>% Road Transport</th><th>LULUCF</th><th>% LULUCF</th><th>Total</th><th>Population ('000s, mid-year estimate)</th><th>Per Capita Emissions (t)</th></tr></thead><tbody><tr><td rowspan="3">Hertsmere</td><td>2005</td><td>254</td><td>27.8</td><td>250</td><td>27.5</td><td>407</td><td>44.6</td><td>1</td><td>0.1</td><td>912</td><td>94.8</td><td>9.6</td></tr><tr><td>2006</td><td>256</td><td>28.5</td><td>253</td><td>28.1</td><td>389</td><td>43.3</td><td>1</td><td>0.1</td><td>898</td><td>96.0</td><td>9.4</td></tr><tr><td>2007</td><td>250</td><td>28.0</td><td>246</td><td>27.5</td><td>397</td><td>44.3</td><td>2</td><td>0.2</td><td>895</td><td>97.0</td><td>9.2</td></tr><tr><td rowspan="3">East of England</td><td>2005</td><td>16,638</td><td>36.7</td><td>13,487</td><td>29.8</td><td>14,548</td><td>32.1</td><td>617</td><td>1.36</td><td>45,289</td><td>5,563</td><td>8.1</td></tr><tr><td>2006</td><td>16,422</td><td>36.5</td><td>13,657</td><td>30.4</td><td>14,275</td><td>31.8</td><td>608</td><td>1.35</td><td>44,962</td><td>5,607</td><td>8.0</td></tr><tr><td>2007</td><td>15,782</td><td>35.8</td><td>13,250</td><td>30.0</td><td>14,439</td><td>32.7</td><td>636</td><td>1.44</td><td>44,106</td><td>5,661</td><td>7.8</td></tr><tr><td rowspan="3">UK</td><td>2005</td><td>241,524</td><td>45.9</td><td>149,568</td><td>28.4</td><td>137,186</td><td>26.1</td><td>- 1,934</td><td>- 0.4</td><td>526,345</td><td>60240.0</td><td>8.7</td></tr><tr><td>2006</td><td>241,650</td><td>46.0</td><td>150,782</td><td>28.7</td><td>135,036</td><td>25.7</td><td>- 1,816</td><td>- 0.3</td><td>525,651</td><td>60587.9</td><td>8.7</td></tr><tr><td>2007</td><td>236,401</td><td>45.8</td><td>145,725</td><td>28.2</td><td>136,361</td><td>26.4</td><td>- 1,815</td><td>- 0.4</td><td>516,672</td><td>60975.4</td><td>8.5</td></tr></tbody></table> As can be seen, between 2005 and 2007 road transport was responsible for almost half of the total CO₂ emissions in Hertsmere and the values were higher than the regional and national levels. Industry and commercial and domestic emissions had the same level of CO₂ emissions between those year.											Region	Year	Industry and Commercial	% Industry and Commercial	Domestic	% Domestic	Road Transport	% Road Transport	LULUCF	% LULUCF	Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)	Hertsmere	2005	254	27.8	250	27.5	407	44.6	1	0.1	912	94.8	9.6	2006	256	28.5	253	28.1	389	43.3	1	0.1	898	96.0	9.4	2007	250	28.0	246	27.5	397	44.3	2	0.2	895	97.0	9.2	East of England	2005	16,638	36.7	13,487	29.8	14,548	32.1	617	1.36	45,289	5,563	8.1	2006	16,422	36.5	13,657	30.4	14,275	31.8	608	1.35	44,962	5,607	8.0	2007	15,782	35.8	13,250	30.0	14,439	32.7	636	1.44	44,106	5,661	7.8	UK	2005	241,524	45.9	149,568	28.4	137,186	26.1	- 1,934	- 0.4	526,345	60240.0	8.7	2006	241,650	46.0	150,782	28.7	135,036	25.7	- 1,816	- 0.3	525,651	60587.9	8.7	2007	236,401	45.8	145,725	28.2	136,361	26.4	- 1,815	- 0.4	516,672	60975.4	8.5	UK target of reducing CO ₂ emissions by 80% below 1990 levels, by the year 2050	Air, Climatic Factors	Local and Regional CO2 Emissions Estimates for 2005-2007', produced by AEA for DECC (http://www.decc.gov.uk/en/content/cms/statistics/climate_change/localco2/localco2.aspx)
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Air quality	Number of days of air pollution poor / moderate	36	27	2002:Urban 33Rural 452003:Urban: 60Rural: 75	2002:Urban 19Rural 342003:Urban 51Rural 68	Regional values are approximate averages based on place specific readings.									HEF QoL; EERA SA 2004; Env Health & Housing HBC																																																																																																																											
	Air Quality Management Areas (AQMA)	2010 Hertsmere has 6 AQMAs declared.													UK Air Quality Archive website: http://www.airquality.co.uk/laqm/laqm.php																																																																																																																											

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Energy produced by renewable sources:	a) kWh	n/k	n/k	n/k	n/k	Between 2001 and 2005 the proportion of energy from renewable sources slowly increased at a National level..	The UK government has set a national target for 10% of energy requirements to be provided from renewable sources by 2010. This target is reflected in the East of England Plan, which sets a further target for 17% of energy requirements to be met from renewable sources (excluding offshore wind power) by 2020.		www.sustainable-development.gov.uk and www.renewableseast.org.uk
	b) as % of total energy production	2001: n/k 2002: n/k 2003: n/k 2004: n/k 2005: /nk	n/k n/k n/k n/k n/k	n/k n/k n/k n/k n/k	2.5 2.9 2.7 3.6 4.3				
% of all homes with renewable energy sources installed		n/k	n/k	n/k	n/k				
Total waste collected per annum:	a) total tonnage (thousand tonnes)	2003: n/k	n/k	22,196	224,683				www.sustainable-development.gov.uk
	b) kg per head	n/k	n/k	n/k	n/k				
Total waste recycled per annum:	a) total tonnage (thousand tonnes)	2003: n/k	n/k	9,573	95,442				HBC BVPP 2005
	b) kg per head	n/k	n/k	n/k	n/k				
Household waste:	a) total collected	2004: 88,088	n/k	n/k	n/k	Hertsmere has performed below current National targets for recycling/ composting in the past. Between 2006/07 and 2007/08 the figures for total household waste per head and the percentage of waste recycled and composted	National targets: 30% recycled by 2010, 33% by 2015. HCC		HBC BVPP 2005 Best Value Performance Plan 2008-2009
	b) total sent for recycling/composting	n/k	n/k	n/k	n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	c) % recycled/composted	2001: n/k 2002: 8 2003: 10 2004: 12 2005: 11 % recycled 2006/07: 12.46 2007/08: 16.80 % composted 2006/07: 17.40 2007/08: 12.30	n/k 10 13 16 17	15 17 19 23 n/k	11 13 14 18 n/k	were below the targets. Further improvement needed to meet 2015 target and particularly to meet Hertfordshire target of 50% by 2012.	target of 50% by 2012 % recycled 2006/07: 12.00 2007/08: 14.00 % composted 2006/07: 16.00 2007/08: 23.00 Total household waste per head - 2006/07: 446.00 -2007/08: 444.00		
	d) total household waste per head	2001: 377 2002: 380 2003: 417 2004: 414 2005: 416 2006/07: 431.20 2007/08: 417.63	495 503 508 495 507	491 521 520 505 n/k	507 516 520 512 517				
	e) total recycling per head	2001: n/k 2002: n/k 2003: n/k 2004: n/k 2005: n/k	n/k n/k n/k n/k n/k	58 91 101 118 n/k	52 60 71 87 113				
Ecological footprint (global ha per person)		2004: 5.38	5.31	N/a	5.35	Hertsmere had a larger ecological footprint than the county average and the national average. It ranked 4 th among the 10 Herts LAs			Hertfordshire Biological Records
Private car ownership	(a) % of households with					Herts had one of the highest levels of car ownership in the country. 2006 sample survey for Hertsmere indicated a rise in average car ownership. Small sample of 2006 survey mean differences are not statistically significant.			2001 Census, HBC Parking Survey
	0 cars	2001: 18% 2005: n/k 2006: 7%	18% 13% n/k	19% n/k n/k	26% n/k n/k				
	1 car	2001: 41% 2005: n/k 2006: 42%	42% 43% n/k	45% n/k n/k	44% n/k n/k				
	2 or more cars	2001: 41% 2005: n/k 2006: 51%	40% 45% n/k	36% n/k n/k	29% n/k n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	b) Average vehicles per household	2001: 1.4 2006: 1.6	1.34 n/k	1.27 n/k	1.11 n/k				
Modal split for journeys	a.) to work					Hertsmere and Hertfordshire had lower walking and cycling rates than region and UK, but greater use of train (note average Journey to Work distances by train are long, reflecting large commuting role). No significant changes in Hertfordshire between 2001 and 2005 survey. Further data required to allow trends to be identified.			2001 Census, HCC Traffic Data Report 2003, HCC Traffic Data Report 2005, www.sustainable-development.gov.uk
	Walking	2001: 8% 2005: n/k	9% 8%	10% n/k	11% n/k				
	Cycling	2001: 1% 2005: n/k	2% 2%	4% n/k	3% n/k				
	Bus / Train	2001: 18% 2005: n/k	14% 19%	5% n/k	14% n/k				
	Car	2001: 60% 2005: n/k	64% 66%	79% n/k	71% n/k				
	Motorbike	2001: 1% 2005: n/k	1% 1%	1% n/k	1% n/k				
	Other	2001: 1% 2005: n/k	2% 1%	1% n/k	1% n/k				
	Works at home	2001: 10% 2005: n/k	9% 4%	9% n/k	9% n/k				
	b.) shopping trips					Herts – low use of train for local journeys, bus is higher, but car dominates with 83% of all shopping journeys. Role of car as preferred mode consolidated between surveys			
	Walking or cycling	2002: n/k 2005: n/k	13% 6%	n/k n/k	n/k n/k				
	Public transport	2002: n/k 2005: n/k	11% 11%	n/k n/k	n/k n/k				
	Private vehicle	2002: n/k 2005: n/k	75% 83%	n/k n/k	n/k n/k				
	c.) journeys to school					Trips by private car or walking and cycling were broadly in alignment across geographical areas.			

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	Walk or cycle	2002: n/k 2003: n/k 2004: n/k 2005: n/k	32% n/k n/k 49%	n/k n/k 45% n/k	n/k 47% 47% n/k	Less children using public transport than national average.			
	Public transport	2002: n/k 2003: n/k 2004: n/k 2005: n/k	15% n/k n/k 11%	n/k n/k 9% n/k	n/k 22% 22% n/k				
	Private vehicle	2002: n/k 2003: n/k 2004: n/k 2005: n/k	40% n/k n/k 39%	n/k n/k 46% n/k	n/k 31% 31% n/k				
Mean average distances for journeys (miles)	a.) to work	2004: n/k	13.1	n/k	n/k				
	b.) shopping	2004: n/k	5.8	n/k	n/k				
	c.) leisure	2004: n/k	10.6	n/k	n/k				
Greenway / Cycleway usage counts (specified locations)		n/k	n/k	n/k	n/k				Herts Traffic and Transport Data
Length of greenways/ cycleways per head of population		n/k	n/k	n/k	n/k				
Trip-generating developments	% of trip generating developments (approved)					Longer term data required to assess trends. Data relates to approved major commercial developments	AMR contains a target for 100% of major commercial developments to have a travel plan and incorporate cycling facilities.		Hertsmere BC AMR
	a.) with Green Travel Plans being implemented	2004: 100 2005: 25	n/k	n/k	n/k				
	b.) with Secure cycle storage facilities	2004: 50 2005: 50	n/k	n/k	n/k				
	c.) located in high accessibility zones	n/k	n/k	n/k	n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source	
Total Population		2001: 94,450	1,033,977	5,388,140	n/k	The population estimates for Hertsmere have seen a falling population between the 2001 Census and 2004, in contrast to rises at the county, regional and national level.			2001 Census, ONS mid year estimates Annual Monitoring Report 2008/09 Claimant Count in Hertfordshire.	
		2002: 93,800	1,037,200	5,422,400	n/k					
		2003: 93,800	1,040,900	5,462,900	59,553,800	However between mid-2007 and mid-2008 the population grew from 97,000 to 98,700. the predominant population age was between 30-44.				
		2004: 93,300	1,041,300	5,491,300	59,834,300					
		97,000 (mid 2007)	1,066,100 (mid-2007)			ONS predicted in 2004 that the borough population would rise to 103,000 by 2021 and 107,000 by 2028. Based on current trends it would appear that this projection might have been an underestimate of the actual growth rate.				
		By age:								
		0 - 14: 18,400								In 2008 the age structure of the Borough was broadly comparable to that of Hertfordshire and England though Hertsmere had a slightly lower proportion of its total population in the 15-29 age group and a slightly higher percentage of 75 and over age group.
		15 - 29: 17,800								
		30 - 44: 21,200								
		45 - 59: 19,100								
60 - 74: 12,300										
75+: 8,300										
98,700 (mid 2008)	Mid-2008									
By age:		Total Population ('000s)	0-14	15-29	30-44		45-59	60-74	75+	
0 - 14: 18,500 (18.7%)										
15 - 29: 18,400 (18.6%)										
30 - 44: 21,200 (21.5%)										
45 - 59: 19,600 (19.9%)										
60 - 74: 12,800 (12.9%)										
75+: 8,300 (8.4%)										
Population Density	Persons per hectare	2001: 9.35 2002: 9.29 2003: 9.29 2004: 9.24	6.29 6.31 6.34 6.34	2.82 2.84 2.86 2.87	n/k n/k 2.45 2.47	The population density in Hertsmere was almost 50% higher than for Hertfordshire as a whole, which in turn was more than twice as high as for the region and the country.				
Average Household Size		2.49	2.42	2.37	2.36	Household size continues to fall, although Hertsmere is above regional and national average household size.				
Population distribution	Males	48%	49%	49%	49%	In 2001 the population structure of Hertsmere closely matched that for the County, Region and UK as a whole.			2001 Census	
	Females	52%	51%	51%	51%					
	Aged 0 to 15	19%	18%	19%	19%					
	Aged 16 to 74	73%	75%	73%	73%					

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	Aged 75 and over	8%	7%	8%	8%				
Housing tenure	% of households					Hertsmere had slightly higher levels of home ownership than the region or country. The proportion of private lettings was lower than the regional and national figures. National figures refer to England and Wales only.			2001 Census
	Owner occupied: Owns outright	31.61	n/k	30.67	29.46				
	Owner occupied: Owns with a mortgage or loan	42.39	n/k	41.53	38.76				
	Rented from: Council (local authority)	2.09	n/k	11.61	13.24				
	Rented from: Housing Association / Registered Social Landlord	13.99	n/k	4.91	5.95				
	Rented from: Private landlord or letting agency	5.14	n/k	7.57	8.72				
	Rented from: Other	3.6	n/k	3.2	3.22				
Housing Type	Percentage of households living in type of accommodation					The distribution of household accommodation types was closely matched to the regional and national figures.			2001 Census
	Whole house or bungalow: Detached	21.17	n/k	30.17	22.77				
	Whole house or bungalow: Semi-detached	33.7	n/k	31.21	31.58				
	Whole house or bungalow: Terraced (including end terrace)	22.66	n/k	23.5	26.04				
	Flat or maisonette	21.7	n/k	12	19.2				
	Caravan or mobile home	0.7	n/k	n/k	0.4				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Index of multiple deprivation	a) Overall rank	0% of SOAs are in the most deprived 10% in England	0% of SOAs are in the most deprived 10% in England	2.1% of SOAs are in the most deprived 10% in England	N/a	In 2004, Hertsmere was relatively less deprived than the average for the EoE, although it was less affluent than the Hertfordshire average. In 2007/08 and 2008/09 10% of SOAs were in the most deprived 20% in Hertfordshire.			IMD 2004 Annual Monitoring Report 2008/09.
		% of SOAs are in the most deprived 20% in England	n/k	n/k					
		2004: 1.6% 2007/08: 0% 2008/09: 0%							
		38.7% of SOAs are in the least deprived 20%	45.8% of SOAs are in the least deprived 20%	30.9% of SOAs are in the least deprived 20%					
		% of SOAs are in the most deprived 20% in Hertfordshire							
	2007/08: 10% 2008/09: 10%								
	b) Income	0% of SOAs are in the most deprived 10% in England	0.1% of SOAs are in the most deprived 10% in England	2.8% of SOAs are in the most deprived 10% in England	N/a	Hertsmere has a low level of income disadvantage.			
		1.6% of SOAs are in the most deprived 20% in England	1.8% of SOAs are in the most deprived 20% in England	7.8% of SOAs are in the most deprived 20% in England					
		32.3% of SOAs are in the least deprived 20%	36.0% of SOAs are in the least deprived 20%	25.6% of SOAs are in the least deprived 20%					
	c) Employment	0% of SOAs are in the most deprived 10% in England	0.1% of SOAs are in the most deprived 10% in England	1.8% of SOAs are in the most deprived 10% in England	N/a	Hertsmere had a low level of employment disadvantage.			
		0% of SOAs are in the most deprived 20% in England	0.3% of SOAs are in the most deprived 20% in England	5.7% of SOAs are in the most deprived 20% in England					

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
		41.9% of SOAs are in the least deprived 20%	52.4% of SOAs are in the least deprived 20%	33.1% of SOAs are in the least deprived 20%					
	d) Education	0% of SOAs are in the most deprived 10% in England	0.1% of SOAs are in the most deprived 10% in England	5.1% of SOAs are in the most deprived 10% in England	N/a	Hertsmere had fewer educational disadvantages than the County or region.			
		0% of SOAs are in the most deprived 20% in England	5.9% of SOAs are in the most deprived 20% in England	14.4% of SOAs are in the most deprived 20% in England					
		32.3% of SOAs are in the least deprived 20%	52.4% of SOAs are in the least deprived 20%	19.2% of SOAs are in the least deprived 20%					
	e) Barriers to housing and services	6.5% of SOAs are in the most deprived 10% in England	4.5% of SOAs are in the most deprived 10% in England	9.0% of SOAs are in the most deprived 10% in England	N/a	Hertsmere had a high level of disadvantage when it comes to barriers to housing and services. Housing affordability was thought to be the main factor.			
		22.6% of SOAs are in the most deprived 20% in England	14.9% of SOAs are in the most deprived 20% in England	19.1% of SOAs are in the most deprived 20% in England					
		0% of SOAs are in the least deprived 20%	14.8% of SOAs are in the least deprived 20%	15.8% of SOAs are in the least deprived 20%					
	f) Health deprivation and disability	0% of SOAs are in the most deprived 10% in England	0% of SOAs are in the most deprived 10% in England	0.8% of SOAs are in the most deprived 10% in England	N/a	Hertsmere had a very low level of health and disability deprivation.			
		0% of SOAs are in the most deprived 20% in England	0% of SOAs are in the most deprived 20% in England	3.2% of SOAs are in the most deprived 20% in England					
		56.5% of SOAs are in the least deprived 20%	50.8% of SOAs are in the least deprived 20%	37.0% of SOAs are in the least deprived 20%					
Resident participation	% of residents surveyed who consider that they are happy with their level of involvement in decision making	n/k	n/k	n/k	n/k				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Long term unemployment	% of people claiming jobseekers allowance who have done so for a year or more	2001: n/k 2002: n/k 2003: n/k 2004: n/k 2005: 13.7	n/k n/k n/k n/k n/k	16.6 12.4 11.1 12.4 n/k	19.7 16.3 14.6 15.2 n/k	At the regional level, there was a long term trend of decline in the number of long term unemployed. Hertsmere marginally under national rate at 2005.			www.dtistats.net, HCC
% of 18-24 year olds claiming unemployment related benefits		17.20%	19.60%	n/k	n/k				
Income deprivation	% of under 16s living in income deprived families	13.51	Average of published figures for HCC LAs is 12.75	14 (before housing costs), 23 (after housing costs)	20 (before housing costs), 29 (after housing costs)	Child poverty in Hertsmere was above the County average, and included the SOA with the 2 nd highest level of child poverty in Herts.			HEF QoL
	(below 60% of contemporary median)	n/k	n/k	n/k	n/k				
% of economically active population with no qualifications		2001: 13.2 2002: n/k 2003: n/k 2004: n/k 2005: 11.9	10.6 n/k n/k n/k n/k	10.5 10.1 10.7 9.6 n/k	11.5 10.9 10.4 10.1 n/k	The proportion of unqualified people in Hertsmere was marginally higher than the County, regional and national average, although still below the England rate. More time series data is needed to identify trends.			www.dtistats.net
% of economically active population with NVQ3 or higher qualifications		2001: 38.2 2002 n/k 2003: n/k 2004: n/k 2005: 44.2	50.3 n/k n/k n/k n/k	44.7 45.5 45.8 47.3 n/k	47.5 48.3 49.4 50.8 n/k	The proportion of people in Hertsmere with NVQ3 or higher qualifications was lower than the National average and the lowest of all Hertfordshire LAs. Trend of slow increase at the national level.			Hertsmere BVPP 2005/06
General Qualification		68.4% gained 5 GCSEs grade A*-C in 2007 (62.0) Entering higher education 2005/2006: 590	n/k	n/k	Entering higher education 2005/2006: 235,160	Qualifications and skills profile in Hertsmere are improving with more people entering higher education.			Hertsmere Community Profile 2008.
% population in household with no wage earner		2001: n/k 2002: n/k 2003: n/k 2004: n/k 2005: n/k	n/k n/k n/k n/k n/k	7.7 8.0 8.3 8.0 8.0	11.5 11.6 11.5 11.3 11.6	The proportion of working age people in workless households remained stable between 2001 and 2005.			RSS 14 SA 2004

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Child care facilities waiting lists / availability by location		n/k	n/k	n/k	n/k				Housing services
Public transport accessibility.	% of all uses within accessibility zones	n/k	n/k	n/k	n/k				Survey and GIS plotting
	Primary schools								
	Secondary schools								
	Child care centres								
	Other education facilities								
	Retail floorspace								
	Offices (> 1000 sq m)								
	Industrial premises (> 1000 sq m)								
	Leisure centres (gyms, swimming pools etc)								
	Cinema								
	Residential								
	Hospitals								
	Doctors								
	Pharmacies								
	Banks								
	Post offices								
	Job centres								
Proximity of services to population.	% of residences within identified threshold distance of services:	n/k	n/k	n/k	n/k				Survey and GIS plotting
	Primary school (1500m)								
	Secondary school (3000m)								
	Child care centre (1500m)								
	Doctor (1500m)								
	Pharmacy (1500m)								
	Bank (1500m)								

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	Post office (1500m) Job centre (3000m) Local open space (800m) District open space (1500m) Town centre (1500m) Supermarket (3000m) Library (1500m)								
Accessibility to Key Services		2007/08 Primary Sch:100%, Secondary Sch: 100%, Retail: 100%, Employment:100%, GP/Surgeries: 100%, Hospital: 96% 2008/09 Primary Sch:100%, Secondary Sch: 100%, Retail: 100%, Employment:100%, GP/Surgeries: 100%, Hospital: 66%				Between 2007/08 and 2008/09 the accessibility levels to all key services were on target, except to Hospitals which in fact decreased from 96% in 2007/08 to 66% in 2008/09.	For 100% of completed residential development to be within 30 mins public transport of key services		Annual Monitoring Report 2008/09
% of buildings open to the public that are suitable & accessible to disabled people		2004: 73.7 2005: 73.7	n/k n/k	n/k n/k	n/k n/k	Although the results placed the council in the top 25% of UK authorities, further work was required to meet the target.	100%		HBC Best Value Performance Plan
% of new development within 1km of good public transport links		n/k	n/k	n/k	n/k				Survey and GIS plotting

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
% of dwellings not meeting the 'decent homes' standard		2001: n/k 2002: 2.4 2003: 4.7 2004: 3.8 2005: 3.9	n/k n/k n/k n/k n/k	28.1 n/k n/k n/k n/k	33.1 n/k n/k n/k n/k	Hertsmere was very low by national standards			ODPM Regional Quality of Life counts
Housing affordability:	House price to income ratio for working households aged 20-39 (average price 2/3 bed dwelling vs. average household income)	23:05.3	4.65	4.27	4.11	Hertsmere was 31 st most unaffordable Local Authority in England and 2 nd most unaffordable in EoE after Cambridge. The number of affordable housing units completed between 2006/07 and 2007/08 decreased from 111 to 95 and the values were below the proposed targets for those years.	Affordable housing units completed during the Year: 2006/07: 123 2007/08: 97		Joseph Rowntree Foundation 'Affordability differences by area for working households buying their homes - 2003 update'. Best Value Performance Plan 2008-2009
	Affordable housing units completed during the year	2006/07: 111 2007/08: 95							
	Housing affordability ratios - males								
	a) Detached	2003: 13.77	11.28	n/k	n/k				
	b) Semi-detached	2003: 6.56	6.17	n/k	n/k				
	c) Terrace	2003: 5.33	4.71	n/k	n/k				
	d) Flat/maisonette	2003: 4.40	3.67	n/k	n/k				
	Housing affordability ratios – Female								
	a) Detached	2003: 18.49	15.74	n/k	n/k				
	b) Semi-detached	2003: 8.81	8.61	n/k	n/k				
	c) Terrace	2003: 7.15	6.58	n/k	n/k				
	d) Flat/maisonette	2003: 5.91	5.12	n/k	n/k				
Homelessness	Proportion of families accepted as statutorily homeless within the last 2 years	n/k	n/k	n/k	n/k	New BV indicator.	0.50%		Hertsmere BVPP 2005/06
	Homeless Households in Bed	n/k	n/k	3.10%	3.70%	New BV indicator.	0%		Hertsmere BVPP 2005/06

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	and Breakfast Accommodation								
	Total number of homelessness applications	2006/07: 390 2007/08: 357				The number of homelessness applications decreased from 390 in 2006/07 to 357 in 2007/08.			Claimant Count in Hertfordshire
% of affordable homes completed as a percentage of all completions		2001: 10 2002: 24 2003: 28 2004: 35 2005: 10 2006/07: 20 2007/08: 25 2008/09: 13	n/k n/k 18 18 22 n/k	n/k n/k 11 13 18 n/k	n/k n/k n/k n/k n/k n/k	Within Hertsmere, completion rates fluctuate year on year due to the build schedule on individual schemes. However, at the region a trend of increasing provision is emerging. In 2007/08 the percentage of affordable homes completed as a percentage of all completions outperformed the target, however was below the target in 2008/09. The number of Affordable Housing completions rose from 20% in 2006/07 to 25% in 2007/08 but has fallen to 13% in 08/09. This is because a number of new development projects have been put on hold due to economic conditions, whilst completions on a number of on-going projects have slowed down.	For 15% of completions to be affordable (local performance indicator target 2005/06)		Hertsmere BVPP 2005/06, Regional AMR. Annual Monitoring Report 2008/09
Affordable housing units completed in the year:							50% of completions to be funded through s106 in 2006-08. Target for 235 affordable completions in same period		Hertsmere BVPP 2005/06
a) with subsidy from the Council's assets or resources		n/k	n/k	n/k	n/k				
b) Otherwise through s 106 agreements		n/k	n/k	n/k	n/k				
c) Other		n/k	n/k	n/k	n/k				
d) Total		n/k	n/k	n/k	n/k				
Number of people on housing waiting list and average time on list		n/k	n/k	n/k	n/k				
Number of abandoned homes		n/k	n/k	n/k	n/k				
Number of unauthorised traveller		n/k	n/k	n/k	n/k				Gypsy & Traveller needs study

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
encampments									
Total crime per 1000 population		2004: n/k 2007: 42.16	92	n/k	113 213	In 2004 and 2007 Herts was below the National average.			Claimant Count in Hertfordshire
Violent crimes per 1000 population		2004: 11.1 2005: 15.4 2006/07: 15.51 2007/08: 12.97	11.9 16.1	n/k n/k	n/k 20	Between 2004 and 2005 Hertsmere was marginally below Hertfordshire figures and national average. In 2006/07 the figure was above the target, however in 2007/08 it outperformed the target.	2006/07: 13.88 2007/08: 15.51		www.areaprofiles.audit-commission.gov.uk Best Value Performance Plan 2008-2009
Domestic burglaries per 1000 population		2004: 16.9 2005: 15.4 2006/07: 12.95 2007/08: 13.69	13.1 12.4	n/k n/k	n/k n/k	Between 2004 and 2005 Hertsmere was marginally above Hertfordshire figures. In 2006/07 and 2007/08 the figures outperformed the targets.	2006/07: 14.41 2007/08: 13.63		Best Value Performance Plan 2008-2009
Fear of crime:	% of people with a high level of worry about					Fear of crime in Hertfordshire broadly comparable with the region as a whole but lower than nationally. Figures suggest that the majority of residents feel safe.	Increase the number of residents feeling safe by 1% pa to 88% in 2008		HBC BVPP 2005, www.areaprofiles.audit-commission.gov.uk
	a.) Burglary	9.1 10.5	9.1 10.5	8.6 8.6	13 12	Hertsmere and Hertfordshire data both give figures for Herts Policy Authority area.			
	b.) Car Crime	12.8 11.0	12.8 11.1	10.9 9.7	15 13				
	c.) Violent Crime	15.9 13.2	15.9 13.3	15.2 14.3	n/k n/k				
Life expectancy at birth	Males	2002: 77.3 2005: 77.8	n/k n/k	n/k n/k	75.9 76.3	Hertsmere was about equivalent to the England average for female LA and above average for males			Beds & Herts Strategic Health Authority 2005, www.areaprofiles.audit-commission.gov.uk
	Females	2002: 80.5 2005: 80.8	n/k n/k	n/k n/k	80.5 80.7				
General health:	% of people describing their health as:					Hertsmere's residents considered themselves healthier than the average for the region and nation. Close correlation between Borough and County figures.			2001 Census
	a) Good	2001: 73.2	73.1	70.4	68.6				
	b) Fairly Good	2001: 20.2	20.3	22.1	22.2				
	c) Not good	2001: 6.6	6.6	7.6	9.2				
People of working age with a limiting long-term illness		2001: 14.7%	14.10%	16.20%	18.20%	There were fewer working age people with a long-term illness in Hertsmere			2001 Census

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
Road accidents – persons killed or seriously injured		2001: n/k 2002: n/k 2003: 75 2004: 82 2005: n/k	894 814 688 691 580	n/k n/k 3,994 3,844 n/k	40,560 39,407 32,296 34,351 32,155	General downward trend nationally and in Hertfordshire, where there had been a significant reduction. Longer term time series data required to ascertain trends for Hertsmere and the region.			DFT, www.hertsdirect.org/yrcouncil/hcc/env/plann/transplan/acccdata/
Properties affected by flood risk		n/k	n/k	125,000	approx 2 million				www.eelgc.gov.uk
Deaths per 1000 population as a result of	a.) Coronary heart disease	n/k	n/k	n/k	n/k				www.sustainable-development.gov.uk
	b.) Cancer	2001: n/k 2002: n/k 2003: n/k 2004: n/k	n/k n/k n/k n/k	118.0 116.6 114.8 n/k	128.8 126.5 124.0 121.6	Figures indicate a slight decline though longer time series needed to reliably discern trends			
	c.) Suicide	2001: n/k 2002: n/k 2003: n/k 2004: n/k	n/k n/k n/k n/k	7.8 7.9 7.9 n/k	9.3 8.9 8.6 8.6	Figures indicate a slight decline though longer time series needed to reliably discern trends			
	d.) Accidents	n/k	n/k	n/k	n/k				
Resident perceptions of town centres		n/k	n/k	n/k	n/k				
Resident perceptions of neighbourhoods		2005: 82%	n/k	n/k	n/k	82% of residents were satisfied with the Borough as a place to live in 2005 resident satisfaction survey.			MORI Survey
Number of empty shops by town centre	a.) Borehamwood	2003: 14 2004: 14 2005: 12 2006: 14	n/a	n/a	n/a	Vacancy rates remained consistent / stable in all of the Borough's main centres with the exception of Radlett where the number of vacancies had fallen and the district centre was fully occupied. A higher number of vacant units in Borehamwood and Potters Bar.			HBC Retail Surveys
	b.) Bushey / Bushey Heath	2003: 3 2004: 3 2005: 2 2006: 5	n/a	n/a	n/a				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	c.) Potters Bar	2003: 10 2004: 12 2005: 13 2006: 11	n/a	n/a	n/a				
	d.) Radlett	2003: 5 2004: 3 2005: 1 2006: 0	n/a	n/a	n/a				
High street individuality (proportion of local 'non-clone' shops in high streets), by centre		n/k	n/k	n/k	n/k				new economics foundation (nef) survey methodology
Retail floorspace in centre vs. out-of-centre	% of retail floorspace in:					The Borough's retail floorspace remains was concentrated in town centre locations. The 2005 figures will be used as a baseline against which future changes will be monitored.	For the % of retail floorspace in out of town locations to not exceed the 2005 baseline.		HBC Retail Surveys
	a.) Town Centres	2005: 81	n/k	n/k	n/k				
	b.) Edge of Town locations	2005: 2	n/k	n/k	n/k				
	c.) Out of Centre locations	2005: 5	n/k	n/k	n/k				
	d.) Out of Town locations	2005: 12	n/k	n/k	n/k				
% of land or highways that are of an unacceptable standard of cleanliness		2005: 12	n/k	n/k	n/k		30%		Waste Services (BV199)
% of Borough deficient in various types of open space, as per needs survey		n/k	n/k	n/k	n/k				
% of residents satisfied with LA cultural services:	a) sports and leisure facilities	a) 57%	n/a	n/a	n/a				SMILE - A culture and leisure strategy for Hertsmere
	b) libraries	b) n/a	n/a	n/a	n/a				
	c) museums	c) 34%	n/a	n/a	n/a				
	d) arts activities and venues	d) 40%	n/a	n/a	n/a				

Indicator	Description	Hertsmere	Herts	East of England	National	Issue Identified	Targets	SEA Topic	Data Source
	e) parks and open spaces	e) 70%	n/a	n/a	n/a				

Appendix D - Policy Options Assessment

Table D.1 - Assessment of the range of options for achieving Core Strategy Policy Theme: Location and Scale of Development - Development and Strategy and Hierarchy

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA/SEA Objective	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												
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.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	+	In directing development to the major towns, the policy option would respect the existing hierarchy and maximise development opportunities, including the growth of essential facilities and services, in the most accessible 'main' locations.	+/--	A flattening of the existing hierarchy may result in improved facilities and services for some communities as a result of development opportunities being capitalised upon. However, there is a considerable risk that a less 'controlled' approach to development may result in over-burdening of some local services and facilities and failure of sustainable transportation systems, with detrimental effects against the objective.	++	An accessibility based approach to development, which includes services and facilities, has strong synergies with the objective and should therefore support it.	+/--	As Option 2 – not only is a market led approach likely to result in restricted types of development (i.e. preference for high value such as housing) that excludes services and facilities, but it is also likely to fail to reflect the sustainable transportation network.	--	In permitting rural expansion, there is a considerable risk that new housing in rural areas would have poor access to essential services and facilities, exerting considerable pressure on rural centres. However, the scale of these negative effects will depend on the location of the rural expansion.	++	In directing development of a high density to the major towns, the policy option would respect the existing hierarchy and maximise development opportunities, including the growth of essential facilities and services, in the most accessible 'main' locations.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	+/-	Rural expansion may help to meet the housing needs of concealed households in rural areas. However, there is a risk that rural sites may be more attractive to market developers, serving to exacerbate	0	No obvious effects.

	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
										problems of housing affordability in rural areas.		
4. To reduce poverty and social exclusion and promote equality of opportunities	++/-	Focusing development on the 'main' towns in the District may have benefits in terms of ensuring that residents in the majority of settlements can access these centres by a range of modes; however, there is a risk that more peripheral areas will suffer decline as a result of a lack of targeted investment, which could exacerbate inequalities.	++/-	The removal of the hierarchical approach to development location should contribute to a more equitable pattern of development across the District. However, there is a risk that a more dispersed approach to development may fail to be matched by requisite improvements in transportation networks, potentially increasing accessibility deprivation.	++	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.	--	Reliance upon the market will result in economically driven patterns of development – this is likely to favour the more affluent settlements and thus exacerbate incidences of social exclusion and inequality of opportunity.	+/-	Permitting expansion of rural settlements may help to extend opportunities for local community engagement; however, there is a risk that a more dispersed approach to development may fail to be matched by requisite improvements in transportation networks, potentially increasing accessibility deprivation.	++/-	Focusing development on the 'main' towns in the District may have benefits in terms of ensuring that residents in the majority of settlements can access these centres by a range of modes; however, there is a risk that more peripheral areas will suffer decline as a result of a lack of targeted investment, which could exacerbate inequalities.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	+	In focusing development in the more accessible 'main' towns, the policy option may help to improve access to health care facilities, sporting and leisure provision for a wider range of the population.	+/-	The removal of the hierarchy may result in a more equitable pattern of development, potentially including health care, sporting and leisure provision; however, there is a risk that this will not be supported by the transportation network, which could limit the spread of benefits.	++	In directing development to a wider range of accessible locations, the policy option should contribute to improved levels of access to health care, sporting and leisure provision for a wide section of the community.	--	The market led approach is unlikely to deliver provision in the areas of greatest need, thus there is a risk that health inequalities may be deepened.	+/-	The opportunity to develop a new rural settlement (s) may result in the addition of some community based facilities including sporting and leisure provision; however, there is a risk that additional residential development will not be supported by the transportation network, which could limit the	+	In focusing development in the more accessible 'main' towns, the policy option may help to improve access to health care facilities, sporting and leisure provision for a wider range of the population.

	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
										spread of benefits and restrict access to primary healthcare.		
ENVIRONMENTAL												
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	++	By focusing development in the main towns in Hertsmere (Borehamwood and Potter Bar) is likely to ensure the most efficient use of PDL and existing buildings before greenfield sites.	+	By flattening or removing the hierarchy for development in Hertsmere this may result in a more dispersed development which may not result in making the most efficient use of PDL in the main towns but may able smaller towns to accommodate some development. This option should still avoid Greenfield development.	++	This option is similar to option 1 as the towns with the greater accessibility in Hertsmere are Borehamwood and Potters Bar also allow redevelopment of PDL and buildings in other towns such as Radlett and Bushey which is also likely to have positive effects.	-	This option is not to have a development hierarchy policy and is likely to result in an unstructured approach with no control over directing development in the main settlements and may result in greenfield development if there is no strict policy resisting development in greenfield sites.	--	Rural expansion will not seek as priority, to make the best use of PDL and will involve Greenfield release which is contrary to this objective, to a greater extent than option 4.	+++	By focusing high density development in the main towns in Hertsmere (Borehamwood and Potter Bar)it is likely to ensure the most efficient use of PDL and existing buildings before greenfield sites.
8. To reduce contamination and safeguard soil quality and quantity	++	By focussing development in the main towns in Hertsmere development is likely to be focussed on PDL that may require remediation of contaminated land before greenfield sites and thus no potential loss of valuable soil resources.	+	Flattening or removing the hierarchy may result in more dispersed development not making the best use of PDL. Consequently the area of land potentially remediated may be reduced.	++	Similar effect to option 1 as development of PDL is likely in other towns such as Radlett and Bushey.	-	Policy may result in greenfield development with consequent loss of valuable agricultural soil resources.	--	Rural expansion will result in major levels of Greenfield development with significant negative effects through the permanent loss of agricultural land.	++	By focussing development in the main towns in Hertsmere development is likely to be focussed on PDL that may require remediation of contaminated land before greenfield sites and thus no potential loss of valuable soil resources.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of	+	Identification of a development hierarchy presents opportunities to continue with a spatial policy to direct development to the main towns in Hertsmere, potentially assisting in the	+/-	Removing the hierarchy would enable the Borough's towns to grow according to the availability of suitable sites over time however, with a hierarchy, the roles of difference centres may be insufficiently defined	+	This option would produce similar positive effects to option 1 as it is likely that development will still be focused in Borehamwood and Potters Bar due to these areas having	-	This policy option will result in an unstructured approach with no control over spatial distribution of development potentially to the detriment historic buildings and	--	Rural expansion, depending on location, is likely to have overall negative effects on landscape character, however, focusing in one area in Hertsmere, may allow for mitigation.	+/-	Substantial urban intensification directed to the main towns in Hertsmere, may potentially assist in the protection and enhancement of historic buildings. However development at such density is

	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
importance to the community		protection and enhancement of historic buildings.		to achieve a desired balance of development potentially to the detriment of historic buildings through loss of local character and unsympathetic development.		high levels of accessibility.		features through impacts on local character resulting in harm to the setting of historic assets through unsympathetic development.				likely to have a significant negative effect on landscape character.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects as this policy option concentrates all development within the two main urban centres.	0	No obvious effect as this option, whilst flattening the hierarchy, would still encourage development in the settlements in Hertsmere.	0	No obvious effects as this policy option concentrates all development within the two main urban centres.	--	Potential negative effects with this policy as removing policy and leaving up to the market may result in development in greenfield areas which are considered desirable for developers.	--	Potential negative effects as this option will result in Greenfield release which may be detrimental to the quality of the countryside and local landscape, however, focusing development in one chosen area, may allow for mitigation.	0	No obvious effects as this policy option concentrates all development within the two main urban centres.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	Focussing development in main towns is likely to make the best use of existing sustainable transport infrastructure.	-	Dispersed development would be contrary to the development of a sustainable transport system and would lead to growth in car usage and congestion.	+++	Accessibility based approach allows flexibility to consider the provision of sustainable transport infrastructure and could allow for significant levels of modal shift across the District.	--	Unrestricted growth is likely to lead to greater use of the private car and associated congestion problems.	--	Rural expansion is likely to lead to greater use of the car and traffic congestion, particularly in areas that currently may not suffer from congestion problems.	+++	Focussing high density development in main towns is likely to make the best use of existing sustainable transport infrastructure.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-	Possible negative effects as brownfield sites and urban infill sites may be of importance for local biodiversity which would be under pressure through intensifying development in the two main towns.	-	Possible negative effects as brownfield sites and urban infill sites may be of importance for local biodiversity which would be under pressure through intensifying development in the main settlements in Hertsmere.	-	Possible negative effects as brownfield sites and urban infill sites may be of importance for local biodiversity which would be under pressure through intensifying development in the two main towns.	--	The extent to which this option could result in the development of Greenfield sites important for local biodiversity, this option is likely to have moderately negative effects.	---	This option will involve the loss of Greenfield and the extent to which, Greenfield sites are important for local biodiversity, this option is likely to have strongly negative effects, as certainty of Greenfield development with this option is higher.	--	Possible negative effects as brownfield sites and urban infill sites may be of importance for local biodiversity which would be under pressure through substantially intensifying development in the two main towns.

	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	--	Potential negative effects as policy may result in greenfield development with negative effects on water quality through runoff from impermeable surfaces.	---	Potential negative effects as policy may result in greenfield development with negative effects on water quality through runoff from impermeable surfaces. Scale of effect greater than Option 4 as certainty of Greenfield development is higher.	0	No obvious effects.
14. To minimise water consumption	-	Potential negative effects as additional development would result in increased water consumption.	-	Potential negative effects as additional development would result in increased water consumption.	-	Potential negative effects as additional development would result in increased water consumption.	-	Potential negative effects as additional development would result in increased water consumption.	-	Potential negative effects as additional development would result in increased water consumption.	-	Potential negative effects as additional high density development would result in increased water consumption.
15. To minimise the risk of flooding taking account of climate change	-	Potential negative effects as additional development would result in increased runoff and a potential increase in flood risk.	-	Potential negative effects as additional development would result in increased runoff and a potential increase in flood risk.	-	Potential negative effects as additional development would result in increased runoff and a potential increase in flood risk.	-	Potential negative effects as additional development would result in increased runoff and a potential increase in flood risk.	-	Potential negative effects as additional development would result in increased runoff and a potential increase in flood risk.	--	Potential negative effects as additional high density development would result in increased runoff and a potential increase in flood risk.
16. To improve local air quality	++/-	See assessment of SA objective 11. Focussing development in main towns will lead to use of sustainable transport with improvements in air quality, although use of vehicles is likely to grow with potential negative effects on air quality.	--	See assessment of SA objective 11. Vehicle use is likely to increase with negative effects on air quality. In addition, more dispersed development is likely to result in negative effects in deteriorating air quality in more localised areas.	++	See assessment of SA objective 16. Growth will be based on accessibility to services and public transport and may result in a lower level of vehicle use than option 1.	--	See assessment of SA objective 11. Vehicle use is likely to increase with negative effects on air quality.	---	See assessment of SA objective 11. Vehicle use is likely to increase with negative effects on air quality. Scale of effect is likely to be significant.	++/-	See assessment of SA objective 11. Focussing development in main towns will lead to use of sustainable transport with improvements in air quality, although use of vehicles is likely to grow with potential negative effects on air quality.
17. To reduce greenhouse gas emissions	+/-	See assessment of SA objective 11+16. Sustainable transport usage in main towns will minimise	-	See assessment of SA objective 11+16. Vehicle use is likely to increase with negative effects on greenhouse	++/-	See assessment of SA objective 11+16. Growth will be based on accessibility to	-	See assessment of SA objective 11+16. Vehicle use is likely to increase with negative effects on	--	See assessment of SA objective 11+16. Vehicle use is likely to increase with negative effects on greenhouse	+/-	See assessment of SA objective 11+16. Sustainable transport usage in main towns will minimise

	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
		greenhouse gas emissions, although any development will increase greenhouse gas emissions unless carbon neutral.		gas emissions. Although any development will increase greenhouse gas emissions unless carbon neutral.		services and public transport and may result in a lower level of vehicle use than option 1, although any development will increase greenhouse gas emissions unless carbon neutral.		greenhouse gas emissions.		gas emissions.		greenhouse gas emissions, although any development will increase greenhouse gas emissions unless carbon neutral.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC												
20. To provide a prosperous, balanced and stable economy	+/-	In focusing development in the main towns, there is the opportunity to improve the economy of these centres; however, the spatial approach does not support a balanced economy across the District.	++/-	This policy option affords greater flexibility for development to respond to site availability, which may be more equitable. However, there is a risk that transport infrastructure will fail to reflect development patterns and increased development pressure	++	In focusing development in the most accessible locations, the policy option presents the opportunity to create a more balanced economy served by effective transport infrastructure.	+/-	The market approach is essentially economically driven and thus represents the potential to maximise economic benefits in certain locations. However, the nature of market led growth is likely to lead to greater imbalances	+/-	Development in rural areas may help to better support the rural economy through increased availability of sites for both employment and residential development. However, dispersed patterns of development are likely to have increased	++/-	In focusing development in the main towns, there is the opportunity to improve the economy of these centres; however, the substantial urban intensification does not support a balanced economy across the District.

	Option 1 – Maintain the current policy position (Bwood / PB first)		Option 2 – Flatten / remove hierarchy		Option 3 - Accessibility based approach		Option 4 - Market led / do nothing		Option 5 – rural expansion		Option 6; Substantial Urban Intensification	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
				in smaller centres may have adverse environmental implications, both of which may result in detrimental effects against the objective.				between settlements and thus undermine the objective.		pressure on rural services may have adverse effects on economic stability of smaller centres.		
21. To sustain and enhance the viability and vitality of town centres	+/-	In focusing development on the main settlements, the policy option should have significant benefits for these towns; however this may be at the expense of the smaller towns in the District.	+/--	This policy option would result in development within a wider range of settlements across the District – although this may have localised benefits, such an approach may not be supported by the necessary infrastructure, which could undermine the ability of town centres to remain vital and viable.	++	In focusing development in a range of the most accessible town centres, this policy approach should help to support the vitality and viability of these more accessible areas.	+/--	The market approach is essentially economically driven and thus while it may result in considerably increased vitality and viability in certain towns; this is likely to be tempered with greater inequality and decline of other centres in the District.	--	Rural expansion is likely to draw population away from town and service centres, creating a more dispersed development pattern. However, these negative effects would be less if one large rural extension is identified. Overall, however, this option may undermine the attractiveness of certain town centres, encouraging rural residents to travel further for town centre services, potentially outside the Hertsmere boundary.	++/--	In focusing development on the main settlements, the policy option should have significant benefits for these towns; however this may be at the expense of the smaller towns in the District.

Table D2: Assessment of the range of options for achieving Core Strategy Policy Theme: Location And Scale Of New Development – Employment Land Uses

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Release of designated employment areas for other uses.		Option 2 – Continue 'no protection' approach to non-designated employment land sites.		Option 3 - Keep all employment land - both in designated and non designated areas - for only employment uses.		Option 4 - Control what uses may be located in which areas in the Borough.		Option 5 - Redistribution of employment land		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												
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.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	+	This policy option may result in providing opportunities for enhanced access to employment by controlling the location of employment sites.	+	[This option would enable the redistribution of employment land potentially to more accessible areas therefore offering enhanced access to employment opportunities.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	++	Releasing all employment sites in Hertsmere will result in these sites going for higher land values such as housing which will have overall positive effects on this objective and provide a greater provision of affordable housing in combination with theme 8.	0	No obvious effects.	-	Potential that not allowing release of certain employment sites may not contribute to meeting housing targets.	+	Potential that in controlling the location of employment sites, this option may also contribute to meeting housing targets to a certain extent.	+	With this option there is the potential to allow existing employment sites that may be unviable or in poor locations to be developed for housing which will contribute to meeting identified housing needs to a certain extent.	++/-	With no policy intervention it is likely that employment sites will be lost to housing for which there is a higher demand and consequently results in higher land values and as such, would contribute to meeting identified housing needs. However, there would no control over proportion of affordable housing secured as compared to option 1.

	Option 1 – Release of designated employment areas for other uses.		Option 2 – Continue 'no protection' approach to non-designated employment land sites.		Option 3 - Keep all employment land - both in designated and non designated areas - for only employment uses.		Option 4 - Control what uses may be located in which areas in the Borough.		Option 5 - Redistribution of employment land		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	+	This policy option may result in providing opportunities for enhanced access to employment by controlling the location of employment sites in order to reduce social exclusion and promoting equal opportunities to employment in certain deprived areas.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL												
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield	++	Release of existing employment areas will allow them to be used for other uses such as housing thus preventing development on Greenfield sites for this use.	0	No obvious effects.	-	Prevents the use of land for other uses such as housing, which may then be forced on to Greenfield sites. Scale of effect dependent on demand for housing sites.	+	A spatial control over the location of employment may contribute to making the most efficient use of PDL over Greenfield release.	+/-	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. However, this option may result in Greenfield	-	With no policy intervention, it is unlikely that employment will be met on previously developed land due to higher land values for other uses such as housing.

	Option 1 – Release of designated employment areas for other uses.		Option 2 – Continue 'no protection' approach to non-designated employment land sites.		Option 3 - Keep all employment land - both in designated and non designated areas - for only employment uses.		Option 4 - Control what uses may be located in which areas in the Borough.		Option 5 - Redistribution of employment land		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
sites										release for employment use thus conflicting with this objective.		
8. To reduce contamination and safeguard soil quality and quantity	+	Release of employment land for other uses may lead to remediation of contamination in previously allocated employment sites.	+	Release of non- designated employment land for other uses may lead to remediation of contamination in previously allocated employment sites.	0	No obvious effects.	+	Release of employment land for other uses may lead to remediation of contamination in previously allocated employment sites.	+	Release of employment land for other uses may lead to remediation of contamination in previously allocated employment sites..	+	Release of employment land for other uses may lead to remediation of contamination in previously allocated employment sites..
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	+/-	Employment land is most likely to be replaced by housing which could cause deterioration in the landscape quality, depending on the landscape quality of the employment land released. However, release of employment sites for housing may also enhance the quality of the local landscape.	0	No obvious effects.	0	It is likely to have no obvious effect over the current baseline.	+	This option has the potential to control what employment uses go where in Hertsmere which could minimise negative effects on the countryside and local landscape.	-	The extent, to which this option may result in Greenfield release for employment uses, is likely to have negative effects on this objective.	+/-	Employment land is most likely to be replaced by housing which could cause deterioration in the landscape quality, depending on the landscape quality of the employment land released. However, release of employment sites for housing may enhance the quality of the local landscape.

	Option 1 – Release of designated employment areas for other uses.		Option 2 – Continue 'no protection' approach to non-designated employment land sites.		Option 3 - Keep all employment land - both in designated and non designated areas - for only employment uses.		Option 4 - Control what uses may be located in which areas in the Borough.		Option 5 - Redistribution of employment land		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	--	Potential for negative effects on traffic congestion as land may be released for high density residential development. The scale of effect is dependent on the location of site and accessibility to public transport.	-	Non-designated sites may be lost to residential development with potential negative effects on traffic congestion.	0	It is likely to have no obvious effect over the current baseline.	+	By controlling the location of employment uses, sites can be located near existing public transport infrastructure, promoting more sustainable modes of transport as an alternative option to the car.	+/-	Potential for positive and negative effects dependent on scale and location of redistribution. Potential negative effects could be mitigated by ensuring employment uses with are preferentially located near public transport modes.	--	With no protection employment sites are likely to be lost to housing. See effect of option 1.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-	Employment land which is vacant at night may provide some locally important habitat. Replacement by housing could damage this role.	0	No obvious effects.	0	No obvious effects.	+	Control may protect important wildlife and habitats.	0	No obvious effects.	-	Employment land which is vacant at night may provide some locally important habitat. Replacement by housing could damage this role.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	--	Potential for negative effects as land may be released for residential development, at a	-	Similar effect to Option 1 – although effect not likely to be as significant due to retention of	0	Is likely to have no obvious effect over the current baseline.	+	By controlling the location of employment uses sites can be located near existing public	+/-	See assessment of SA objective 11. Potential for positive and negative effects dependent on the	--	Without protection employment sites are likely to be lost to housing. See effect of option 1.

	Option 1 – Release of designated employment areas for other uses.		Option 2 – Continue 'no protection' approach to non-designated employment land sites.		Option 3 - Keep all employment land - both in designated and non designated areas - for only employment uses.		Option 4 - Control what uses may be located in which areas in the Borough.		Option 5 - Redistribution of employment land		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
		higher density than existing employment uses, with secondary negative effects on air quality through increased car use and congestion.		designated sites with the policy option.				transport infrastructure, with potential reduction in car use and improvements to local air quality. Scale of effect is dependent on the specific location of employment sites.		location of employment uses and the update of sustainable modes of transport or vehicle use and associated emissions.		
17. To reduce greenhouse gas emissions	-	Potential for negative effects through increased density of development and associated greenhouse gas emissions increases.	-	Potential for negative effects through increased density of development and associated greenhouse gas emissions increases.	0	It is likely to have no obvious effect over the current baseline.	+/-	Locating new development adjacent to sustainable transport may have a positive effect through reduced emissions. However, any new development is likely to have negative effects on emissions of greenhouse gases.	+/-	See assessment of SA objective 11. Locating new development adjacent to sustainable transport may have a positive effect through reduced emissions. However, any new development is likely to have negative effects on emissions of greenhouse gases.	-	Potential for negative effects through increased density of development and associated greenhouse gas emission increases.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-	Areas may have been designated due to their proximity to housing. Releasing them could cause an increase in the need to travel to other employment areas	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re- use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC												

	Option 1 – Release of designated employment areas for other uses.		Option 2 – Continue 'no protection' approach to non-designated employment land sites.		Option 3 - Keep all employment land - both in designated and non designated areas - for only employment uses.		Option 4 - Control what uses may be located in which areas in the Borough.		Option 5 - Redistribution of employment land		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
20. To provide a prosperous, balanced and stable economy	--	Failure to protect any employment sites across the Borough will render it increasingly difficult to successfully develop sites for employment uses when they are competing with higher value development such as housing. The resultant effect is likely to be highly detrimental to economic prosperity.	+/-	In not protecting non-designated employment sites, pressure for redevelopment for higher value uses is likely to increase. Dependent on the nature of development, this may result in positive (e.g. better response to market) or negative (e.g. failure to balance employment to homes) effects.	+/-	In protecting all employment land irrespective of use, there is a risk that the economy will become unbalanced with poor co-ordination of jobs and homes and retention of sites that no longer meet business requirements. However, on the other hand this option is the only option that protects all employment land. Therefore if the employment land study identifies no surplus in existing employment areas then this policy option would allow the continuation of a stable economy.	++/-	This policy approach offers the opportunity to ensure that employment development is matched to settlement needs in terms of use and spatial distribution. However, there is a risk that it could be overly prescriptive, thus limiting entrepreneurial activity and constraining the ability to adapt to the market.	++	The redistribution of employment sites on the basis of improving the ease and attractiveness of development (through selective site disposal 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. This has the potential to significantly support the economy and presents a proactive balance.	--	Under the do nothing option, it is highly likely that much employment land will be lost to higher value development such as housing, which is likely to lead to a gross imbalance between housing and employment, resulting in an unsustainable economy.
21. To sustain and enhance the viability and vitality of town centres	-	Failure to protect employment sites for continued employment use may have significant detrimental effects in town centres where, over time, competing development pressure is likely to lead to employment loss. Without business activity in town centres, vitality and viability are likely to be compromised.	0	No obvious effects.	0	No obvious effects.	+	In adopting a policy approach that includes a spatial element, this option presents opportunities to ensure that employment type and location is determined in a manner that will maximise complementary benefits for town centre vitality and viability.	+	The release of constrained employment sites within town centre 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.	--	Without policy intervention, it is likely that employment uses within town centres will be amongst those lost to higher value development, with corresponding detrimental effects for town centre vitality and viability, potentially creating dormant villages.

Table D3: Assessment of the range of options for achieving Core Strategy Policy Theme: location and scale of development - Extent of Green Belt

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain current policy position		Option 2 – Review Green Belt, where required to meet growth targets		Option 3 - Extend Green Belt, including incorporation of safeguarded areas back into the Green Belt, notwithstanding growth targets		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL								
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.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	++	The release of greenbelt to meet the growth targets may contribute to meeting the housing needs in Hertsmere.	-	Extending the greenbelt boundary may preclude Hertsmere meeting housing targets and therefore is likely to have negative effects against this objective.	++	Having no policy intervention is likely to mean developers will contribute to meeting identified housing targets drive by market demand and profit.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	+	Protection of existing green belt from development may have indirect health benefits in terms of safeguarding land for recreation and leisure. Protecting vegetation can also assist with improving air quality, which can have health benefits, particularly for respiratory disorders.	-	The review option is likely to result in a reduction of green belt over time. This is likely to have adverse effects in terms of reducing land available for recreation and leisure. Increased built development on former greenfield land may also adversely affect air quality, which may have disbenefits for health.	++	Extension of the green belt is likely to have benefits in terms of increasing the amount of land available for recreation and leisure. Improvements to air quality are also likely, with attendant health benefits, particularly for respiratory disorders.	--	Without intervention, green belt land is likely to be lost to built development. This is likely to have adverse effects in terms of reducing land available for recreation and leisure. Increased built development on former greenfield land may also adversely affect air quality, which may have disbenefits for health.
ENVIRONMENTAL								
7. To make the most efficient use of previously land developed land and	+	While current green belt boundaries are maintained development will be constrained to previously developed land.	-	Growth targets are likely to push development into Greenfield sites as previously developed sites are exhausted.	++	Extending green belt is likely to force further development to take place on previously developed land and buildings.	--	Without protection from policy, green belt would be considered for development as this is generally more desirable for developers.

	Option 1 – Maintain current policy position		Option 2 – Review Green Belt, where required to meet growth targets		Option 3 - Extend Green Belt, including incorporation of safeguarded areas back into the Green Belt, notwithstanding growth targets		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
existing buildings before Greenfield sites								
8. To reduce contamination and safeguard soil quality and quantity	++	Retention of current green belt policies will have a significant positive effect on safeguarding soil quality and quantity.	--	May result in the loss of green belt to development with potential for negative effects through direct loss of soil resources.	+++	Likely to safeguard additional land from development over option 1 with greater positive effects.	---	Will result in the loss of significant areas of protected land to development and associated permanent loss in soil resources.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protection will be maintained with this policy option while boundaries remain the same.	-	Risk of some negative effects on historic assets and their setting if the review leads to development in green belt in response to growth.	++	Extension of green belt will afford further protection to landscape character and heritage assets.	--	Without protection from policy, green belt could be considered for development with potential negative effects on landscape and historic assets.
10. To maintain and enhance the quality of countryside and landscape	+	Protection will be maintained with this policy option while boundaries remain the same.	-	Risk of some negative effects on the quality of the greenbelt if the review leads to development in green belt in response to growth.	++	Extension of green belt will afford further protection to the greenbelt.	--	Without protection from policy, green belt could be considered for development with negative impacts on the countryside and landscape
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Retention of existing policy concentrates development within urban areas which is likely to be better connected to sustainable modes of transport.	-	May result in new developments in urban fringe locations that would be poorly linked to sustainable transport modes leading to development that is dependent on the car for access.	++	Similar effect to option 1 although to a greater extent.	--	Likely to lead to isolated developments located away from sustainable modes of transport which will depend on the private car.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Protection will be maintained with this option while boundaries remain the same.	-	Risk of some negative effects to local biodiversity if review leads to development in green belt in response to growth.	++	Extension of green belt will afford further protection to biodiversity sites and important flora and fauna found in Greenfield locations.	--	Without protection from policy, green belt could be considered for development with negative effects on the wildlife and habitats.
13. To improve the quality of surface and ground waters	+	Retention of existing policy protects water resources in green belt areas.	-	May result in development in greenfield locations with negative effects on water quality during construction and in the long term from runoff from impermeable surfaces.	++	Additional protected land will have a significant positive effect on water quality in those newly protected areas.	--	Likely to lead to greenfield development with consequently significant negative effects on water quality from construction and run off.
14. To minimise water consumption	0	No obvious effects.	+/-	New development from this option will require additional water resources; however, water saving devices could be incorporated into new development.	0	No obvious effects.	+/-	New development from this option will require additional water resources; however, water saving devices could be incorporated into new development.

	Option 1 – Maintain current policy position		Option 2 – Review Green Belt, where required to meet growth targets		Option 3 - Extend Green Belt, including incorporation of safeguarded areas back into the Green Belt, notwithstanding growth targets		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
15. To minimise the risk of flooding taking account of climate change	+	Likely to have a positive effect by restricting development in areas of green belt therefore reducing the potential risk of flooding but not allowing development.	-	May result in development in greenfield locations with negative effects on flood risk.	+	Likely to have a positive effect by restricting development in areas of green belt and therefore reducing the risk of flooding.	--	This option may result in development in greenfield locations thus exacerbates the risk of flooding, to a greater extent in designated floodplain areas.
16. To improve local air quality	0	No obvious effects.	-	See assessment of objective 11. Additional traffic and congestion generated by development may lead to a negative effect on air quality.	0	No obvious effects.	--	See assessment of objective 11. Additional traffic and congestion generated by development may lead to a negative effect on air quality. Scale of effect is likely to be greater than option 2.
17. To reduce greenhouse gas emissions	0	No obvious effects.	-	See assessment of objectives 11+16. Additional traffic and congestion may lead to a negative effect on greenhouse gas emissions.	0	No obvious effects.	--	See assessment of objectives 11+16. Additional traffic and congestion may lead to a negative effect on greenhouse gas emissions. Scale of effect is likely to be greater than option 2.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC								
20. To provide a prosperous, balanced and stable economy	0	No effect	++	Increasing land available through reviewing greenbelt boundaries may result in land being released for housing or employment which is likely to benefit the economy in Hertsmere.	-	Extending the greenbelt may preclude land available to meet the housing targets or employment land requirements which is likely to be detrimental to the economy.	+	With no policy intervention, the market will decide on the uses of land in the greenbelt which may contribute to supporting the economy in Hertsmere however, leaving it to the market will result in uncertainty.
21. To sustain and enhance the viability and vitality of town centres	+	Protection of the green belt 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 review approach is likely to result in a reduction of green belt arising from development pressure. This could have positive or negative effects – greenfield development may further disperse the population; or alternatively, planned development through urban extensions or similar may better support vitality and viability.	++	Extension of the green belt is likely to result in much greater densities of development within the existing settlements. Increased population in locations more accessible to existing settlements should help to support town centre vitality and viability.	--	No policy intervention is likely to result in widespread loss of greenfield land to development pressure. This presents a much heightened risk of more dispersed development patterns, which are less able to support town centres.

Table D4: Assessment of the range of options for achieving Core Strategy Policy Theme: Location and scale of development – Gypsies

Scale of effect (SE): Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Acknowledgement of need. Sites considered on their merits.		Option 2 –Acknowledgement of need. Criteria for future sites but do not identify sites.		Option 3 - Acknowledgement of need. Criteria for future sites and identify sites according to criteria.		Option 4 - Existing policy.		Option 5 - Market let / do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	++	This option offers the opportunity to ensure that sites for gypsies are well related to essential services and facilities, which would meet objective for this section of the population.	+	This option offers the opportunity to include access to essential services and facilities as one of the assessment criteria for future site identification, which would meet objective for this section of the population.	++	This option offers the opportunity to allocate sites for gypsies that are well related to essential services and facilities for this section of the population, to a greater extent than option 1.	+/-	Under this policy option there is a requirement to provide evidence of need. This will not necessarily be linked to ensuring that sites are well located in relation to access to services and facilities – the policy option may therefore have positive and/or negative effects dependent on the individual cases of implementation.	--	This policy option is likely to give rise to one of two eventualities – either gypsies will be dissuaded from settling in Hertsmere; or encampments may appear on any available land. In the case of the latter, the likelihood is that such land will be greenfield and thus poorly related to essential services and facilities, with detrimental effects against the objective.
3. To meet identified housing needs and improve the quality and affordability of housing.	+	The policy option offers the opportunity to ensure that the housing needs of gypsies can be met through the planning system.	+/-	The criteria assessment approach may be successful in delivering appropriate housing sites for this section of the population; however, there is a risk that without allocation, appropriate sites may be lost to higher value development and thus gypsies will be excluded.	++	The policy option should help to ensure that allocation of appropriate sites to meet the housing needs of gypsies through the planning system through direct allocation of future sites.	+/- -	Theoretically, this policy option presents the opportunity to ensure that housing needs of gypsies are met through the planning system; however, the inclusion of a requirement to demonstrate need and accord with all plan policies presents a considerable risk that no suitable sites will be justified/released.	--	In failing to recognise the housing needs of gypsies, this policy fails to meet the objective.
4. To reduce poverty and social exclusion	++	The policy option seeks to provide a mechanism for accommodating the	+	The policy option seeks to provide a mechanism for accommodating the gypsy	++	In identifying criteria and allocating specific sites, the policy option seeks to	+	The policy provides a mechanism for accommodating the gypsy community, thus	--	In failing to recognise the requirement to meet the housing needs of gypsies

		Option 1 – Acknowledgement of need. Sites considered on their merits.		Option 2 –Acknowledgement of need. Criteria for future sites but do not identify sites.		Option 3 - Acknowledgement of need. Criteria for future sites and identify sites according to criteria.		Option 4 - Existing policy.		Option 5 - Market let / do nothing.
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and promote equality of opportunities		gypsy community, thus assisting in social inclusion.		community, thus assisting in social inclusion. However, without specific site allocation, certainty of benefits is reduced.		provide a mechanism for accommodating the gypsy community, thus assisting in social inclusion.		assisting in social inclusion. However, the requirement to justify need presents a constraint that limits the scale of any beneficial effects.		through the planning system, the policy option is likely to perpetuate social exclusion of this group of the population.
5. To reduce and prevent crime, fear of crime and anti social behaviour	+	In recognising the needs of gypsies and providing a mechanism for the identification of sites, this policy option helps to safeguard against certain crimes such as trespassing and criminal damage.	+	In recognising the needs of gypsies and providing a mechanism for the identification of sites, this policy option helps to safeguard against certain crimes such as trespassing and criminal damage.	++	In recognising the needs of gypsies and allocating specific sites for encampments, the policy option should help to safeguard against certain crimes such as trespassing and criminal damage. In identifying future sites this has the potential to reduce fear of crime through ensuring sites are properly planned and managed,	+/- -	This policy option provides a mechanism for the allocation of specific sites for gypsy encampments. However, the requirement to demonstrate need is a constraint and may potentially result in an exacerbation of certain criminal activity such as trespassing and criminal damage as encampments are set up on unauthorised sites, pending planning decisions.	--	In failing to recognise the requirement to meet the housing needs of gypsies, this policy option is likely to result in an exacerbation of certain criminal activity such as trespassing and criminal damage as encampments are set up on unauthorised sites that are unregulated therefore increasing the fear of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	+	In supporting an element of site assessment, the policy option offers the opportunity to ensure that encampments are accessible to health care, leisure and recreational facilities and can be serviced by appropriate sanitation arrangements.	++	The use of criteria based assessment of sites offers the opportunity to ensure that encampments are accessible to health care, leisure and recreational facilities and can be serviced by appropriate sanitation arrangements.	++	The use of a criteria based assessment and allocation of gypsy sites presents the opportunity to ensure that allocated sites are well related and accessible to essential services and facilities, including health care, leisure and recreation provision, and are serviced by appropriate sanitation arrangements.	-	The need based assessment of gypsy sites offers only limited scope to influence the physical location of sites. As such, this policy option is unlikely to consistently deliver sites that have access to health care and leisure/recreational facilities, which is likely to result in detrimental effects against the objective.	--	This policy option is likely to give rise to one of two eventualities – either gypsies will be dissuaded from settling in Hertsmere; or encampments may appear on any available land. In the case of the latter, the likelihood is that such land will be greenfield and thus poorly related to essential services and facilities, including proper sanitation, with detrimental effects against the objective.
ENVIRONMENTAL										
7. To make the most efficient use of previously land developed and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Acknowledgement of need. Sites considered on their merits.		Option 2 –Acknowledgement of need. Criteria for future sites but do not identify sites.		Option 3 - Acknowledgement of need. Criteria for future sites and identify sites according to criteria.		Option 4 - Existing policy.		Option 5 - Market let / do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
8. To reduce contamination and safeguard soil quality and quantity	+/-	The consideration of sites on their merits will allow appropriate mitigation measures to be included to minimise the potential effects of contamination on soil quality. However, Policy may not be strong enough to ensure appropriate sites are considered.	+	Policy will allow for greater control over site selection, consequently potential negative effects on soil quality and quantity may be avoided or more easily mitigated.	++	Similar effect to option 2, however the identification of site will allow for greater certainty that potential negative effects on soil quantity and quality can be avoided or mitigated.	+/-	The current need based assessment offers only limited scope to influence the physical location of sites. Therefore, although the policy may enable sites to be located to minimise effects on soil quality and quantity, the current policy does not provide guidance on the consideration of soil issues and potential negative effects may not be adequately mitigated.	--	No control over sites for gypsies is likely to result in contamination and reduce soil quality and quantity particularly if they choose agricultural land of good quality.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	+/-	Consideration on sites on their own merits presents an element of control to reject sites in areas of good landscape quality. However, the extent to which sites often chosen away from settlement areas, this option may have a detrimental effect on local landscape.	+/-	Criteria based approach if it sets out a criterion to protecting landscape quality in identifying future sites, this approach may have positive effects. However, the extent to which sites often chosen away from settlement areas, this option may have a detrimental effect on local landscape.	++	Identification and allocation of sites is likely to ensure that local landscape quality is not affected.	-	It is unlikely that the existing policy which recognises need but does not identifying sites may result in negative effects as sites are chosen in countryside locations.	--	No identification of sites for gypsies through intervention may result in them choosing their own sites which may mean adversely affecting the countryside and local landscape. In addition, there will be no opportunity for intervention to ensure negative effects are minimised/
11. To reduce dependence on private car and achieve modal shift to more	-	Without specific criteria, opportunities to service sites with public transport infrastructure would not be available.	+	Policy will allow for greater control over site selection; criteria should include accessibility to public transport.	++	The identification of sites will allow sites to be selected that have good accessibility to public transport.	-	The current need based assessment offers only offers limited scope to influence the physical location of sites. Although policy states that access to the road network will	--	Without specific sites designated, gypsies may start to 'tour' the District to identify suitable land. Opportunities to service sites with public transport

	Option 1 – Acknowledgement of need. Sites considered on their merits.		Option 2 – Acknowledgement of need. Criteria for future sites but do not identify sites.		Option 3 - Acknowledgement of need. Criteria for future sites and identify sites according to criteria.		Option 4 - Existing policy.		Option 5 - Market led / do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
sustainable transport modes								be a consideration, no mention is made of sustainable transport.		infrastructure would not be available.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Cites considered on their own merits should allow sites that affects areas of biodiversity to be rejected.	+	This option is likely to allow for greater control over site selection; positive effects will be achieved if there is a criteria protecting biodiversity.	++	Identification and allocation of gypsies will allow the Council to protect designated sites from disruption.	-	Existing policy requires justification of need but does not extent to identifying suitable sites and therefore, limited policy intervention could have negative effects on local biodiversity through unregulated sites.	--	No identification of sites for gypsies may result in them choosing their own sites which may mean disturbing designated sites resulting in negative effects.
13. To improve the quality of surface and ground waters	+/-	The consideration of sites on their merits will allow appropriate mitigation measures to be included to minimise the potential effects on water quality from sanitation. However, Policy may not be strong enough to ensure appropriate sites are considered.	+	Policy will allow for greater control over site selection; criteria should include ability to provide adequate sanitation and minimise effects from surface runoff.	++	Identification and allocation of sites will allow for careful monitoring of sanitation and water quality to minimise potential negative effects on water quality.	+/-	Although the current policy includes a needs based assessment, which includes a provision to ensure sites will not have an adverse impact on the amenity of adjoining residents; this does not specifically mention water quality. Both positive and negative are effects are possible dependent upon the implementation of the policy.	-	No protection of existing sites through policy intervention will mean that there is no control over sanitation or pollution of local watercourses through careful planning and management.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	+/-	The consideration of sites on their merits will allow the selection of sites to be influenced from a flood risk perspective. However, Policy may not be strong enough to ensure appropriate sites are considered.	+	Criteria for such could include consideration of flood risk and therefore direct gypsy sites away from floodplain areas.	++	Site criteria and allocation of sites could consider flood risk, with subsequent positive effects on minimising flood risk in the long term.	-	Current policy provides no consideration of flood risk in assessing the need for additional sites.	-	Without specific designation, there is a risk that gypsies may choose to locate in sites that may lead to an increase in flood risk.
16. To improve local air quality	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
17. To reduce	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Acknowledgement of need. Sites considered on their merits.		Option 2 – Acknowledgement of need. Criteria for future sites but do not identify sites.		Option 3 - Acknowledgement of need. Criteria for future sites and identify sites according to criteria.		Option 4 - Existing policy.		Option 5 - Market led / do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
greenhouse gas emissions										
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D5: Assessment of the range of options for achieving Core Strategy Policy Theme: Location and Scale of Development - Housing Targets

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effects
2. To ensure ready access to essential services and facilities for all residents	++	Site allocations provide opportunity to ensure that housing development is sited in areas where services and facilities are accessible.	++	Site allocations provide opportunity to ensure that housing development is sited in areas where services and facilities are accessible.	++	Site allocations provide opportunity to ensure that housing development is sited in areas where services and facilities are accessible.	++/-	Site allocations provide opportunity to ensure that housing development is sited in areas where services and facilities are accessible. However, high demand for housing land to meet growth target may constrain availability of land for lower value service uses, thus being counterproductive.	0	No obvious effect.	--	In introducing a cap on the development of large housing sites, development pressure from the market is likely to result in a 'race' for completion. This presents the risk of undermining the phasing of sites and may result in the development of less constrained (possibly greenfield) sites in advance of more accessible sites, with likely detrimental effects against the objective.
3. To meet identified housing needs and improve the quality and affordability of housing	---	The policy approach provides allocations to 2011 only – this will fail to meet housing needs from 2011-2021.	---	In allocating sites to accommodate a number of houses below the regional target, the policy option is unlikely to meet identified housing needs to 2021.	++	In allocating sufficient housing sites to meet the regional target, the policy option should assist in enabling identified housing needs to be met.	++/-	In allocating sufficient housing sites to exceed the regional target, the policy option should provide a choice of sites to enable identified housing need to be met. However, if all sites are developed, there is a risk that environmental quality will be adversely affected by 'cramming' of built development in	---	Without policy intervention, although market forces are likely to result in some level of house building, it is considered highly likely that affordable housing will be under-represented and	--	In linking housing growth to regional targets, the Borough will have less control over the phasing of housing growth as house builders 'race' to develop larger sites. This is likely to lead to imbalanced provision and high market influence,

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
								the landscape.		overall, the range of housing needs will not be met.		neither of which is likely to contribute to meeting the needs for affordable housing.
4. To reduce poverty and social exclusion and promote equality of opportunities	--	In allocating housing land to meet needs to 2011 only, there is a considerable risk that insufficient housing will be provided to meet needs, which could give rise to housing deprivation and inequality of opportunities, particularly in the medium to longer term.	--	In allocating insufficient housing sites to meet regional targets, there is a considerable risk that insufficient housing will be provided to meet needs, which could give rise to housing deprivation and inequality of opportunity, particularly in the longer term.	++	Allocating sufficient sites to meet the regional target should help to ensure that land is available to provide the requisite amount of new homes, which should help to combat poverty and provide greater equality of opportunities.	+++	Allocating a larger number of sites than required by the regional target should help to increase choice of housing sites and allow greater flexibility in providing a range of different housing types – potentially this could make a significant contribution to tackling housing deprivation and improving equality of opportunity.	---	Without policy intervention, although market forces are likely to result in some level of house building, it is considered highly likely that affordable housing will be under- represented and overall, the range of housing needs will not be met. This is likely to contribute to increased housing poverty and inequality of opportunity.	---	In linking housing growth to regional targets, the Borough will have less control over the phasing of housing growth as house builders 'race' to develop larger sites. This is likely to lead to imbalanced provision and high market influence, neither of which is likely to contribute to meeting the housing needs of excluded groups.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
6. To improve population's health and reduce inequalities both geographical y and demographic	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	-	In allocating more housing sites than required, there is a risk that environmental quality will be adversely affected as a result of excessive 'cramming' of built development in the landscape.	--	The economic drivers of market reliance is likely to result in patterns of housing development that favour the more affluent, which	--	In linking the development of large sites to the regional housing targets, the policy option is likely to encourage house builders to prioritise the less constrained

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
ally										presents a considerable risk that inequalities will be increased by this policy option.		sites for development. In practice, these are likely to be greenfield sites and their loss (in advance of more constrained brownfield sites) is likely to have negative effects in terms of reducing the amount of land available for outdoor recreational and sporting pursuits.
ENVIRONMENTAL												
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	++	It is likely that to meet the annual average trate of 180 homes per annum, this can be met on PDL ensuring efficient use of PDL.	-	Potential for inefficient use of land.	+/-	The extent to which the regional house build target can be met through PDL and existing and future allocations is likely to result in overall positive effects. However, this option may result in greenfield development resulting in overall negative effects.	--	Likely to result in the need for greenfield development as unlikely than exceeding the regional building target can all be met on PDL	---	Without policy intervention, market forces are likely to result in some level of house building however; there is no control over location which could result in inefficient use of PDL and buildings in certain less desirable areas in favour of more desirable greenfield sites.	+/-	The extent to which the regional house build target can be met through PDL and existing and future allocations is likely to result in overall positive effects. However, this option may result in greenfield development resulting in overall negative effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
9. To protect	+	To continue to meet	++	Less pressure for housing	+/-	Relatively high	--	Ambitious build rate	-	Without policy	+/-	Relatively high

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and enhance landscape character, historic buildings, archaeologica l sites and cultural features of importance to the community		current build rate, it is likely this can be met without undue harm to heritage assets.		in existing settlement areas may protect existing historic assets through less traffic and vibration which can have negative effects on historic structures.		target build rate which may increase pressure to build in proximity to heritage assets thus having detrimental effects on local character through potentially unsympathetic design.		likely to require considerable number of development sites, increasing likelihood of detrimental effects upon heritage assets across the District.		intervention, market forces are likely to result in some level of house building however, with not policy this may result in negative effects on heritage assets depending on the location attracted by market forces.		target build rate which may increase pressure to build in proximity to heritage assets thus having detrimental effects on local character through potentially unsympathetic design.
10. To maintain and enhance the quality of countryside and landscape	+	To the extent that with this option, the annual average housing rate is likely to be met on predominately PDL in urban areas, the quality of the landscape will be maintained.	+	Reducing the annual average build rate is likely to guarantee the protection of the countryside and landscape.	--	This option is likely to result in some greenfield land release through greenfield expansions and as such, is likely to have detrimental effects on the countryside in terms of land take, increased transport and change in local character.	---	Ambitious build rate would result in extensive greenfield expansion and as such, is likely to have detrimental effects on the countryside in terms of land-take, increased transport and change in character, to a greater extent than option 3.	--	Without policy intervention, market forces are likely to result in some level of house building however, there is no control over location which could result negative effects on countryside and local landscape as market forces seek more desirable greenfield sites.	--	This option is likely to result in some greenfield land release through greenfield expansions and as such, is likely to have detrimental effects on the countryside in terms of land take, increased transport and change in local character.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
12. To protect and enhance	+/-	Brownfield sites and urban infill sites may be	+	Reducing the build rate target is likely to result in	--	This option is likely to involve	---	This option is likely to involve greenfield	--	Without policy intervention,	--	This option is likely to involve greenfield

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
wildlife and habitats which are important on an international, national and local scale		important for local biodiversity. However, the extent to which continuing with current build rate means that development in existing settlements areas, means that greenfield sites important for local biodiversity, means overall protection		les pressure for intensifying development in settlement areas therefore less pressure to develop sites important for local biodiversity such as brownfield land.		greenfield expansion which, dependent on location, could be important for local biodiversity.		expansion which, dependent on location, could be important for local biodiversity, to a greater extent than option 3.		market forces are likely to result in some level of house building however, there is no control over location which could result negative effects on areas important for local biodiversity.		expansion which, dependent on location, could be important for local biodiversity.
13. To improve the quality of surface and ground waters	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	-	Exceeding targets may have a detrimental effect on surface and groundwater quality if their capacity to recover is put under pressure	-	Housing may exceed targets causing detrimental effect on surface and groundwater quality if their capacity to recover is put under pressure	0	No obvious effect.
14. To minimise water consumption	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	-	Exceeding targets could have a detrimental effect on water consumption if capacity is stretched	-	Housing may exceed targets with detrimental effect on water consumption	0	No obvious effect.
15. To minimise the risk of flooding taking account of climate change	+/-	Any development of housing could increase flood risk. However the scale of effect would be dependent on design and construction	+/-	Any development of housing could increase flood risk. However the scale of effect would be dependent on design and construction	+/-	Any development of housing could increase flood risk. However the scale of effect would be dependent on design and construction	+/-	Any development of housing could increase flood risk. However the scale of effect would be dependent on design and construction	+/-	Any development of housing could increase flood risk. However the scale of effect would be dependent on design and construction	+/-	Any development of housing could increase flood risk. However the scale of effect would be dependent on design and construction
16. To improve local air quality	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
17. To reduce greenhouse gas	+/-	Any development of housing will contribute to greenhouse gas	+/-	Any development of housing will contribute to greenhouse gas	+/-	Any development of housing will contribute to	+/-	Any development of housing will contribute to greenhouse gas	+/-	Any development of housing will contribute to	+/-	Any development of housing will contribute to

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
emissions		emissions. However the scale of effect would be dependent on design and construction		emissions. However the scale of effect would be dependent on design and construction		greenhouse gas emissions. However the scale of effect would be dependent on design and construction		emissions. However the scale of effect would be dependent on design and construction		greenhouse gas emissions. However the scale of effect would be dependent on design and construction		greenhouse gas emissions. However the scale of effect would be dependent on design and construction
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	+	Opportunity for low energy building design and provision of renewable energy for domestic fuel. There may be constraints on this arising from the nature of infill and other sites in settlement areas.	+/-	Opportunity for low energy building design and provision of renewable energy for domestic fuel. There may be constraints on this arising from the nature of infill and other sites in settlement areas.	++	Opportunity for low energy building design and provision of renewable energy for domestic fuel. The higher the build rate the higher the opportunity to contribute to this objective through the cumulative effect.	++	Opportunity for low energy building design and provision of renewable energy for domestic fuel. Higher build rates may present opportunities for more innovative solutions to serve large scale developments with renewable energy.	+	Opportunity for low energy building design and provision of renewable energy for domestic fuel.	+	Opportunity for low energy building design and provision of renewable energy for domestic fuel.
19. To reduce the generation of waste and encourage re- use and recycling of waste	+/-	Opportunity to reduce per capita waste generation with design and operational incentives to improve waste re-use, recovery and recycling rates. Opportunities for innovative waste assimilation and disposal may be constrained in development within existing settlement areas.	+/-	Less opportunity to reduce per capita waste generation through design however, less waste generated with less homes built per annum.	++/-	Opportunity to reduce per capita waste generation with design and operational incentives to improve waste re- use recovery and recycling rates. Opportunities for innovative waste assimilation and disposal more pronounced with higher build rate, but overall waste produced will be greater.	++/-	Opportunity to reduce per capita waste generation with design and operational incentives to improve waste re-use recovery and recycling rates. Opportunities for innovative waste assimilation and disposal more pronounced with higher build rate, but overall waste produced will be greater.	0	No obvious effect.	0	No obvious effects.
ECONOMIC												
20. To provide a	--	Provision of homes for workers is a fundamental	--	Provision of homes for workers is a fundamental	++	Provision of homes for workers	+/-	Provision of homes for workers is a	--	In relying on the market to deliver	++/-	Provision of homes for workers is a

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
prosperous, balanced and stable economy		support for a prosperous and balanced economy. Failure to meet projected housing needs beyond 2011 presents a risk to the sustainability of the economy in the medium to longer term.		support for a prosperous and balanced economy. Failure to meet regional housing targets presents a risk to the sustainability of the economy in the longer term, although the effects are likely to be less adverse than in Option 1.		is a fundamental support for a prosperous and balanced economy. In meeting the projected regional target for site allocations, the policy option should support the objective.		fundamental support for a prosperous and balanced economy. In allocating more sites than required to meet the regional projections, the policy option should serve to secure provision. However, there is a risk that an over-allocation of sites may result in reduced availability of land for other uses, such as economic development, which could be detrimental.		housing, there is a considerable risk that the economic drivers will result in an approach that favours the affluent. This may result in an imbalanced economy that excludes those with less purchase power, such as young persons including graduates, failing to allow and encourage them to make an active contribution to the local economy.		fundamental support for a prosperous and balanced economy. The policy option is likely to result in a 'race' to develop housing sites within the plan period – whilst this may result in greater certainty that housing targets will be met, there is a considerable risk that housing growth will fail to match demand (over- provision in the short term, under provision in the longer term) and the full range of housing needs will fail to be met through the heavy reliance on market activity.
21. To sustain and enhance the viability and vitality of town centres	++/-	In the short term, housing allocations offer the opportunity to ensure development occurs in locations that help to support town centres through proximity/accessibility. Longer term, there is a risk that provision will fail to meet demand, with potential detrimental effects on town centre vitality and viability.	++/-	In the short to medium term, housing allocations offer the opportunity to ensure development occurs in locations that help to support town centres through proximity/accessibility. Longer term, there is a risk that provision will fail to meet demand, with potential detrimental effects on town centre vitality and viability, albeit to a lesser extent than Option 1.	+++	The identification of sufficient sites to meet the regional targets through allocations offers the opportunity to ensure that site location seeks to maximise potential benefits to town centres through selection of accessible sites, promoting frequent use of	++/-	The identification of a wide range of sites to exceed regional housing targets offers the opportunity to ensure that site location seeks to maximise potential benefits to town centres through selection of accessible sites, promoting frequent use of town centres for essential services and facilities, as well as recreation. However, there is a risk that high	--	Reliance on the market provides no certainty of how and where housing will be provided. Based on current trends, increased town centre living may have beneficial effects for town centre vitality and viability; however, a shift to out-of- town/ greenfield development	--	The introduction of a cap on housing growth in relation to larger sites that, by their very nature, are likely to be outside town centre boundaries, is likely to focus house building activity outside town centres, at least in the short to medium term. This could have detrimental effects on

	Option 1 – Maintain current policy position		Option 2 – Make provision for new housing supply below regional house building target		Option 3 - Make provision for new housing supply which meets regional house building target		Option 4 Make provision for new housing supply which exceeds regional house building target		Option 5 Do nothing		Option 6 – cap housing growth on large sites once the regional housing target is met	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
						town centres for essential services and facilities, as well as recreation.		development targets may have detrimental effects on town centres arising from 'cramming' of development.		would be likely to have detrimental effects.		supporting the objective through a reduction in emphasis on town centre living.

Notes:

- Local Plan Policy H1 makes provision for 180 dwellings p/a through to 2011.
- 4,200 dwellings 2001 to 2021 in draft RSS (210 p/a) was "rounded up" in the recent Panel Report to 5,000 homes over the same period.
- See comments on previous options re. Market led options.

Table D6: Assessment of the range of options for achieving Core Strategy: Location and scale of development - Retail / Town Centre uses / Boundaries and Frontages

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain the current policy position.		Option 2 – Reduce / remove High Street designation in Potters Bar.		Option 3 - Identify primary and secondary frontages.		Option 4 - Develop policies for local and neighbourhood centres.		Option 5 - Do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	++	The policy option includes a sequential approach to the location of town centre uses and should therefore help to concentrate facilities and services in the most accessible locations.	0	No effect – the policy option is too locationally specific	++	The policy option should help to accommodate retail, services and facilities in the most accessible central locations.	+++	Policies to strengthen local and neighbourhood centres present opportunities to ensure that essential services and facilities are provided at a local scale.	--	Reliance upon market forces is likely to result in a decline in the retail and service function of town centres in favour of out-of-town provision and increased leisure and recreation – this is likely to have significant adverse effects against the objective.
3. To meet identified housing needs and	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the current policy position.		Option 2 – Reduce / remove High Street designation in Potters Bar.		Option 3 - Identify primary and secondary frontages.		Option 4 - Develop policies for local and neighbourhood centres.		Option 5 - Do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
improve the quality and affordability of housing										
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL										
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the current policy position.		Option 2 – Reduce / remove High Street designation in Potters Bar.		Option 3 - Identify primary and secondary frontages.		Option 4 - Develop policies for local and neighbourhood centres.		Option 5 - Do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	By concentrating town centre uses in the most accessible locations current levels of sustainable transport use are likely to be maintained and possibly increased.	0	No obvious effects. Policy too specific.	++	By concentrating town centre uses in the most accessible locations current levels of sustainable transport use are likely to be maintained and possibly increased.	+	Specific policies for local and neighbourhood centres should support sustainable transport use any levels of use are likely to be maintained or possibly increased.	--	Removal of designations would result in dispersed development that is less likely to be serviced by sustainable modes of transport.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	+	See assessment of SA objective 11. Current improvements in air quality are likely to continue in town centre locations.	0	No obvious effects. Policy too specific.	+	See assessment of SA objective 11. Current improvements in air quality are likely to continue in town centre locations.	+	See assessment of SA objective 11. Improvements in air quality are likely in local and neighbourhood centres.	-	See assessment of SA objective 11. Dispersed development would result in increased car use and potential deterioration in air quality.
17. To reduce greenhouse gas emissions	+	See assessment of SA objective 11+16. Sustainable transport use being maintained or increased will contribute towards decreased greenhouse gas emissions.	0	See assessment of SA objective 11. No obvious effects.	+	See assessment of SA objective 11+16. Sustainable transport use being maintained or increased will contribute towards decreased greenhouse gas emissions.	+	See assessment of SA objective 11+16. Sustainable transport use being maintained or increased will contribute towards decreased greenhouse gas emissions.	--	See assessment of SA objective 11+16. Greenhouse gas emissions are likely to increase through increased vehicle usage from dispersed

	Option 1 – Maintain the current policy position.		Option 2 – Reduce / remove High Street designation in Potters Bar.		Option 3 - Identify primary and secondary frontages.		Option 4 - Develop policies for local and neighbourhood centres.		Option 5 - Do nothing.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
										development.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	++	The sequential approach of this policy option should help to ensure that complementary retail and service developments are co-located in central locations, which is important in securing a sustainable and prosperous retail/ town centre economy.	+	The policy option is very narrow in focus. However, rationalisation of PB High Street should help to increase the vitality and prosperity of the retail sector of the local economy in this location.	+++	The policy option should help to support the wider role of town centres, encompassing retail leisure and service uses in a complementary manner. This should help to support the town centre economy, thus contributing to the objective.	+/-	Focusing investment in local and neighbourhood centres should help to strengthen local economies; however, there is a risk that this could be at the expense of the main town centre, with a potentially destabilising effect on this sector of the economy, running counter to the objective.	--	Reliance upon the market is likely to result in a proliferation of non-A1 uses, a declining retail role and therefore de-stabilisation of this sector of the economy, with significant adverse effects against the objective.
21. To sustain and enhance the viability and vitality of town centres	++	The sequential approach of this policy option should help to deliver compact town centres with a strong retail element – this should help to secure vitality and viability.	+	This policy option is very narrow in its geographic focus; however, it should help to support increased vitality and viability in PB through developing a more compact town centre, focusing activity in a smaller but more vibrant area.	+++	The policy option seeks to strongly support the development of diverse town centres with strong retail cores enveloped in a broader range of leisure and recreational uses. This is the model recognised as delivering vital and viable town centres in the most effective manner.	--	This policy option does not address town centres and may in fact serve to divert investment away in favour of the local service centres, with detrimental effects against the objective.	---	Reliance upon the market is likely to result in a proliferation of non-A1 uses, a declining retail role and therefore decline of traditional town centres, with significant adverse effects against the objective.

Notes:

- Current position largely reflects PPS6, requiring a sequential approach to site selection and a demonstration of need for major development. Policy T3. See also retail hierarchy established in relevant section of the Local Plan.
- "...in the Borough's Town, Local Town and District Centres".

Table D7: Assessment of the range of options for achieving Core Strategy: Location and Scale of Development - Role of Safeguarded Land

Scale of effect (SE): Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Base on Existing Safeguarding Policy		Option 2 - Review existing areas of designated land, considering releasing some safeguarded areas for development (if needed)		Option 3 - Do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL						
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.
2. To ensure ready access to essential services and facilities for all residents	++	Safeguarding housing sites for the long term presents an opportunity to ensure that they are well related to essential services and facilities, thus supporting the objective.	++	The review approach offers the opportunity to ensure that the safeguarded sites that are retained offer good accessibility to essential services and facilities.	--	Without sites safeguarded for the longer term, there is a risk that housing could be sited in locations offering poor accessibility to essential services and facilities.
3. To meet identified housing needs and improve the quality and affordability of housing	++	Safeguarding sites for potential housing development in the longer term should contribute indirectly to enabling the delivery of a wide range of housing.	+/-	The review approach may help to better relate land supply to housing demand; however, there is a risk that the release of safeguarded sites will limit the ability to deliver requisite housing in the longer term.	--	Without safeguarding sites for the longer term, there is a risk that requisite housing will not be capable of being delivered in the longer term.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	-	Without policy intervention to safeguard sites for housing, there is a risk that the green belt will come under increased pressure for development in the longer term. Loss of green belt land is likely to reduce opportunities for outdoor leisure and recreational pursuits, with potential detrimental effects on health.
ENVIRONMENTAL						
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+/-	Effects would be dependent on the lifetime of the policy. Extension could protect Greenfield sites.	-	Release of safeguarded areas would reduce the need to develop on previously developed land and could endanger Greenfield sites.	+/-	Termination of safeguarded land may provide more land for housing, prevent this from occurring in Greenfield land but Greenfield land protected by safeguarding could suffer.
8. To reduce contamination and safeguard soil quality and quantity -	+/-	Development on land may reduce previous contamination. However development itself could cause contamination and impact on soil quality and quantity.	+/-	Development on land may reduce previous contamination. However development itself could cause contamination and impact on soil quality and quantity.	+	Development of safeguarded land will not proceed protecting soil quality and quantity.

	Option 1 – Base on Existing Safeguarding Policy		Option 2 - Review existing areas of designated land, considering releasing some safeguarded areas for development (if needed)		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+/-	Effects would be dependent on the lifetime of the policy. Extension could protect Greenfield sites.	--	Release of safeguarded areas could cause disturbance or damage to landscape and sites.	+	Landscape character of currently safeguarded sites will be protected in the long term.
10. To maintain and enhance the quality of countryside and landscape	+/-	Effects would be dependent on the lifetime of the policy. Extension could protect Greenfield sites.	--	Release of safeguarded areas could cause damage to countryside and landscape.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+/-	Effects would be dependent on the lifetime of the policy.	+/-	Potential for positive and negative effects dependent on levels of development forthcoming and public transport accessibility levels.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+/-	Effects would be dependent on the lifetime of the policy. Extension could protect Greenfield sites.	--	Release of safeguarded areas could cause damage and disturbance of habitats and wildlife.	++	Option likely to protect habitats on safeguarded land from development.
13. To improve the quality of surface and ground waters	-	Use of land when appropriate could affect water resources and contaminate surface and ground water, if not properly mitigated	-	Use of land when appropriate could affect water resources and contaminate surface and ground water, if not properly mitigated.	0	No obvious effects.
14. To minimise water consumption	-	Use of land when appropriate would increase water consumption due to the presence of housing or employment which would both require water.	-	Use of land when appropriate would increase water consumption due to the presence of housing or employment which would both require water.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	-	Flood risk may increase through the development of safeguarded land.	-	Flood risk may increase through the development of safeguarded land.	0	No obvious effects.
16. To improve local air quality	-	See assessment of SA objective 11. Use of land when appropriate will increase activity in the area, such as vehicle movements which would impact on air quality.	-	Use of land when appropriate will increase activity in the area, such as vehicle movements which would impact on air quality.	0	No obvious effects.
17. To reduce greenhouse gas emissions	-	See assessment of SA objective 11. Greenhouse gas emissions likely to increase in the long term from development.	-	See assessment of SA objective 11. Greenhouse gas emissions likely to increase.	0	No obvious effects.
18. To minimise the need for energy, increase energy efficiency, and to increase	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Base on Existing Safeguarding Policy		Option 2 - Review existing areas of designated land, considering releasing some safeguarded areas for development (if needed)		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
the use of renewable energy						
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC						
20. To provide a prosperous, balanced and stable economy	++	Provision of suitable land for housing is an important element of supporting the economy – safeguarding sites for longer term housing provision should help to support the objective.	+++	A review approach to the release of safeguarded sites for alternative development, based on an assessment of need, could potentially result in increased opportunities for economic development to be realised.	--	Without policy intervention to protect safeguarded sites for housing development in the longer term, there is a risk that supply will be overtaken by demand and unsustainable patterns of development will emerge. This could be detrimental to the local economy.
21. To sustain and enhance the viability and vitality of town centres	++	The identification of sites for the development of housing in the longer term offers the opportunity to direct development to locations that are well-related to town centres and thus likely to help support vitality and viability.	++	The managed release of safeguarded housing sites for alternative forms of development offers the opportunity to ensure that one of the assessment criteria is accessibility to town centres – development in accessible locations is more likely to help support town centre vitality and viability.	--	Without policy intervention to protect safeguarded sites for housing development in the longer term, there is a risk that supply will be overtaken by demand and unsustainable patterns of development will emerge. This could be detrimental to town centres as dispersed settlement patterns are unlikely to lend support to town centre vitality and viability.

Table D8: Assessment of the range of options for achieving Core Strategy: Housing Delivery – Affordable Housing

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 –Maintain the current position		Option 2 – Lower the trigger threshold		Option 3 - Raise the level of provision on all qualifying sites		Option 4 - Link the level of provision to tenure		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	++	Policy option provides threshold based requirement for % provision of affordable housing as well as permitting rural exceptions – this should assist in achieving the objective.	++	As Option 1, but with lower threshold therefore policy option should deliver greater amount of affordable housing on more sites across the District.	++	This policy option should result in increased levels of affordable housing on all qualifying sites thus making a significant contribution to the objective	++/-	In linking provision requirements to specific tenure, the policy option offers greater flexibility and should help to deliver a wider range of affordable housing types. However, there is a risk that developers will favour one type of tenure over others, which could lead to imbalanced supply.	---	Without policy intervention, market forces are likely to favour market housing over affordable, thus delivery is likely to be poor or non-existent.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	Availability of housing is an important indicator of poverty and equality – the policy option includes measures to secure provision of a range of affordable housing, including rural exception sites, which should help to support the objective.	++	Availability of housing is an important indicator of poverty and equality – the policy option includes measures to secure provision of a range of affordable housing with a lower threshold of qualifying sites, which should help to support the objective.	++	Availability of housing is an important indicator of poverty and equality – the policy option includes measures to secure provision of a range of affordable housing at a higher percentage than options 1 and 2, which should help to support the objective.	++/-	Availability of housing is an important indicator of poverty and equality – the policy option includes measures to secure provision of a range of affordable housing tenures, which should help to support the objective. However, there is a risk that developers will favour one type of tenure over others, which could lead to imbalanced supply and inability of some to access the housing market.	---	Availability of housing is an important indicator of poverty and equality – without policy intervention, market forces are likely to favour market housing over affordable, thus delivery is likely to be poor or non-existent, with detrimental effects against the objective.
5. To reduce and prevent crime, fear of crime and anti social	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 –Maintain the current position		Option 2 – Lower the trigger threshold		Option 3 - Raise the level of provision on all qualifying sites		Option 4 - Link the level of provision to tenure		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
behaviour										
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL										
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal	+	Those on lower income such as key workers who require affordable housing will be more	+	Those on lower income such as key workers who require affordable housing will be more	+	Those on lower income such as key workers who require affordable housing will be more likely to be able to live	+	Those on lower income such as key workers who require affordable housing will be more likely to be able to live and work	-	Those on lower income such as key workers who require affordable housing will not be able

	Option 1 –Maintain the current position		Option 2 – Lower the trigger threshold		Option 3 - Raise the level of provision on all qualifying sites		Option 4 - Link the level of provision to tenure		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
shift to more sustainable transport modes		likely to be able to live and work in the same settlement reducing the need to travel		likely to be able to live and work in the same settlement reducing the need to travel		and work in the same settlement reducing the need to travel		in the same settlement reducing the need to travel		to live and work in the same settlement reducing the need to travel
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	-	Without the provision of affordable housing for those with low income, they may increase the need o travel between the settlements where they live and work
17. To reduce greenhouse gas emissions	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	+	Provision of affordable housing for those with low income may reduce the need for them to travel between the settlements where they live and work	-	Without the provision of affordable housing for those with low income, they may increase the need o travel between the settlements where they live and work
18. To minimise the need for energy, increase energy efficiency, and to	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 –Maintain the current position		Option 2 – Lower the trigger threshold		Option 3 - Raise the level of provision on all qualifying sites		Option 4 - Link the level of provision to tenure		Option 5 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
increase the use of renewable energy										
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	+++	Availability of housing for key workers, often on lower incomes, is an important supporting mechanism for a balanced and prosperous economy. The policy option includes provision to deliver a range of affordable housing including rural exceptions, which should help to support the objective.	+++	Availability of housing for key workers, often on lower incomes, is an important supporting mechanism for a balanced and prosperous economy. This policy option includes provision to deliver affordable housing on a wider range of sites than under Option 1, which should help to support the objective.	++/-	Availability of housing for key workers, often on lower incomes, is an important supporting mechanism for a balanced and prosperous economy. In raising the level of provision on qualifying sites, more affordable housing may be provided; however, this may have implications for other developer contributions and reduce the ability of the policy to secure other investment to support economic development.	++/-	Availability of housing for key workers, often on lower incomes, is an important supporting mechanism for a balanced and prosperous economy. The policy option includes measures to secure provision of a range of affordable housing tenures, which should help to support the objective. However, there is a risk that developers will favour one type of tenure over others, which could lead to imbalanced supply and inability of some to access the housing market, with potential detrimental effects against the objective.	---	Availability of housing for key workers, often on lower incomes, is an important supporting mechanism for a balanced and prosperous economy. Reliance on the market is unlikely to realise delivery of necessary affordable housing, with significant detrimental effects against the objective.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D9: Assessment Of The Range Of Options For Achieving Core Strategy Policy Theme: Housing Delivery – Elderly Housing

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Introduce specific proactive new policy covering all forms of elderly housing and including definitions			Option 2 – Differentiate between sheltered housing/extra care/very sheltered and care/residential homes in terms of suitability in different locations			Option 3 – Do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL								
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.		
2. To ensure ready access to essential services and facilities for all residents	+	Proactive policy approach to provision of housing for elderly should help to improve access to services and facilities for this portion of the population.	++	Differential policy should help to ensure improved access to essential services and facilities through appropriate location of housing by housing type for the elderly proportion of the population.	--	Reliance on the market for the delivery of housing for elderly persons presents the risk that locations will be poorly related to essential services and facilities, with potentially negative effects.		
3. To meet identified housing need and improve the quality and affordability of housing	+	Proactive policy approach to the provision of a range of different housing for the elderly population should help to significantly improve the quality and availability of housing for this portion of the population.	++	Differential policy approach to the provision of specific types of housing for the elderly in pre-planned locations should significantly improve the quality and availability of housing for this portion of the population.	--	Reliance on the market for the delivery of specialist housing for elderly persons presents a considerable risk that supply will fail to match demand, potentially pricing/forcing this portion of the population out of the housing market.		
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Proactive policy approach to securing the delivery of a range of housing types suited to the elderly should help to significantly improve opportunities for social integration and equality of opportunity, particularly for those community members wishing to live as independently as practicable.	++	Differential policy approach that sets out specific locational and design criteria for the delivery of housing types suited to the elderly should help to significantly improve opportunities for social integration and equality of opportunity, particularly for those community members wishing to live as independently as practicable.	--	As above – inability to access housing is likely to increase social exclusion within the elderly population.		
5. To reduce and prevent crime, fear of crime and anti social behaviour	+	Proactive policy to secure the delivery of housing types specifically tailored to the needs of the elderly is likely to assist in reducing fear and incidence of crime amongst this section of the population, which is often considered to be more vulnerable.	++	Differential policy approach that sets out specific locational and design criteria for the delivery of housing types suited to the elderly should help to assist in reducing fear and incidence of crime amongst this section of the population, which is often considered to be more vulnerable.	--	Reliance upon the market to accommodate the housing needs of elderly persons presents a risk that provision will not match requirements, potentially contributing to a heightened fear of crime amongst a group that statistically experiences a greater sense of being unsafe.		
6. To improve population's health and reduce inequalities both geographically and demographically	+	A proactive approach to the delivery of housing tailored to the needs of the elderly offers the opportunity to reduce inequality in terms of access to housing.	++	Differential policy approach that sets out specific locational and design criteria for the delivery of housing types suited to the elderly, in appropriate locations to access services and facilities, offers the opportunity to significantly reduce	--	Reliance on the market for the delivery of housing for elderly persons presents the risk that locations will be poorly related to essential services and facilities, with potentially negative effects. Poor access to services and facilities may in turn		

	Option 1 – Introduce specific proactive new policy covering all forms of elderly housing and including definitions		Option 2 – Differentiate between sheltered housing/extra care/very sheltered and care/residential homes in terms of suitability in different locations		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
				inequality amongst the elderly and potentially improve health.		translate into poor health and increased inequality.
ENVIRONMENTAL						
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
17. To reduce greenhouse gas emissions	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC						

	Option 1 – Introduce specific proactive new policy covering all forms of elderly housing and including definitions		Option 2 – Differentiate between sheltered housing/extra care/very sheltered and care/residential homes in terms of suitability in different locations		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	+	A proactive approach to the delivery of housing suited to elderly persons should help to retain this section of the population, which helps to secure a demographically balanced population and support town centre services and facilities and thus vitality and viability.	++	Differential policy approach that seeks to balance housing provision with appropriate locations offers the opportunity to ensure that housing is well related spatially to town centres to assist in supporting their services and facilities and thus vitality and viability.	--	Reliance on the market for the delivery of housing for elderly persons presents the risk that locations will be poorly related to essential services and facilities, with potentially negative effects arising from both out-migration and poor patronage of town centres by this sector of the population.

Table D10: Assessment of the range of options for achieving Core Strategy Policy Theme: Housing Delivery - Housing Mix, Size and Tenure

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain the current position (H7)		Option 2 – be prescriptive on housing size and type		Option 3 - link the number of types required to proposed unit number		Option 4 Market led/do nothing		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing	+	The policy option includes mechanisms to qualitatively	++	Specification of housing type and mix with the flexibility for	++	Specification of housing type and mix based on a numerical	+/-	The market is economically driven and thus strongly favours	---	Without policy intervention, there is no mechanism to

	Option 1 – Maintain the current position (H7)		Option 2 – be prescriptive on housing size and type		Option 3 - link the number of types required to proposed unit number		Option 4 Market led/do nothing		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
needs improve the quality and affordability of housing		assess the housing mix required on a site by site basis, which could potentially contribute to the objective.		tailored application to specific site conditions should make a significant contribution to achieving the objective.		calculation should make a significant contribution to achieving the objective, although it is a less flexible approach that Option 2.		the delivery of 'market' housing – while this may include some variety in housing type (i.e. flats, terraces and detached), it is unlikely to deliver affordable housing.		secure the delivery of housing, regardless of type and quality.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	In order to support a diverse population in an inclusive manner, housing provision must match a broad spectrum of needs. The policy option includes a mechanism to secure a variety of housing types, sizes and tenures.	++	In order to support a diverse population in an inclusive manner, housing provision must match a broad spectrum of needs. In prescribing housing size and type in a manner that can respond to site characteristics, the policy option should make a significant contribution to the objective.	++	In order to support a diverse population in an inclusive manner, housing provision must match a broad spectrum of needs. In prescribing housing size and type in a standardised manner, the policy option should make a significant contribution to the objective.	+/-	In order to support a diverse population in an inclusive manner, housing provision must match a broad spectrum of needs. Although the market may provide a variety of housing types, it is unlikely to deliver a variety of tenure, which may increase social exclusion.	---	In order to support a diverse population in an inclusive manner, housing provision must match a broad spectrum of needs. Without policy intervention, there is no mechanism to secure the delivery of housing, regardless of type and quality, which is likely to result in increased inequalities.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the current position (H7)		Option 2 – be prescriptive on housing size and type		Option 3 - link the number of types required to proposed unit number		Option 4 Market led/do nothing		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL										
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the current position (H7)		Option 2 – be prescriptive on housing size and type		Option 3 – link the number of types required to proposed unit number		Option 4 Market led/do nothing		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
the community										
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the current position (H7)		Option 2 – be prescriptive on housing size and type		Option 3 – link the number of types required to proposed unit number		Option 4 Market led/do nothing		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
account of climate change										
16. To improve local air quality	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
17. To reduce greenhouse gas emissions	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	+	Availability of housing for the full demographic range, which includes those on lower incomes, is an important	++	Availability of housing for the full demographic range, which includes those on lower incomes, is an important supporting mechanism for a	++	Availability of housing for the full demographic range, which includes those on lower incomes, is an important	++/--	Availability of housing for the full demographic range, which includes those on lower incomes, is an important supporting	--	Availability of housing for the full demographic range, which includes those on lower incomes, is an important supporting

	Option 1 – Maintain the current position (H7)		Option 2 – be prescriptive on housing size and type		Option 3 – link the number of types required to proposed unit number		Option 4 Market led/do nothing		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
		supporting mechanism for a balanced and prosperous economy. The policy option provides a mechanism for ensuring that a variety of housing type and tenure is delivered.		balanced and prosperous economy. The policy option provides a mechanism for prescribing specific housing sizes and types, in response to site conditions, which should help to support the objective.		supporting mechanism for a balanced and prosperous economy. The policy option provides a mechanism for prescribing a standard mix of housing size and type on all sites, which should help to support the objective.		mechanism for a balanced and prosperous economy. Reliance on the market is likely to result in the delivery of a range of housing types, however, these may not be in the most accessible or suitable locations to support a balanced economy and low income workers are likely to be 'priced out' of the market.		mechanism for a balanced and prosperous economy. Without policy intervention, there is no mechanism to secure the delivery of housing, regardless of type and quality, which is likely to have adverse effects against the objective.
21. To sustain and enhance the viability and vitality of town centres	+	In assisting the delivery of a range of housing types and sizes, the policy should help to contribute to maintaining demographic diversity, which is important in supporting vitality and viability.	++	In assisting the delivery of a range of housing types and sizes, the policy should help to contribute to maintaining demographic diversity, which is important in supporting vitality and viability.	++	In assisting the delivery of a range of housing types and sizes, the policy should help to contribute to maintaining demographic diversity, which is important in supporting vitality and viability.	++/--	Based on current trends, reliance upon the market is likely to deliver housing in town centres, which may contribute to vitality and viability. However, if the market demand changes, there is a risk that town centres may suffer decline as population out-migrates.	--	Without policy intervention, there is no mechanism to secure the delivery of housing, regardless of type and quality, which is likely to have adverse effects against the objective.

Notes:

- Existing policy is qualitative, seeking to provide a "suitable mix" of residential accommodation. However, contains no quantitative measures / standards through which to demand different unit sizes and types.

Table D11: Assessment of the range of options for achieving Core Strategy Policy Theme: Housing Delivery - Retention of Housing

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain the Current Policy Position (Policy H6) which prevents net loss of residential accommodation on a site.		Option 2 – Move to a no net loss approach		Option 3 - As (2) with exceptions for certain uses Would allow certain key community uses where no other sites/buildings available e.g. doctors/dentists		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL								
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.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	++	The policy option would allow for limited redevelopment of housing to provide community facilities, which may help to support the objective.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	+	In ensuring that there is no net loss of housing arising from site redevelopment, the policy option may make an indirect contribution to the objective.	++	In ensuring that all development proposals across the District result in no net loss of housing, the policy option may make an indirect contribution to the objective.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	+	In permitting exceptional redevelopment of housing to provide community based health care provision, the policy option may help to improve health in certain areas of need.	0	No obvious effects.
ENVIRONMENTAL								
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	++	No net loss should prevent the need to develop on Greenfield sites.	++	No net loss should prevent the need to develop on Greenfield sites.	+/-	No net loss should prevent the need to develop on Greenfield sites for services and facilities. However it may cause housing to be developed on Greenfield sites.	-	Risk of loss of housing in previously developed land which could lead to development on Greenfield sites.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	-	New development may cause contamination or soil disturbance.	-	New development may cause contamination or soil disturbance.
9. To protect and enhance	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the Current Policy Position (Policy H6) which prevents net loss of residential accommodation on a site.		Option 2 – Move to a no net loss approach		Option 3 - As (2) with exceptions for certain uses Would allow certain key community uses where no other sites/buildings available e.g. doctors/dentists		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
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	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	+/-	Scale of effect dependent upon location of new site and accessibility to sustainable modes of transport.	+/-	Provision of needed services could reduce the need to travel. However future housing may have to be built in Greenfield sites, increasing travel.	+/-	Use of land for services and facilities could reduce the need to travel. However future housing may have to be built in Greenfield sites, increasing travel.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	+/-	Dependent on the type of development and its effect on water resources.	+/-	Dependent on the type of development and its effect on water resources.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	-	Additional development is likely to increase water consumption.	-	Additional development is likely to increase water consumption.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	+/-	Dependent on the type of development and impacts on surface permeability	+/-	Dependent on the type of development and impacts on surface permeability
16. To improve local air quality	0	No obvious effects.	+/-	See assessment of SA objective 11. Air quality effects are related to the related increase in vehicle emissions.	+/-	Provision of needed services may reduce the need to travel and improve air quality. However future housing may be built further away and increase travel	+/-	Use of land for services or facilities may reduce the need to travel and improve air quality. However future housing may be built further away and increase travel
17. To reduce greenhouse gas emissions	0	No obvious effects.	+/-	See assessment of SA objective 11. Greenhouse gas emissions are related to the related increase in vehicle emissions.	+/-	Provision of needed services may reduce the need to travel. However future housing may be built further away and increase travel	+/-	Use of land for services or facilities may reduce the need to travel. However future housing may be built further away and increase travel
18. To minimise the need for energy, increase energy efficiency, and to increase	0	No obvious effects.	0	No obvious effects.	-	Additional development likely to increase energy demand.	-	Additional development likely to increase energy demand.

	Option 1 – Maintain the Current Policy Position (Policy H6) which prevents net loss of residential accommodation on a site.		Option 2 – Move to a no net loss approach		Option 3 - As (2) with exceptions for certain uses Would allow certain key community uses where no other sites/buildings available e.g. doctors/dentists		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
the use of renewable energy								
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	-	Additional development likely to increase waste production.	-	Additional development likely to increase waste production.
ECONOMIC								
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D12: Assessment of the range of options for achieving Core Strategy Policy Theme: Housing Delivery - Rural Exceptions

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Base on Existing policy		Option 2 – Do nothing		Option 3 – extend rural exceptions [policy to cover all villages in the borough]	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL						
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.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	+	The policy option permits the development of rural exceptions sites for housing, which is an important mechanism for securing the delivery of affordable housing in rural areas.	--	Without policy intervention, rural housing needs are unlikely to be met due to the constraints of planning policies and lack of market appeal.	+/-	The policy option permits the development of rural exception sites in all villages for housing, which is an important mechanism for the delivery of affordable housing in rural areas. However, rural exceptions housing is meant to be based on evidence of need and there is a risk that site availability may attract market housing, presenting the risk that the policy aim will be undermined.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The policy option sets out a mechanism for delivering affordable housing in rural areas, which should help to enable less affluent persons to become engaged in rural communities and promote greater equality of access to housing.	--	Without policy intervention, it is likely that housing in rural areas will remain inaccessible to certain less affluent members of the community, which could increase inequalities.	+/-	The policy sets out a mechanism for the delivery of affordable housing in rural areas, which should help to enable less affluent persons to become engaged in rural communities and promote greater equality of access to housing. However, in applying the policy to all villages, there is a risk that site availability may attract market housing, presenting the risk that the policy aim will be undermined, leading to further exclusion.
5. To reduce and prevent	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

		Option 1 – Base on Existing policy	Option 2 – Do nothing		Option 3 – extend rural exceptions [policy to cover all villages in the borough]	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
crime, fear of crime and anti social behaviour						
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL						
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites -H	+	This policy option allows the small scale development in rural areas such as Shenley, South Mimms and Elstree for affordable housing and as such, could contribute to making efficient use of PDL in these areas.	0	No obvious effects.	+	This policy would allow small scale development in all villages in the borough including Aldenham which could contribute to making efficient use of available PDL in these areas.
8. To reduce contamination and safeguard soil quality and quantity	-	Rural exceptions may result in slight negative effects through Greenfield development and the loss of agricultural land.	0	No obvious effects.	--	Rural exceptions across the Borough are likely to have significant negative effects through potential Greenfield development and loss of agricultural land.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-	Potential that allowing small scale development in rural villages may have negative effects on historic buildings through unsympathetic design without the successful implementation on the policy theme protecting historic assets.	0	No obvious effects.	-	Potential that allowing small scale development in rural villages may have negative effects on historic buildings through unsympathetic design without the successful implementation on the policy theme protecting historic assets.
10. To maintain and enhance the quality of countryside and landscape	-	Potential negative effects on the local landscape of rural villages although effects should be minimal.	0	No obvious effects.	--	Potential negative effects on the local landscape of rural villages, to a greater extent than option 1.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-	Rural exception sites are unlikely to be served by sustainable modes of transport and may result in increased car use.	0	No obvious effects.	--	Rural exception sites are unlikely to be served by sustainable modes of transport and may result in increased car use. Scale of effect is likely to be greater than Option 1.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-	Potential negative effects on local biodiversity in rural villages depending on the location of the rural exception schemes.	0	No obvious effects.	--	Potential negative effects on local biodiversity in rural villages depending on the location of the rural exception schemes, scale of effect is likely to be greater than option 1.
13. To improve the quality of surface and ground waters	-	Rural exception sites may result in increased surface runoff and would require mitigation through the use of SuDS.	0	No obvious effects.	--	Rural exception sites may result in increased surface runoff and would require mitigation through the use of SuDS. Scale of effect is likely to be greater than Option 1.
14. To minimise water	-	Rural exception sites would result in increased development that would require	0	No obvious effects.	--	Rural exception sites would result in increased development that would require mitigation through the requirement for water saving

	Option 1 – Base on Existing policy		Option 2 – Do nothing		Option 3 – extend rural exceptions [policy to cover all villages in the borough]	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
consumption		mitigation through the requirement for water saving devices etc.				devices etc. Scale of effect is likely to be greater than Option 1.
15. To minimise the risk of flooding taking account of climate change	-	Rural exception sites may increase flood risk dependent on the scale of the development that would require mitigation.	0	No obvious effects.	--	Rural exception sites may increase flood risk dependent on the scale of the development that would require mitigation. Scale of effect is likely to be greater than Option 1.
16. To improve local air quality	-	See assessment of SA objective 11. Additional traffic in rural areas may lead to local deterioration in air quality.	0	No obvious effects.	--	See assessment of SA objective 11. Additional traffic in rural areas may lead to local deterioration in air quality. Scale of effect is likely to be greater than Option 1.
17. To reduce greenhouse gas emissions	-	Additional development will have a negative effect on greenhouse gas emissions, unless development is carbon neutral.	0	No obvious effects.	--	Additional development will have a negative effect on greenhouse gas emissions, unless development is carbon neutral. Scale of effect is likely to be greater than Option 1.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	+	Opportunity for low energy building design and renewable energy provision with new developments in rural areas.	0	No obvious effects.	+	Opportunity for low energy building design and renewable energy provision with new developments in rural areas.
19. To reduce the generation of waste and encourage re-use and recycling of waste	+	Opportunity to reduce per capita waste generation with design.	0	No obvious effects.	+	Opportunity to reduce per capita waste generation with design.
ECONOMIC						
20. To provide a prosperous, balanced and stable economy	+	Allowing affordable housing in rural villages may help to support the local economies.	-	Unlikely to support affordable housing for key workers in rural villages which may be detrimental to the economies of these areas.	++	Allowing affordable housing in rural villages may help to support the local economies in these villages.
21. To sustain and enhance the viability and vitality of town centres	+	Positive effects as in providing affordable housing in rural villages this may mean that people can live and work nearby which may have knock on effects in sustaining the village centres, limited to Shenley and Elstree.	-	Without policy intervention it is unlikely that rural villages will be supported due to no demand produced from affordable housing development in villages. Could result in dormant commuter villages.	++	Positive effects as in providing affordable housing in rural villages this may mean that people can live and work nearby which may have knock on effects in sustaining the village centres across the Borough.

Table D13: Assessment of the range of options for achieving Core Strategy Policy Theme: Delivering Sustainable Communities - Accessible Buildings and Lifetime Homes

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

SA/SEA Objective	Option 1 – Maintain current approach for lifetime homes of 10%		Option 2 – Raise the % of lifetime homes towards 100%		Option 3 - Lower or remove threshold for lifetime homes		Option 4 - Introduce a fixed %for wheelchair accessible homes		Option 5 - Negotiate % for wheelchair accessible depending on need/known occupiers		Option 6 - Do nothing	
	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												
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.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	+	The policy option offers limited opportunity to ensure that a proportion of the housing stock meets the design and quality criteria of the 16 lifetime homes standards, which seeks to ensure that all homes are fully accessible and thus inclusive.	++	The policy option provides the mechanism to significantly increase the ability of the housing stock to meet the design and quality criteria of the lifetime homes standards, which seek to ensure all homes are fully accessible and thus inclusive.	-	The removal of the lifetime homes thresholds may result in adverse effects in terms of failing to meet specific housing needs, particularly for the mobility impaired.	+/-	The policy option includes a mechanism to provide homes to meet the needs of those with mobility difficulties, however, there is no guarantee that supply will be matched to demand.	++	The policy option includes a mechanism to provide homes to meet the needs of those with mobility difficulties on the basis of specific identified need.	---	Without policy intervention, it is highly unlikely that the market will deliver homes that serve to meet specific needs in an affordable manner.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The policy option should help to secure limited delivery of homes to meet the needs of certain disadvantaged groups, such as the mobility impaired. This may have some benefits in terms	++	The policy option should help to ensure that an increased amount of homes meet the needs of certain disadvantaged groups, such as the mobility impaired. This is likely to have some benefits in	--	This policy option offers little or no opportunity to secure the delivery of housing that meets the specialist needs of certain sectors of the population. As	+/-	This policy option may help to secure greater inclusiveness for wheelchair bound persons; however, it does not cater for other often excluded groups (e.g. the visually	++/-	This policy option may help to secure greater inclusiveness for wheelchair bound persons on the basis of need; however, it does not cater for other often excluded groups (e.g.	---	Reliance on the market is unlikely to deliver homes that serve to meet specific needs and may therefore serve to deepen social exclusion and inequality of opportunity.

	Option 1 – Maintain current approach for lifetime homes of 10%		Option 2 – Raise the % of lifetime homes towards 100%		Option 3 - Lower or remove threshold for lifetime homes		Option 4 - Introduce a fixed %for wheelchair accessible homes		Option 5 - Negotiate % for wheelchair accessible depending on need/known occupiers		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
		of increasing equality of opportunity and reducing social exclusion.		terms of increasing equality of opportunity and reducing social exclusion.		such, it is likely to increase social exclusion and perpetuate inequalities.		impaired) and thus may serve to perpetuate inequalities.		the visually impaired) and thus may serve to perpetuate inequalities.		
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL												
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Better provision of lifetime homes in all settlements will allow those with disabilities/ mobility problems to live in settlements with best services and facilities for their needs. This could lead to a reduction in the need to travel.	++	Better provision of lifetime homes in all settlements will allow those with disabilities/ mobility problems to live in settlements with best services and facilities for their needs. This could lead to a reduction in the need to travel.	-	Reduced provision of lifetime homes would not allow those with disabilities/ mobility problems to live in settlements with best services and facilities for their needs.	++	Better provision of lifetime homes in all settlements will allow those with disabilities/ mobility problems to live in settlements with best services and facilities for	++	Better provision of lifetime homes in all settlements will allow those with disabilities/ mobility problems to live in settlements with best services and facilities for	-	Without policy those with disabilities/ mobility problems will not be able to live in settlements with best services and facilities for their needs. This could lead to a increase in

	Option 1 – Maintain current approach for lifetime homes of 10%		Option 2 – Raise the % of lifetime homes towards 100%		Option 3 - Lower or remove threshold for lifetime homes		Option 4 - Introduce a fixed %for wheelchair accessible homes		Option 5 - Negotiate % for wheelchair accessible depending on need/known occupiers		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
				Effect likely to be greater than option 1.		This could lead to an increase in the need to travel.		their needs. This could lead to a reduction in the need to travel.		their needs. This could lead to a reduction in the need to travel.		the need to travel
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	+	See assessment of SA objective 11. Possible reduction in need to travel and associated decrease in emissions from vehicles.	++	See assessment of SA objective 11. Possible reduction in need to travel and associated decrease in emissions from vehicles. Effect likely to be greater than option 1.	-	See assessment of SA objective 11. Possible increase in the need to travel and associated increase in vehicle emissions.	++	See assessment of SA objective 11. Possible reduction in need to travel and associated decrease in emissions from vehicles. Effect likely to be greater than option 1.	++	See assessment of SA objective 11. Possible reduction in need to travel and associated decrease in emissions from vehicles. Effect likely to be greater than option 1.	-	See assessment of SA objective 11. Possible increase in the need to travel and associated increase in vehicle emissions.
17. To reduce greenhouse gas emissions	+	See assessment of SA objective 11. Possible reduction in the need to travel.	+	See assessment of SA objective 11. Possible reduction in the need to travel.	-	See assessment of SA objective 11. Possible increase in the need to travel.	+	See assessment of SA objective 11. Possible reduction in the need to travel.	+	See assessment of SA objective 11. Possible reduction in the need to travel.	-	See assessment of SA objective 11. Possible increase in the need to travel.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain current approach for lifetime homes of 10%		Option 2 – Raise the % of lifetime homes towards 100%		Option 3 - Lower or remove threshold for lifetime homes		Option 4 - Introduce a fixed %for wheelchair accessible homes		Option 5 - Negotiate % for wheelchair accessible depending on need/known occupiers		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC												
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Notes:

Lifetime Homes meet a set of standards advocated by the Joseph Rowntree Foundation which help to ensure that homes can be easily adapted for use by the disabled / mobility impaired. E.g. level access, sufficient space within the layout to allow a wheelchair to manoeuvre etc. Current Policy (H15) seeks provision (usually in the order of 10%) on all major dwelling developments.

Table D14: Assessment of the range of options for achieving Core Strategy: Delivering Sustainable Communities –Sustainable Design and Construction

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – General policy promoting good and sustainable design/construction, relating to Planning and Design Guide		Option 2 – As above but also specifically relating to HCC Guide		Option 3 - Specific sustainability requirements for certain types of development		Option 4 - An overarching residential density policy including parameters for flats in residential areas (H9)	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
Social								
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.	0	No obvious effects.
2. To ensure ready access to essential services and facilities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – General policy promoting good and sustainable design/construction, relating to Planning and Design Guide		Option 2 – As above but also specifically relating to HCC Guide		Option 3 - Specific sustainability requirements for certain types of development		Option 4 - An overarching residential density policy including parameters for flats in residential areas (H9)	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
for all residents								
3. To meet identified housing needs and improve the quality and affordability of housing	++	General policy should help to secure improved design quality in all development, including housing.	++	Policy option should help to secure improved design quality that relates to local context, contributing to this element of the objective.	++	Specific prescriptive policy offers the opportunity to secure much improved design quality in all types of development, including housing.	---	Without policy intervention, there is no mechanism to secure set design standards and thus improve quality.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	+++	The policy option offers the opportunity to realise health benefits through specification of sustainable construction practices and 'healthier' buildings.	+++	As Option 1.	+++	As Option 2.	--	A lack of policy intervention offers no mechanism to secure more sustainable construction and design – the continuation of existing practices and material use may therefore result in adverse effects against the objective.
Environmental								
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape	++	Opportunity to encourage developments to be sympathetic towards heritage assets relating to Planning and Design	++	Opportunity to encourage developments to be sympathetic towards heritage assets relating to	+	It is likely that specific policy to certain developments will be too inflexible to ensure that heritage	-	Potentially detrimental to heritage assets as this policy option will result in reliance

	Option 1 – General policy promoting good and sustainable design/construction, relating to Planning and Design Guide		Option 2 – As above but also specifically relating to HCC Guide		Option 3 - Specific sustainability requirements for certain types of development		Option 4 - An overarching residential density policy including parameters for flats in residential areas (H9)	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
character, historic buildings, archaeological sites and cultural features of importance to the community		Guide.		Planning and Design Guide and HCC Guide therefore greater positive effects through a hierarchy of guidance.		assets are protected and enhanced in all cases.		on market offering less opportunity to encourage sympathetic design.
10. To maintain and enhance the quality of countryside and landscape	+	Ensuring high standards of development will ensure that the development is in keeping with the local landscape.	++	Ensuring high standards of development will ensure that the development is in keeping with the local landscape. Greater positive effects than with option 1 as this option would result in a hierarchy of policy to ensure good design.	++/-	Ensuring high standards of development will ensure that the development is in keeping with the local landscape. This policy option will provide stricter control through specific local standards but not in all cases.	--	With this policy option there is the potential for poor design in new development which will harm local character.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	See assessment of SA objective 6. Lack of guidance may result in increased car usage through development in less accessible locations.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
13. To improve the quality of surface and ground waters	+	Planning and Design Guide encourages the use of SuDS with positive effects on water quality. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	HCC Guide includes guidance on SuDS. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++/-	Specific sustainability requirements likely to have a significant positive effect on water quality on developments where the policy is applied. No improvements will be achieved in smaller developments. Suggest apply policy to all developments.	--	Lack of guidance likely to have a detrimental effect on water quality.
14. To minimise water consumption	+	Planning and Design Guide encourages minimisation of water. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	HCC Guide encourages minimisation of water. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++/-	Beneficial effects dependent on the nature of sustainable requirements. No improvements will be achieved in smaller developments. Suggest apply policy to all developments.	--	Lack of guidance likely to increase water consumption from new development.

	Option 1 – General policy promoting good and sustainable design/construction, relating to Planning and Design Guide		Option 2 – As above but also specifically relating to HCC Guide		Option 3 - Specific sustainability requirements for certain types of development		Option 4 - An overarching residential density policy including parameters for flats in residential areas (H9)	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
15. To minimise the risk of flooding taking account of climate change	+	Sustainable design/construction should assist in reducing flood risk. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	Good and sustainable design/construction should assist in reducing flood risk. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++/-	Requirements will help to reduce flood risk for some developments. Flood risk will not be considered in smaller developments. Suggest apply policy to all developments.	--	Lack of guidance on SuDS likely to increase surface runoff with consequent negative effects on flood risk.
16. To improve local air quality	+	Sustainable design/construction should assist in improving indoor air quality. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	Good and sustainable design/construction should assist in improving indoor air quality. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++/-	Requirements will improve indoor air quality significantly for new developments. Flood risk will not be considered in smaller developments. Suggest apply policy to all developments.	-	See assessment of SA objective 11. Emissions for vehicles likely to increase with negative effects on air quality.
17. To reduce greenhouse gas emissions	+	Good and sustainable design/construction should assist in reducing greenhouse gas emissions through better energy efficiency and use of sustainable materials. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	Good and sustainable design/construction should assist in reducing greenhouse gas emissions through better energy efficiency and use of sustainable materials. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++	Requirements may help to reduce greenhouse gas emissions in larger developments and policy may benefit from economies of scale on larger development sites.	+/-	National government policy will help to reduce greenhouse gas emissions but has no local focus.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	+	Option encourages energy efficiency and renewable energy in new development. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	Option encourages energy efficiency and renewable energy in new development. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++/-	This policy option supports the BREEAM and Eco-standards approach to promoting good and sustainable design in new developments. Smaller developments may be exempt from requirements.	-	Market led approach unlikely to result in improvement in energy efficiency and renewable energy use.
19. To reduce the generation of waste and encourage re-use and recycling of waste	+	Option encourages waste minimisation in new development. Scale of positive effect depends on the status of the Planning and Design Guide and the ability to enforce its requirements.	+	Option encourages waste minimisation in new development. Scale of positive effect depends on the status of the HCC Guide and the ability to enforce its requirements.	++/-	This policy option supports the BREEAM and Eco-standards approach to promoting good and sustainable design in new developments. Smaller developments may be exempt from requirements.	-	Market led approach unlikely to result in waste minimisation.
Economic								
20. To provide a prosperous, balanced and stable economy	+	The promotion of sustainable building practices may have some benefits in terms of increased demand for locally sourced products and building materials, which could help to support the economy.	+	As Option 1.	+	As Option 1.	0	No obvious effects.

	Option 1 – General policy promoting good and sustainable design/construction, relating to Planning and Design Guide		Option 2 – As above but also specifically relating to HCC Guide		Option 3 - Specific sustainability requirements for certain types of development		Option 4 - An overarching residential density policy including parameters for flats in residential areas (H9)	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D15: Assessment of the range of options for achieving Core Strategy Policy Theme: Delivering Sustainable Communities– Flood Risk

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – No development in the floodplain		Option 2 – No development in the floodplain unless flood prevent/mitigation as required by Env Agency		Option 3 - Specific requirements regardless of location to reduce flood risk across Hertsmere (e.g. SUDS/permeable surfaces)		Option 4 Rely on sustainable water use module in HCC Building Futures Guide		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	+/-	May have negative effects on reducing the amount of land available for development; however dwellings will be protected from the negative effects of flooding.	+	Will allow a greater level of development than option 1 however dwellings will be 'flood protected'.	+/-	Will allow a greater level of development; however dwellings may still be at risk from flood events.	-	Dwellings are likely to be at risk from flooding due to unenforceable guidance.	--	New developments will be at serious risk from flooding with negative effects on housing quality.

	Option 1 – No development in the floodplain		Option 2 – No development in the floodplain unless flood prevent/mitigation as required by Env Agency		Option 3 - Specific requirements regardless of location to reduce flood risk across Hertsmere (e.g. SUDS/permeable surfaces)		Option 4 Rely on sustainable water use module in HCC Building Futures Guide		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	+++	By precluding development in the flood plain, the policy option should help to safeguard against the adverse health effects of flood events.	++	The policy option adopts a precautionary approach to development in the flood plain, permitting it only if mitigation is put in place. This should help to safeguard against the adverse health effects of flood events.	+/-	A whole catchment approach to the limiting of flood risk should help to significantly reduce the risk of flooding, thus helping to safeguard against the adverse health effects of such events with positive effects. However, the option does not preclude development on floodplains which may have the potential for negative health effects.	-	HCC Guide does not provide strong guidance on flooding and would not minimise health risks associated with flooding.	---	Without policy intervention, there is an elevated likelihood of flooding, which has attendant health risks in terms of waterborne diseases and the mixing of sewage with freshwater supplies.
ENVIRONMENTAL										
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	--	Restrictions on development in the floodplain may result in inefficient use of PDL.	-	Restrictions on development in the floodplain may result in inefficient use of PDL.	0	No obvious effects.	0	No obvious effects.	+	May result in efficient use of land if no restrictions over development in the floodplain.
8. To reduce contamination and safeguard soil quality and quantity	+	Reducing flood risk would reduce the loss and deterioration of soil caused by flooding.	+	Reducing flood risk would reduce the loss and deterioration of soil caused by flooding.	+	Reducing flood risk would reduce the loss and deterioration of soil caused by flooding.	0	No obvious effects.	-	Flooding could both lead to contamination of soils and loss or deterioration of soil quality.
9. To protect and enhance landscape character, historic buildings, archaeological sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – No development in the floodplain		Option 2 – No development in the floodplain unless flood prevent/mitigation as required by Env Agency		Option 3 - Specific requirements regardless of location to reduce flood risk across Hertsmere (e.g. SUDS/permeable surfaces)		Option 4 Rely on sustainable water use module in HCC Building Futures Guide		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and cultural features of importance to the community										
10. To maintain and enhance the quality of countryside and landscape	++	No development in the floodplain may indirectly allow the protection of the landscape in floodplain areas.	+	No development in the floodplain may indirectly allow the protection of the landscape in floodplain areas.	-	Flood prevention measures, depending on nature may have negative effects on local landscape.	0	No obvious effects.	--	No policy intervention to restrict development in floodplains may have indirect negative effects in eroding local landscape.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	++	No development in the floodplain which can be important areas for flora and fauna is likely to result in overall positive effects.	++	No development in the floodplain which can be important areas for flora and fauna is likely to result in overall positive effects. Flood mitigation can also benefit local biodiversity.	+	Specific requirements to reduce flood risk, such as flood attenuation schemes, can be of benefit to local biodiversity.	+	Sustainable water use may have indirect benefits of biodiversity which rely on water resources.	--	No policy intervention to restrict development in floodplain may result in overall negative effects for local biodiversity.
13. To improve the quality of surface and ground waters	+	Preventing development in flood plains will prevent/reduce the risk of surface and groundwater pollution during flooding.	+	Preventing inappropriate development in flood plains will prevent/reduce the risk of surface and groundwater pollution during flooding	+	Use of systems such as SUDS and permeable surfaces would introduce an extra stage of filtering, reducing surface and groundwater pollution.	+	Some beneficial effects, although option does not provide strong policy basis.	-	No policy intervention to restrict development in floodplain may result in overall negative effects on water quality from flooding and sewage flooding.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	+	May result in efficient use of land if no restrictions over development in the floodplain.
15. To minimise the risk of flooding taking account of	+++	Preventing development in the flood plain will completely reduce	++	Preventing development or mitigating against flooding should minimise any risk	+	Implementation of any requirements will reduce the flood risk.	+	Suggested solutions in the HCC Guide would reduce flood risk when implemented, although	--	Highly conflicting. The absence of a policy will allow flooding to continue and worsen

	Option 1 – No development in the floodplain		Option 2 – No development in the floodplain unless flood prevent/mitigation as required by Env Agency		Option 3 - Specific requirements regardless of location to reduce flood risk across Hertsmere (e.g. SUDS/permeable surfaces)		Option 4 Rely on sustainable water use module in HCC Building Futures Guide		Option 5 Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
climate change		flood risk						policy will not provide a great degree of certainty.		with the impacts of climate change.
16. To improve local air quality	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
17. To reduce greenhouse gas emissions	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re- use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	+++	Flooding can have significant adverse effects for local economies. Safeguarding against flood risk should indirectly help to support the objective.	+++	Flooding can have significant adverse effects for local economies. Safeguarding against flood risk should indirectly help to support the objective.	++	Flooding can have significant adverse effects for local economies. Adopting a whole catchment approach to the reduction of flood risk should help to support the objective, albeit indirectly.	+	Flooding can have significant adverse effects for local economies. Contributing to safeguarding against flood risk should help to support the objective indirectly. See assessment of SA objective 15 as removal of flood risk with this option is not a certainty.	--	Flooding can have significant adverse effects for local economies. In failing to provide a policy intervention, the risk of flooding is elevated, with potentially adverse effects for the economy.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D16: Assessment of the range of options for achieving Core Strategy: Delivering Sustainable Communities - Provision of Community and Leisure Facilities

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Protection of existing facilities at all costs		Option 2 – Support for redevelopment for community use if residential use is retained on site or in vicinity		Option 3 – Loss of residential permitted in exceptional circumstances (e.g. PCT demonstrate deficiency of GP/dentists)		Option 4 - Pro-active support for new uses		Option 5 – Release of surplus/unused sites, subject to all users of a building/site being accommodated within vicinity		Option 6 – Do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Community facilities can be important venues for education and training courses, particularly adult learning. Their protection should contribute to the objective.	++	The policy option permits the use of vacant sites for redevelopment to meet community needs. This offers the potential to contribute to the objective by providing additional venues for education and training, accessible to community members.	0	No effect – the policy option is concerned primarily with delivery of health care services.	++	The policy option lends strong support to the provision of new facilities which offers the potential to contribute to the objective by providing additional venues for education and training.	-	Community facilities can be important venues for education and training courses. The policy option supports the redevelopment of such sites for alternative uses and, as such, their loss would run counter to the objective.	--	Without policy intervention it is likely not only that new provision would not be forthcoming, but also that development pressure would result in the loss of existing community facilities.
2. To ensure ready access to essential services and facilities for all residents	+	The policy option seeks to protect all existing facilities from development. This should help to maintain accessibility of services and facilities to residents.	++	As option 1, although this option also seeks additional provision through conversion in residential areas, which should assist in increasing the overall accessibility and availability of services and facilities to residents.	+	This policy option permits the conversion of residential premises to essential health care facilities where there is identified need – this should help to improve accessibility in certain areas.	+++	The pro-active policy approach should both maintain existing and create new facilities and services. Addition provision should help to secure better availability and accessibility of services to a wider section of the population.	-	Release of sites on the basis of low demand will reduce the overall accessibility of essential services and facilities with particularly acute detrimental effects in certain areas (i.e. the user groups of closed facilities). This would fail to support the objective.	--	Without policy intervention it is likely not only that new provision would not be forthcoming, but also that development pressure would result in the loss of existing community facilities. This would therefore reduce overall accessibility.
3. To improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	+	The release of surplus and unused sites for other uses potentially housing is likely to contribute to meet identified housing needs.	0	No obvious effects.
4. To reduce poverty and social exclusion and	+	Community and leisure facilities are important hubs for social engagement.	++	Community and leisure facilities are important hubs for social engagement. The	+	Community and leisure facilities are important hubs for social engagement.	++	Community and leisure facilities are important hubs for social engagement.	+/--	Community and leisure facilities are important hubs for social engagement. The	--	Community and leisure facilities are important hubs for social engagement. Without

	Option 1 – Protection of existing facilities at all costs		Option 2 – Support for redevelopment for community use if residential use is retained on site or in vicinity		Option 3 – Loss of residential permitted in exceptional circumstances (e.g. PCT demonstrate deficiency of GP/dentists)		Option 4 - Pro-active support for new uses		Option 5 – Release of surplus/unused sites, subject to all users of a building/site being accommodated within vicinity		Option 6 – Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
promote equality of opportunities		The policy option seeks to protect existing provision, which should contribute to the objective.		policy option seeks to retain existing facilities and achieve additional provision through conversion in areas with a high residential catchment, which should help to support the objective.		The policy option is concerned with securing the delivery of health care through residential conversion in areas of identified need. This should contribute in part to the objective.		In adopting a pro-active approach to securing additional provision, the policy option should make a significant contribution to the objective.		policy option seeks to rationalise provision. This includes a mechanism to ensure users can be accommodated elsewhere; however, overall the loss of facilities is likely to have negative effects against the objective.		policy intervention there is no mechanism for securing community and leisure facilities, which are therefore likely to be lost to development pressure. This loss would fail to support the objective.
5. To reduce and prevent crime, fear of crime and anti social behaviour	+	'Boredom' or a 'lack of things to do' are often cited as causes for certain criminal activities such as anti-social behaviour and social disorder. Community and leisure facilities can play a crucial role in combating this type of crime and the policy option is therefore likely to support the objective.	+	'Boredom' or a 'lack of things to do' are often cited as causes for certain criminal activities such as anti-social behaviour and social disorder. Community and leisure facilities can play a crucial role in combating this type of crime and the policy option, which seeks to increase provision, is therefore likely to support the objective.	0	No effect – the policy option is concerned with health care provision as opposed to leisure facilities.	++	'Boredom' or a 'lack of things to do' are often cited as causes for certain criminal activities such as anti-social behaviour and social disorder. Community and leisure facilities can play a crucial role in combating this type of crime and the policy option, which actively seeks to increase provision, is therefore likely to support the objective.	-	'Boredom' or a 'lack of things to do' are often cited as causes for certain criminal activities such as anti-social behaviour and social disorder. Community and leisure facilities can play a crucial role in combating this type of crime – in supporting the rationalisation of such facilities, the policy option is likely to have localised adverse effects against the objective.	--	'Boredom' or a 'lack of things to do' are often cited as causes for certain criminal activities such as anti-social behaviour and social disorder. Community and leisure facilities can play a crucial role in combating this type of crime; however, without policy intervention there is no mechanism for safeguarding or increasing provision, which is likely to have significant adverse effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No effect – maintaining existing provision is unlikely to improve health over the current baseline.	+	The policy option includes a mechanism for additional community facilities, which may include health care and additional sporting/leisure opportunities.	+++	The policy option supports the targeted delivery of primary health care services in areas of demonstrable need. This should have beneficial effects.	++	The policy option includes a mechanism for the pro-active provision of additional facilities, which may include health care, sporting and leisure opportunities.	-	The policy option supports the rationalisation of community facilities. As this may involve the loss of health care, sporting and leisure opportunities, the policy option is	--	Without policy intervention, there is no mechanism for safeguarding or increasing provision of community, sporting and leisure facilities. It is likely, therefore, that provision will be lost to

	Option 1 – Protection of existing facilities at all costs		Option 2 – Support for redevelopment for community use if residential use is retained on site or in vicinity		Option 3 – Loss of residential permitted in exceptional circumstances (e.g. PCT demonstrate deficiency of GP/dentists)		Option 4 - Pro-active support for new uses		Option 5 – Release of surplus/unused sites, subject to all users of a building/site being accommodated within vicinity		Option 6 – Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
y										considered likely to have adverse effects.		development pressure, which could have significant adverse effects.
ENVIRONMENTAL												
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-	May result in inefficient use of land and buildings with a strict policy resisting the loss of all community facilities if they are underused due to being in the wrong location.	+	Support for redevelopment is likely to ensure buildings are used efficiently.	+	This policy allows the loss of residential buildings for community uses. Recycling of buildings is likely to support this objective.	++	Pro-active re-use for new uses may result in making the efficient use of land and buildings.	+++	The reuse of surplus of under used sites for redevelopment is likely to make efficient use of land and buildings which otherwise, with a strict policy resisting loss of community facilities, may be left redundant representing an inefficient use of land and buildings.	0	No obvious effect.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effect as this option seeks the protection of existing facilities.	-	Redevelopment of sites may result in negative effects on the setting of historic buildings nearby through unsympathetic design.	0	Conversion of residential buildings into community facilities is unlikely to effect historic buildings.	-	Pro-active reuse of buildings may have negative effects on the setting of historic buildings.	--	Re-use of surplus/unused sites may result in pressure for redevelopment of sites which could have negative effects on local character or the setting of historic buildings through unsympathetic design.	--	Market forces are likely to result in pressure for the redevelopment of certain facilities and services over time which may result in detrimental effects on historic buildings.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Protection of existing facilities at all costs		Option 2 – Support for redevelopment for community use if residential use is retained on site or in vicinity		Option 3 – Loss of residential permitted in exceptional circumstances (e.g. PCT demonstrate deficiency of GP/dentists)		Option 4 - Pro-active support for new uses		Option 5 – Release of surplus/unused sites, subject to all users of a building/site being accommodated within vicinity		Option 6 – Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Existing facilities are likely to be served by sustainable modes of transport.	-	Residential sites may be developed that may not be easily accessed by public transport. Effect dependent of location of conversion.	+/-	Potential for positive and negative effects depending on proximity to sustainable modes of transport. Exceptional circumstances could include criteria for accessibility.	++	New uses are likely to be promoted in town centre locations which are likely to more easily accessed by sustainable modes of transport.	+/-	Potential for positive and negative effects depending on proximity to sustainable modes of transport.	-	Loss of community facilities (potentially to residential uses) has the potential to increase vehicle use and congestion.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	+	See assessment of SA objective 11. Use of existing facilities and sustainable modes	-	See assessment of SA objective 11. Increase vehicle usage may result in negative effects on air quality.	+/-	See assessment of SA objective 11. Potential for negative and positive effects	++	See assessment of SA objective 11. Vehicle use is likely to be low compared to other options due	+/-	See assessment of SA objective 11. Potential for negative and positive effects dependent on increase	0	No obvious effects.

	Option 1 – Protection of existing facilities at all costs		Option 2 – Support for redevelopment for community use if residential use is retained on site or in vicinity		Option 3 – Loss of residential permitted in exceptional circumstances (e.g. PCT demonstrate deficiency of GP/dentists)		Option 4 - Pro-active support for new uses		Option 5 – Release of surplus/unused sites, subject to all users of a building/site being accommodated within vicinity		Option 6 – Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
		of transport has the potential to improve local air quality through less vehicle emissions.				dependent on increase in vehicle use and associated emissions.		to sustainable location of new uses in town centres.		in vehicle use and associated emissions.		
17. To reduce greenhouse gas emissions	+	See assessment of SA objective 11. Current levels of greenhouse gas emissions are likely to be maintained or potentially reduced through continued use of sustainable locations.	-	See assessment of SA objective 11. Additional vehicle use likely to increase greenhouse gas emissions.	+/-	See assessment of SA objective 11. Effect on greenhouse gas emissions dependent on levels of additional vehicle usage.	+	See assessment of SA objective 11. Support for sustainable locations likely to maintain or potentially reduce greenhouse gas emissions. To be truly carbon neutral new developments should be required to be carbon neutral.	+/-	See assessment of SA objective 11. Effect on greenhouse gas emissions dependent on levels of additional vehicle usage.	0	No obvious effects.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.	0	No obvious effect.
ECONOMIC												
20. To provide a prosperous, balanced and stable	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Protection of existing facilities at all costs		Option 2 – Support for redevelopment for community use if residential use is retained on site or in vicinity		Option 3 – Loss of residential permitted in exceptional circumstances (e.g. PCT demonstrate deficiency of GP/dentists)		Option 4 - Pro-active support for new uses		Option 5 – Release of surplus/unused sites, subject to all users of a building/site being accommodated within vicinity		Option 6 – Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
economy												
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D17: Assessment of the range of options for achieving Core Strategy Policy Theme: Delivering Sustainable Communities - s106s/tariffs

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Maintain the current position		Option 2 – A tariff based approach for all applications		Option 3 - A tariff based approach for applications above a threshold		Option 4 - Unilateral undertakings below a certain threshold		Option 5 - Tariffs for all applications below a certain threshold and s106s for very large schemes		Option 6 - Do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	No effect – current approach does not appear to include payment for educational provision.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for educational provision.	++	Policy option offers opportunity to ensure that developers making larger applications are required to make financial contributions, which could be used to fund educational provision.	+/-	Unilaterals are not enforceable through planning policy thus there is a risk that benefits may not be realised. However, there is the potential to use unilaterals to fund educational provision.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for educational provision. Presumably this would reflect the scale of development.	---	Without policy intervention, the opportunity to use developers to help invest in necessary services and facilities is lost.
2. To ensure ready access to essential services and facilities for all residents	++	The policy approach includes provisions to seek commuted payment for transport, affordable housing and recreational provision – this offer opportunities to negotiate improvements in accordance with the objective.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for a number of measures to support the objective.	++	Policy option offers opportunity to ensure that developers making larger applications are required to make financial contributions, which could provide funds for a number of measures to support the objective.	+/-	Unilaterals are not enforceable through planning policy thus there is a risk that benefits may not be realised. However, there is the potential to use unilaterals to fund a number of measures to support the objective.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for a number of measures to support the objective. Presumably this would reflect the scale of development	---	Without policy intervention, the opportunity to use developers to help invest in necessary services and facilities is lost.
3. To meet identified housing needs and improve the quality and affordability of housing	++	The policy option includes provision to seek developer contributions/commuted payments for the provision of affordable housing, which should contribute to the objective.	++	The policy option does not make specific reference to affordable housing, although the tariff approach could be used as a means of requiring developers to incorporate	++	The policy option does not make specific reference to affordable housing, although the tariff approach could be used as a means of requiring developers to incorporate	+	The policy option does not make specific reference to affordable housing, although the unilateral approach could be used as a means of requiring developers to incorporate provision.	++	The policy option does not make specific reference to affordable housing, although the tariff approach could be used as a means of requiring developers to incorporate provision.	---	Without policy intervention, the opportunity to use developers to help secure affordable housing provision is lost.

	Option 1 – Maintain the current position		Option 2 – A tariff based approach for all applications		Option 3 - A tariff based approach for applications above a threshold		Option 4 - Unilateral undertakings below a certain threshold		Option 5 - Tariffs for all applications below a certain threshold and s106s for very large schemes		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
				provision.		provision.		Unilaterals offer less certainty than tariffs/s106.				
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The policy approach includes provisions to seek commuted payment for transport, affordable housing and recreational provision – this offer opportunities to negotiate funds to deliver improvements to tackle social exclusion in terms of improved accessibility, housing availability and services/facilities.	++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for a number of measures to support the objective.	++	Policy option offers opportunity to ensure that developers making larger applications are required to make financial contributions, which could provide funds for a number of measures to support the objective.	+	Unilaterals are not enforceable through planning policy thus there is a risk that benefits may not be realised. However, there is the potential to use unilaterals to fund a number of measures to support the objective.	++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for a number of measures to support the objective. Presumably this would reflect the scale of development	---	Without policy intervention, the opportunity to use developers to help invest in necessary services and facilities is lost.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	++	The policy approach includes provisions to seek commuted payments for transport and recreational provision – this may indirectly help to improve access to health care, sporting and leisure facilities for a wider proportion of the population.	+++	Tariffs on all development could be used to deliver community health care, sporting and leisure provision, which would contribute to the objective.	++	Tariffs on larger development could be used to deliver community health care, sporting and leisure provision, which would contribute to the objective.	+	Unilaterals are not enforceable, but assuming that they were agreed, funds could be used to provide community health care, sporting and/or leisure provision, which would contribute to the objective.	+++	Developer contributions (tariffs or S106) from all development could be used to deliver community health care, sporting and leisure provision, which would contribute to the objective.	---	Without policy intervention, the opportunity to use developers to help invest in necessary services and facilities is lost.
ENVIRONMENTAL												
7. To make the most efficient use of previously land developed land	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain the current position		Option 2 – A tariff based approach for all applications		Option 3 - A tariff based approach for applications above a threshold		Option 4 - Unilateral undertakings below a certain threshold		Option 5 - Tariffs for all applications below a certain threshold and s106s for very large schemes		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and existing buildings before Greenfield sites												
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Contributions towards sustainable transport are possible under the present policy but are limited to those services affected as a result of the development.	+++	A tariff based approach is likely to generate sufficient funding to enhance sustainable transport options across the District.	++	Similar effect to option 2, however the effect will be of a smaller magnitude as levels of funding for sustainable transport provision will not be as large.	+/-	Unilaterals are not enforceable through planning policy thus there is a risk that benefits may not be realised. However, there is the potential to use unilaterals to fund sustainable transport provision.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for sustainable transport provision. Presumably this would reflect the scale of development.	--	Without policy intervention, the opportunity to use developers to help invest in public transport provision is lost.

	Option 1 – Maintain the current position		Option 2 – A tariff based approach for all applications		Option 3 - A tariff based approach for applications above a threshold		Option 4 - Unilateral undertakings below a certain threshold		Option 5 - Tariffs for all applications below a certain threshold and s106s for very large schemes		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Contributions towards biodiversity enhancements are possible under the current policy position.	+++	Tariffs would enable the enhancement of habitats District wide.	++	Tariffs would enable the enhancement of habitats District wide, although not to the same extent as option 2.	+/-	Unilaterals are not enforceable and would not provide certainty in delivering additional habitats, although some enhancements are possible.	+++	Likely to achieve enhancement of habitats across the District.	-	Opportunity to enhance habitats would be lost.
13. To improve the quality of surface and ground waters	+	Contributions towards sustainable transport are possible under the present policy but are limited to facilities affected as a result of the development.	+++	Tariff based approach is likely to fund waste water infrastructure improvements across the District.	++	Tariff based approach is likely to fund waste water infrastructure improvements across the District, however level of improvements will not be the same as option 2.	+/-	Unilaterals are not enforceable through planning policy thus there is a risk that benefits may not be realised. However, there is the potential to use unilaterals to fund improvements to waste water infrastructure.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for waste water infrastructure provision. Presumably this would reflect the scale of development	--	Opportunity to invest in improving waste water infrastructure (with associated improvements in water quality) is lost.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	+	Contributions towards improvements to flood defences are possible under the present policy but are limited to areas affected as a result of the development.	+++	Tariff based approach is likely to fund flood defence improvements across the District.	++	Tariff based approach is likely to fund waste water infrastructure improvements across the District, however level of improvements will not be the same as option 2.	+/-	Unilaterals are not enforceable through planning policy thus there is a risk that benefits may not be realised. However, there is the potential to use unilaterals to fund improvements to flood defences.	+++	Policy option offers opportunity to ensure that all applicants make financial contributions, which could provide funds for flood defences. Presumably this would reflect the scale of development	--	Opportunity to improve flood defences through development would be lost.
16. To improve	+	See assessment of SA objective 11. Slight	+++	See assessment of SA objective 11.	++	See assessment of SA objective 11.	+	See assessment of SA objective 11.	+++	See assessment of SA objective 11.	-	See assessment of SA objective

	Option 1 – Maintain the current position		Option 2 – A tariff based approach for all applications		Option 3 - A tariff based approach for applications above a threshold		Option 4 - Unilateral undertakings below a certain threshold		Option 5 - Tariffs for all applications below a certain threshold and s106s for very large schemes		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
local air quality		improvements in air quality are likely through the current policy position.		Improvements in air quality are likely through additional sustainable transport provision and reduction in emissions.		Improvements in air quality are likely through additional sustainable transport provision and reduction in emissions.		There is potential for slight improvements in air quality through additional sustainable transport provision, although the delivery of sustainable transport infrastructure cannot be guaranteed to same extent as option 2 and 3.		Improvements in air quality are likely through additional sustainable transport provision and reduction in emissions.		11. Opportunities for improvements to air quality may be lost.
17. To reduce greenhouse gas emissions	+	See assessment of SA objective 11. Greenhouse gas emissions may decrease in line with uptake of sustainable modes of transport.	+++	See assessment of SA objective 11. Greenhouse gas emissions may decrease in line with uptake of sustainable modes of transport.	++	See assessment of SA objective 11. Greenhouse gas emissions may decrease in line with uptake of sustainable modes of transport.	+	See assessment of SA objective 11. Greenhouse gas emissions may decrease in line with uptake of sustainable modes of transport.	+++	See assessment of SA objective 11. Greenhouse gas emissions may decrease in line with uptake of sustainable modes of transport.	-	See assessment of SA objective 11. Greenhouse gas emissions may decrease in line with uptake of sustainable modes of transport.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC												
20. To provide a	++	The policy option includes	++	Tariffs could be	+	Tariffs could be	+	Unilaterals, if	++	Developer	---	Without policy

	Option 1 – Maintain the current position		Option 2 – A tariff based approach for all applications		Option 3 - A tariff based approach for applications above a threshold		Option 4 - Unilateral undertakings below a certain threshold		Option 5 - Tariffs for all applications below a certain threshold and s106s for very large schemes		Option 6 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
prosperous, balanced and stable economy		specific provision to secure commuted payment in respect of transport improvements, which could indirectly help to support the economy.		used to support transport improvements, which could indirectly help to support the economy.		used to support transport improvements, which could indirectly help to support the economy.		received, could be used to support transport improvements, which could help to support the economy.		contributions could be used to secure transport improvements, which could indirectly help to support the economy.		intervention, the opportunity to use developers to help invest in necessary infrastructure is lost.
21. To sustain and enhance the viability and vitality of town centres	+	As above – accessibility is important in promoting town centre use and thus vitality and viability.	++	As above – accessibility is important in promoting town centre use and thus vitality and viability.	+	As above – accessibility is important in promoting town centre use and thus vitality and viability.	+	As above – accessibility is important in promoting town centre use and thus vitality and viability.	++	As above – accessibility is important in promoting town centre use and thus vitality and viability.	---	Without policy intervention, the opportunity to use developers to help invest in necessary infrastructure is lost.

Table D18: Assessment of the range of options for achieving Core Strategy Policy Theme: Transport - Residential Parking Standards

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Introduce maximum residential standard but assume high demand/car ownership across borough in setting levels		Option 2 – Introduce maximum residential standard but assume lower demand/car ownership in areas of highest accessibility and smaller unit sizes (as per H14)		Option 3: Existing policy approach		Option 4 - Do Nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
Social								
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.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	+/-	The policy option would support improved availability of car parking; however, this may be at the expense of provision for more sustainable modes, thus adversely affecting accessibility for those without a car.	++	Differential standards based on accessibility should help to support the objective	+/-	The policy option of minimum standards would support improved availability of car parking; however, this may be at the expense of provision for more sustainable modes, thus adversely affecting accessibility for those without a car.	+/--	Although this option is likely to reduce car reliance and encourage modal shift through necessity, it also fails to provide a mechanism to pro-actively support sustainable transport provision, which is therefore likely to have adverse effects in terms of securing accessibility.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	--	The policy option is likely to be discriminatory against those without access to a car.	+	The policy option is likely to be discriminatory against those without access to a car.	--	The policy option is likely to be discriminatory against those without access to a car.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	---	In favouring the car, the policy option promotes unsustainable and inactive modes of transport – increased emissions and reduced physical activity are likely to have adverse health effects.	--	In favouring the car, the policy option promotes unsustainable and inactive modes of transport – increased emissions and reduced physical activity are likely to have adverse health effects.	---	In favouring the car, the policy option promotes unsustainable and inactive modes of transport – increased emissions and reduced physical activity are likely to have adverse health effects.	+/-	Although this option is likely to reduce car reliance and encourage modal shift through necessity, it also fails to provide a mechanism to pro-actively support sustainable transport provision, which is therefore unlikely to support the objective.
Environmental								
7. To make the most efficient use of previously land developed land and existing buildings before	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Introduce maximum residential standard but assume high demand/car ownership across borough in setting levels		Option 2 – Introduce maximum residential standard but assume lower demand/car ownership in areas of highest accessibility and smaller unit sizes (as per H14)		Option 3: Existing policy approach		Option 4 - Do Nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
Greenfield sites								
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-	Policy unlikely to achieve a modal shift to sustainable modes of transport and would maintain current levels of car ownership.	+	Lower parking provision in areas of highest accessibility is likely to encourage a modal shift towards sustainable modes of transport in urban areas (notably town centres). Car use likely to be maintained in rural areas.	-	Maintaining current policy unlikely to achieve a modal shift to sustainable modes of transport and would maintain current levels of car ownership.	+/-	Potential for positive and negative effects. With no policy the market could demand additional car parking, with an associated increase in car use, although there is potential for low levels of parking to be provided to maximise land development values, this would encourage a modal shift to sustainable modes of transport.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effect.	-	Lower parking provision in areas of highest accessibility may have negative effects as residents convert their front gardens into hardstanding which is likely to have negative effects on local biodiversity particularly birds.	0	No obvious effect.	--	To do nothing may result in the conversion of grassed front gardens into hardstanding areas which have negative effects on local biodiversity, particularly birds who are attracted to front garden hedges.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Introduce maximum residential standard but assume high demand/car ownership across borough in setting levels		Option 2 – Introduce maximum residential standard but assume lower demand/car ownership in areas of highest accessibility and smaller unit sizes (as per H14)		Option 3: Existing policy approach		Option 4 - Do Nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
16. To improve local air quality	-	See assessment of SA objective 11. Air quality is unlikely to improve with this option.	+	See assessment of SA objective 11. Air quality may improve in urban areas due to increased public transport usage.	-	See assessment of SA objective 11. Air quality is unlikely to improve with this option.	+/-	See assessment of SA objective 11. Potential for negative and positive effects on air quality dependent on how the market reacts to lack of policy guidance.
17. To reduce greenhouse gas emissions	-	See assessment of SA objective 11+16. Greenhouse gas emissions are unlikely be reduced with this option.	+	See assessment of SA objective 11+16. Greenhouse gas emissions may be reduced due to increased uptake of sustainable modes of transport.	-	See assessment of SA objective 11+16. Greenhouse gas emissions are unlikely to be reduced with this option.	+/-	See assessment of SA objective 11+16. Potential for negative and positive effects on air quality dependent on how the market reacts to lack of policy guidance.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
Economic								
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D19: Assessment of the range of options for achieving Core Strategy Policy Theme: Transport - Rights of Way / Greenways / Watling Chase

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Maintain current policy approach	Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	+/-	The active management of urban fringe and woodland may help to reduce crime; however, there is a risk that increased woodland cover may heighten fear of crime in some locations.	+/-	Increased provision of countryside may encourage increased activity in such areas, which could contribute to reduced fear of crime arising from natural surveillance. However, there is also a risk that extended countryside catalyses a greater fear of crime.	++	Increased accessibility into and through areas of countryside may encourage increased activity in such areas, which could contribute to reduced fear of crime arising from natural surveillance.	-	A restrictive policy concerning use of the countryside is likely to reduce activity in such areas and potentially increase fear of crime.	+/-	It is difficult to predict the impact of having no policy intervention – effects may therefore be positive or negative, depending on the nature of implementation.
6. To improve population's health and reduce inequalities both	++	Active management of and increased access to the countryside is likely to encourage healthier	+++	Active management, increased access and a greater amount of countryside are likely to encourage healthier lifestyles	++	Increased access to the countryside and linkages to urban areas are likely to encourage healthier	--	A restrictive approach that limits recreational access into and use of the countryside is likely	---	Without policy intervention to protect countryside for development, widespread loss of land to development is

	Option 1 – Maintain current policy approach		Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing		
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	
geographically and demographically		lifestyles through increased opportunities for active leisure pursuits.		through significantly increased opportunities for active leisure pursuits across a broader area of the Borough.		lifestyles through increased opportunities for active leisure pursuits.		to constrain opportunities for active leisure pursuits, with potentially detrimental effects for health.		likely. This will significantly reduce opportunities for active leisure pursuits, which is likely to be detrimental for health.	
ENVIRONMENTAL											
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	Lack of protection would allow areas to be considered for development.	
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	-	Increased facilities may increase visitor numbers which may increase erosion of the soil.	-	Increased access may increase visitor numbers which may increase erosion of the soil. However, this effect is likely to be very minor.	+	Restriction may help to conserve soil.	-	Removing protection of rights of way may allow for development to take place which could cause contamination and affect soils.	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Current policy should have beneficial effects on landscape character.	+/-	Sites and landscapes should be protected and enhanced directly. However better facilities may increase visitor numbers and increased wear and tear.	-	Increasing access to the countryside through improving links may be detrimental to local landscape through litter.	+	Sites and landscapes likely to be protected and enhanced.	-	Lack of protection would allow areas to be considered for development.	
10. To maintain and enhance the quality of countryside and landscape	+	Current policy should have beneficial effects.	+/-	Sites and landscapes should be protected and enhanced directly. However better facilities may increase visitor number and increase wear and tear.	-	Increasing access to the countryside through improving links may be detrimental to local landscape through litter.	+	Sites and landscapes should be protected and enhanced.	-	Lack of protection would allow areas to be considered for development.	
11. To reduce dependence on private car and achieve modal shift to more sustainable	+	Protection of rights of way allow the community to walk to facilities and services rather than relying on private car use	+/-	Increasing provision may cause more people to walk to services and facilities. However more people may travel, by car to gateway sites	++	Increasing access to greenways and improving links from urban areas will have a significant positive effect on encouraging sustainable modes of transport.	-	Restriction use may cause more travel in private cars to services and facilities	-	Removing protection of rights of way may cause development to occur, reducing their accessibility and causing more travel by private car for services and facilities	

		Option 1 – Maintain current policy approach	Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
transport modes										
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Current policy should have beneficial effects and may enhance through the provision of woodland cover	+/-	Wildlife and habitats should be protected and enhanced directly. However better facilities may increase visitor numbers causing disturbance	-	Increasing access to the countryside through improving links may be detrimental on local biodiversity through increase noise and disturbance.	+	Wildlife and habitats should be protected and enhanced	-	Lack of protection would allow areas to be considered for development which could cause disturbance and damage
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	Removal of protection of rights of way may cause development to occur which may increase flood risk.
16. To improve local air quality	0	No obvious effects.	+/-	Increasing provision may improve air quality if rights of way are used instead of private cars to reach services and facilities. However facilities at gateway sites may increase traffic, decreasing air quality.	+	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on improving air quality.	-	A restrictive approach may cause increases in private car use to reach services and facilities.	-	Removal of protection for rights of way may cause development to occur which could impact on air quality.
17. To reduce greenhouse gas emissions	0	No obvious effects.	+/-	Increasing provision may decrease greenhouse gas emissions if rights of way are used instead of private cars to reach services and facilities. However facilities at gateway sites may increase traffic, increasing greenhouse gas emissions.	+	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on reducing greenhouse gas emissions.	-	A restrictive approach may cause increases in private car use to reach services and facilities.	-	Removal of protection for rights of way may cause development to occur which could increase greenhouse gas emissions.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable	0	No obvious effects.	0	No obvious effects.			0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain current policy approach		Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
energy										
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.			0	No obvious effects.	0	No obvious effects.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	+	An attractive environment can be a key attractor for businesses, thus active management of countryside and increased woodland cover may serve to increase the appeal of the Borough to potential businesses, helping to support the economy.	++	An attractive environment can be a key attractor for businesses, thus active management of countryside and increased woodland cover may serve to increase the appeal of the Borough to potential businesses, helping to support the economy. Since this option includes extension of the countryside, it is considered to perform better than Option 1.	+	An attractive environment can be a key attractor for business, thus conservation of the countryside as an accessible leisure and recreational resource may serve to increase the appeal of the Borough to potential businesses, helping to support the economy.	+	An attractive environment can be a key attractor for businesses, thus protection of the countryside from development may serve to increase the appeal of the Borough to potential businesses, helping to support the economy.	+/--	Without policy intervention, it is likely that countryside will be lost to higher value development. This is likely to have detrimental effects on the quality of the environment, which is important in attracting investment; however, the release of additional development sites may better support the economy.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects	0	No obvious effects.	0	No obvious effects.

Table D20: Assessment of the range of options for achieving Core Strategy Policy Theme: Transport - Rights of Way / Greenways / Watling Chase

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain current policy approach		Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
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.	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	+/-	The active management of urban fringe and woodland may help to reduce crime; however, there is a risk that increased woodland cover may heighten fear of crime in some locations.	+/-	Increased provision of countryside may encourage increased activity in such areas, which could contribute to reduced fear of crime arising from natural surveillance. However, there is also a risk that extended countryside catalyses a greater fear of crime.	++	Increased accessibility into and through areas of countryside may encourage increased activity in such areas, which could contribute to reduced fear of crime arising from natural surveillance.	-	A restrictive policy concerning use of the countryside is likely to reduce activity in such areas and potentially increase fear of crime.	+/-	It is difficult to predict the impact of having no policy intervention – effects may therefore be positive or negative, depending on the nature of implementation.
6. To improve population's health	++	Active management of and increased access to the countryside is likely	+++	Active management, increased access and a greater amount of countryside are likely to	++	Increased access to the countryside and linkages to urban areas are likely	--	A restrictive approach that limits recreational access into and use of	---	Without policy intervention to protect countryside for development, widespread loss

		Option 1 – Maintain current policy approach	Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and reduce inequalities both geographically and demographically		to encourage healthier lifestyles through increased opportunities for active leisure pursuits.		encourage healthier lifestyles through significantly increased opportunities for active leisure pursuits across a broader area of the Borough.		to encourage healthier lifestyles through increased opportunities for active leisure pursuits.		the countryside is likely to constrain opportunities for active leisure pursuits, with potentially detrimental effects for health.		of land to development is likely. This will significantly reduce opportunities for active leisure pursuits, which is likely to be detrimental for health.
ENVIRONMENTAL										
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	Lack of protection would allow areas to be considered for development.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	-	Increased facilities may increase visitor numbers which may increase erosion of the soil.	-	Increased access may increase visitor numbers which may increase erosion of the soil. However, this effect is likely to be very minor.	+	Restriction may help to conserve soil.	-	Removing protection of rights of way may allow for development to take place which could cause contamination and affect soils.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Current policy should have beneficial effects on landscape character.	+/-	Sites and landscapes should be protected and enhanced directly. However better facilities may increase visitor numbers and increased wear and tear.	-	Increasing access to the countryside through improving links may be detrimental to local landscape through litter.	+	Sites and landscapes likely to be protected and enhanced.	-	Lack of protection would allow areas to be considered for development.
10. To maintain and enhance the quality of countryside and landscape	+	Current policy should have beneficial effects.	+/-	Sites and landscapes should be protected and enhanced directly. However better facilities may increase visitor number and increase wear and tear.	-	Increasing access to the countryside through improving links may be detrimental to local landscape through litter.	+	Sites and landscapes should be protected and enhanced.	-	Lack of protection would allow areas to be considered for development.
11. To reduce dependence on private car and achieve modal shift to more	+	Protection of rights of way allow the community to walk to facilities and services rather than relying on private car use	+/-	Increasing provision may cause more people to walk to services and facilities. However more people may travel, by car to gateway sites	++	Increasing access to greenways and improving links from urban areas will have a significant positive effect on encouraging sustainable modes of	-	Restriction use may cause more travel in private cars to services and facilities	-	Removing protection of rights of way may cause development to occur, reducing their accessibility and causing more travel by private car for services and

		Option 1 – Maintain current policy approach	Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
sustainable transport modes						transport.				facilities
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Current policy should have beneficial effects and may enhance through the provision of woodland cover	+/-	Wildlife and habitats should be protected and enhanced directly. However better facilities may increase visitor numbers causing disturbance	-	Increasing access to the countryside through improving links may be detrimental on local biodiversity through increase noise and disturbance.	+	Wildlife and habitats should be protected and enhanced	-	Lack of protection would allow areas to be considered for development which could cause disturbance and damage
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	Removal of protection of rights of way may cause development to occur which may increase flood risk.
16. To improve local air quality	0	No obvious effects.	+/-	Increasing provision may improve air quality if rights of way are used instead of private cars to reach services and facilities. However facilities at gateway sites may increase traffic, decreasing air quality.	+	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on improving air quality.	-	A restrictive approach may cause increases in private car use to reach services and facilities.	-	Removal of protection for rights of way may cause development to occur which could impact on air quality.
17. To reduce greenhouse gas emissions	0	No obvious effects.	+/-	Increasing provision may decrease greenhouse gas emissions if rights of way are used instead of private cars to reach services and facilities. However facilities at gateway sites may increase traffic, increasing greenhouse gas emissions.	+	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on reducing greenhouse gas emissions.	-	A restrictive approach may cause increases in private car use to reach services and facilities.	-	Removal of protection for rights of way may cause development to occur which could increase greenhouse gas emissions.
18. To minimise the need for energy, increase energy efficiency, and to increase the use	0	No obvious effects.	0	No obvious effects.			0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain current policy approach		Option 2 – Increased provision, including facilities at gateway sites to encourage increased use of the countryside and developer contributions to support this		Option 3 – increasing access to greenways and rights of way network by creating and improving links from within existing urban areas		Option 3 - A more restrictive approach, limiting recreational access to and use of the countryside		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
of renewable energy										
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.			0	No obvious effects.	0	No obvious effects.
ECONOMIC										
20. To provide a prosperous, balanced and stable economy	+	An attractive environment can be a key attractor for businesses, thus active management of countryside and increased woodland cover may serve to increase the appeal of the Borough to potential businesses, helping to support the economy.	++	An attractive environment can be a key attractor for businesses, thus active management of countryside and increased woodland cover may serve to increase the appeal of the Borough to potential businesses, helping to support the economy. Since this option includes extension of the countryside, it is considered to perform better than Option 1.	+	An attractive environment can be a key attractor for business, thus conservation of the countryside as an accessible leisure and recreational resource may serve to increase the appeal of the Borough to potential businesses, helping to support the economy.	+	An attractive environment can be a key attractor for businesses, thus protection of the countryside from development may serve to increase the appeal of the Borough to potential businesses, helping to support the economy.	+/--	Without policy intervention, it is likely that countryside will be lost to higher value development. This is likely to have detrimental effects on the quality of the environment, which is important in attracting investment; however, the release of additional development sites may better support the economy.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects	0	No obvious effects.	0	No obvious effects.

Table D21: Assessment of the range of options for achieving Core Strategy Policy Theme: Transport - Sustainable Transport

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Actively promote alternatives to the private car, including through support for local area plans, securing developer contributions, the introduction of cycle parking standards, maximum levels of parking provision and lower provision in the most accessible areas.		Option 2 – As option 1 but presuming high levels of car ownership across the Borough		Option 3 - Existing policy approach (minimum parking standards for residential development, ad-hoc securing of developer contributions and cycle provision, support for area plans)		Option 4 - Do Nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL								
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.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	++	The policy option supports the promotion of sustainable modes of transport through a variety of different means, which should help to improve accessibility for all, including those without access to a car.	++/-	As Option 1. However, catering for high levels of car ownership may be counter-productive in ensuring accessibility by non-car modes, with potentially detrimental effects in terms of securing public transport accessibility to services and facilities.	+/-	Although the policy option supports the principle of delivering accessibility by a range of modes, the application of minimum car parking standards is likely to undermine accessibility by non-car modes, with likely detrimental effects against the objective.	---	Reliance upon the market, although likely to result in lower levels of car parking provision, is unlikely to be matched by requisite improvements in accessibility by non-car modes, which is likely to have overall negative effects against the objective.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	In promoting accessibility to facilities and services by non-car modes, the policy option should indirectly support the objective in terms of increasing the ability of residents to engage in society and access employment, education and training.	++/-	As Option 1. However, catering for high levels of car ownership may be counter-productive in ensuring accessibility by non-car modes, with potentially detrimental effects in terms of securing public transport accessibility to employment, education and training.	--	The policy approach sets out minimum parking standards and does not secure the consistent negotiation of developer contributions or sustainable transport provision. As such, it is unlikely to support accessibility to enable residents to engage in society/ community activities.	---	Without policy intervention, the policy option is unlikely to support delivery of the requisite accessibility to enable residents to become engaged in society through participation in organised activities, employment, education and training.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve	+++	In seeking to actively promote non-	---	In favouring the car, the policy	+/-	In securing provision for cycle	+/-	Although this option is likely to reduce

	Option 1 – Actively promote alternatives to the private car, including through support for local area plans, securing developer contributions, the introduction of cycle parking standards, maximum levels of parking provision and lower provision in the most accessible areas.		Option 2 – As option 1 but presuming high levels of car ownership across the Borough		Option 3 – Existing policy approach (minimum parking standards for residential development, ad-hoc securing of developer contributions and cycle provision, support for area plans)		Option 4 – Do Nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
population's health and reduce inequalities both geographically and demographically		car and more active transport modes in preference to provision for the private car, the policy option offers a number of health benefits in terms of reduced emissions and increased physical activity.		option promotes unsustainable and inactive modes of transport – increased emissions and reduced physical activity are likely to have adverse health effects.		parking, the policy option is likely to contribute to an increase in cycling, which can have considerable health benefits. However, this may be offset by the effect of minimum parking standards on encouraging travel by private car.		car reliance and encourage modal shift through necessity, it also fails to provide a mechanism to pro-actively support sustainable transport provision, which is therefore unlikely to support the objective.
ENVIRONMENTAL								
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	No policy intervention may result in parking which could affect the local landscape and setting of historic assets.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	No policy intervention may result in parking which could affect the local landscape.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	Policy option likely to have a significant positive effect by introducing a range of policy measures to encourage the use of sustainable modes of transport.	+/-	Potential for positive and negative effects. Although improvements could be achieved by the range of policy measures included in Option 1, these could be undermined by schemes catering for car ownership presumed	+	Whilst the existing policy does promote the use of sustainable modes of transport where possible, the policy does not provide certainty in encouraging the use of sustainable modes of transport. Scale of effect likely to	+/-	Policy option could lead to increased use of sustainable modes of transport through the lack of parking provision on-site. However, the policy could potentially lead to congestion through increased on-street parking and specific measures, such as cycle

	Option 1 – Actively promote alternatives to the private car, including through support for local area plans, securing developer contributions, the introduction of cycle parking standards, maximum levels of parking provision and lower provision in the most accessible areas.		Option 2 – As option 1 but presuming high levels of car ownership across the Borough		Option 3 – Existing policy approach (minimum parking standards for residential development, ad-hoc securing of developer contributions and cycle provision, support for area plans)		Option 4 – Do Nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
				through this policy.		be less than option 1.		parking in new development, will not be provided for.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	++	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on improving local air quality.	+/-	See assessment of SA objective 11. Measures included in option 1 likely to have a positive effect on local air quality, however these improvements could be offset by the increased car use.	+	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on improving local air quality. Scale of effect less than option 1.	+/-	See assessment of SA objective 11. Increased use of sustainable modes of transport is likely to have a positive effect on improving local air quality. This could be offset by increased congestion and associated air emissions.
17. To reduce greenhouse gas emissions	++	See assessment of SA objective 11 and 16. Increased use of sustainable modes of transport is likely to have a positive effect on reducing greenhouse gas emissions.	+/-	See assessment of SA objective 11 and 16. Reductions in greenhouse gas emissions through increased use of sustainable modes of transport could be offset by increased vehicle use.	+	See assessment of SA objective 11 and 16. Increased use of sustainable modes of transport is likely to have a positive effect on reducing greenhouse gas emissions.	+/-	See assessment of SA objective 11 and 16. Reductions in greenhouse gas emissions could be offset by increased congestion and emissions.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Actively promote alternatives to the private car, including through support for local area plans, securing developer contributions, the introduction of cycle parking standards, maximum levels of parking provision and lower provision in the most accessible areas.		Option 2 – As option 1 but presuming high levels of car ownership across the Borough		Option 3 - Existing policy approach (minimum parking standards for residential development, ad-hoc securing of developer contributions and cycle provision, support for area plans)		Option 4 - Do Nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC								
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	++	In seeking to increase accessibility by non-car modes, the policy option offers the opportunity to ensure that town centres become more accessible to a wider cross-section of the population, thus increasing the potential catchment and helping, indirectly, to support town centre activity.	+/-	As Option 1. However, there is a risk that by catering for high levels of car ownership, increased use of cars will threaten the viability of certain public transport routes, with potentially adverse effects against the objective.	0	No obvious effects.	0	No obvious effects.

Table D22: Assessment of the range of options for achieving Core Strategy Policy Theme: Transport - Travel Plans

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Maintain current policy approach		Option 2 – Introduce specific requirement for Travel Plans for certain types of development		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL						
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.
2. To ensure ready access to essential services and facilities for all residents	+	This policy approach supports provision of travel plans when required. However, the scope does not extend to all types of development that offer opportunities for transport enhancements.	++	The policy option would result in the consistent application of travel planning to a broader range of development, securing a more holistic approach to the delivery and use of sustainable transportation. This should help to secure improved accessibility to a range of trip generators – employment and educational provision as well as town centres are likely to be included.	--	Without specific policy intervention, developers will not be required to improve accessibility and there is a risk that the role of the private car will be consolidated at the expense of other modes.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	++	Travel planning represents a means of encouraging sustainable transportation patterns. Since this includes walking and cycling, there is the potential for the policy option to deliver health benefits.	+++	Travel planning represents a means of encouraging sustainable transportation patterns. Since this includes walking and cycling and the scope encompasses a broad range of development, there is the potential for the policy to deliver considerable health benefits.	--	Without specific policy intervention, developers will not be required to improve accessibility and there is a risk that the role of the private car will be consolidated at the expense of other modes. This may serve to disincentivise travel by other modes such as walking and cycling, potentially to the detriment of health.
ENVIRONMENTAL						
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain current policy approach		Option 2 – Introduce specific requirement for Travel Plans for certain types of development		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
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	+	Travel plans which reduce private car use and the impacts this has on the environment could be beneficial	+	Travel plans which reduce private car use and the impacts this has on the environment could be beneficial	-	Without the need for travel plans there would be no real incentive to reduce private car use and environmental impacts would remain and possibly increase.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Implementation of travel plans should have a significant beneficial effect on reducing private car use.	+++	The requirements for travel plans should have a significant beneficial effect on reducing private car use for some areas.	--	Without the encouragement to implement travel plans there will continue to be a reliance on the private car.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	+	Travel plans should encourage a move away from private car use which contributes to decreasing air quality	++	The requirement for travel plans should encourage a move away from private car use which contributes to decreasing air quality	--	Without travel plans there is no encouragement to move away from private car use which contributes to decreasing air quality
17. To reduce greenhouse gas emissions	+	Travel plans should encourage a move away from private car use which should decrease greenhouse gas emissions	++	The requirements for travel plans should encourage a move away from private car use which should decrease greenhouse gas emissions	--	Without travel plans there is no encouragement to move away from private car use which should will further increase greenhouse gas emissions
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Maintain current policy approach		Option 2 – Introduce specific requirement for Travel Plans for certain types of development		Option 3 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
use and recycling of waste						
ECONOMIC						
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D23: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment - Allotments

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Base on Existing Policy		Option 2 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL				
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	No obvious effects.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	++	The policy option supports the retention and appropriate expansion of allotment sites, which can form essential facilities, in locations that are well related to settlements, thus helping to support accessibility.	-	A 'do nothing' approach is likely to perpetuate the current trend of decline in allotment quality. Since allotments can form essential facilities, this is likely to have detrimental effects.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Maintaining and improving the allotment stock may have some minor benefits in terms of helping to address food poverty and increase opportunities for engagement.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	+	Improved maintenance and management of the allotment stock may have some benefits in terms of reducing the potential for allotments to become a target for crime and/or anti social behaviour.	-	Without policy intervention, there is a risk that the current trend of decline in allotment quality may increase the attractiveness of sites as targets for crime and/or anti social behaviour.
6. To improve population's health and reduce inequalities both geographically and demographically	++	Allotments can play an important role at the community level in terms of providing opportunities for recreation, exercise and food production, all of which can contribute to improving health.	-	Without policy intervention, there is a risk that the current trend of decline in allotment quality may increase. Potentially this will reduce opportunities for community use of allotment sites for recreation, exercise and food production, which may have negative effects for health.
ENVIRONMENTAL				
7. To make the most efficient use of previously land developed land and existing buildings before	--	Protection of allotment sites will prevent development on them, causing conflict with objective.	+	Development could occur on the allotment sites preventing the need to develop elsewhere, i.e. Greenfield sites.

	Option 1 – Base on Existing Policy		Option 2 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation
Greenfield sites				
8. To reduce contamination and safeguard soil quality and quantity	++	Protection of existing allotments allows for safeguarding of soil quality and quantity within current allotment areas.	--	Allotments may be lost to development without protection leading to potential significant negative effects on soil quality and quantity.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protection of allotments will in turn protect landscape character and any historic sites or buildings on the allotments	-	Allotments provide a certain landscape character to an area, a do nothing approach may lead to development on the allotments
10. To maintain and enhance the quality of countryside and landscape	+	Protection of allotments will contribute to maintaining the landscape	-	Loss of allotments through a do nothing approach would allow development to occur on the site altering the quality of the countryside and landscape
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	--	Allotments may be lost to development without protection leading to potentially significant negative effects on traffic and congestion from new development.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Allotments can provide important habitats on a local scale	-	Loss of allotments could affect locally important wildlife and habitats.
13. To improve the quality of surface and ground waters	0	No obvious effects.	--	Allotments may be lost to development without protection leading to potential significant negative effects on water quality through runoff through a potential increase in construction activities and impermeable surfaces.
14. To minimise water consumption	0	No obvious effects.	-	Allotments may be lost to development without protection leading to potential negative effects on water consumption through additional new developments.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	0	No obvious effects.	--	Allotments may be lost to development without protection leading to potentially significant negative effects on air quality from new development and associated increases in traffic and congestion.
17. To reduce greenhouse gas emissions	0	No obvious effects.	-	Allotments may be lost to development without protection leading to potentially negative effects on greenhouse gas emissions from new development and associated increases in traffic and congestion.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.

	Option 1 – Base on Existing Policy		Option 2 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation
ECONOMIC				
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.

Table D24: Assessment of the range of options for achieving Core Strategy Policy Theme: Open Space and the Environment - Environmental Protection

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
2. To ensure ready access to essential services and facilities for all residents	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
3. To meet identified	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
housing needs and improve the quality and affordability of housing										
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
6. To improve population's health and reduce inequalities both geographically and demographically	++	The policy option incorporates measures to minimise the environmental effects of development including reductions in emissions and reduced ambient pollution. Following implementation, such measures should help to improve health, particularly in terms of respiratory disorders, although potentially to a lesser degree than Option 2.	++	The policy option incorporates measures to minimise the environmental effects of development to exceed national targets in terms of reductions in emissions and reduced ambient pollution. Coupled with the requirement to provide at least 20% of energy from renewable sources, the implementation of the policy option should help considerably improve health, particularly in terms of respiratory disorders.	+	The policy option seeks to adopt a whole life approach to building design, creating 'healthier' buildings through the use of renewable energy sources and sustainable design. However, beneficial health effects may be limited by lack of direct requirement to cut carbon emissions.	+	Environmental protection can have health benefits in terms of reduced emissions and improved water quality. The policy option proposes a multi-policy approach to implementation – this limits the scope of policy influence; however health benefits are likely.	+	Regional guidance includes some environmental protection, which is important in safeguarding health. However, the effects are likely to be least pronounced in this option as it does not relate directly to local circumstances.
ENVIRONMENTAL										
7. To make the most efficient	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
use of previously land developed land and existing buildings before Greenfield sites										
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+/-	Potential negative effects on the setting of historic buildings through provision of renewable energy schemes. Reduced levels of air, soil and water pollution may contribute to the protection of heritage assets, particularly landscapes.	+/-	Potential negative effects on the setting of historic buildings through provision of renewable energy schemes. Reduced levels of air, soil and water pollution may contribute to the protection of heritage assets, particularly landscapes.	+/-	Potential negative effects on the setting of historic buildings through provision of renewable energy schemes. Reduced levels of air, soil and water pollution may contribute to the protection of heritage assets, particularly landscapes.	0	No change from existing.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	++	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on maintaining the quality of the countryside to the extent that the countryside comprises these natural resources. The sustainable management of such resources is likely to enhance the countryside.	0	Benefits to local landscape and countryside quality unclear with this option.	+	The protection of air quality resources from pollution risk is likely to have secondary effects on local landscape quality.	0	No clear direct policy and as such, the extent of the knock on effects are unknown.	+	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on biodiversity, particularly rivers and watercourses which rely on good quality resources for a thriving ecosystem. Reference to PPG25, Draft PPS25, PPS9, PPS7.
11. To reduce	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
dependence on private car and achieve modal shift to more sustainable transport modes										
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	++	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on biodiversity, particularly rivers and watercourses which rely on good quality resources for a thriving ecosystem. Also avoiding land liable to flood through sustainable management of water resources (in combination with Theme 15) will have direct positive effects on conserving biodiversity as river corridors and floodplains are important wildlife habitats.	0	Benefits to local biodiversity are unclear with this option.	+	The protection of air quality resources from pollution risk is likely to have secondary effects on biodiversity.	0	No clear direct policy option for the protecting natural resources.	+	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on biodiversity, particularly rivers and watercourses which rely on good quality resources for a thriving ecosystem. Reference to PPG25, Draft PPS25, PPS9, PPS7.
13. To improve the quality of surface and ground waters	+	Policy likely to result in the improvement of surface and groundwaters. However the level of certainty is low given the lack of targets.	++	Policy likely to have a significant positive effect on improving water quality. Policy option could be strengthened by referring to BREEAM (and EcoHomes) standards rather than Sustainable Buildings Code as this is still being finalised. Suggest consideration of achievement of 'very good' / 'excellent' BREEAM standards in all new development.	0	Policy option does not address water quality.	+	Although current policies may result in improvement to water quality. These are not strong enough and provide a low level of certainty.	-	Policy option unlikely to result in improvements of surface and ground water quality.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
14. To minimise water consumption	+	Policy likely to result in reduction in water consumption in new development. However the level of certainty is low given the lack of targets.	++	Policy likely to have a significant positive effect on reducing water consumption. Policy could be strengthened by referring to BREEAM standards (see above). Environment Agency seeks new development to reduce water consumption by 25% over contemporary levels.	0	Policy option does not address water consumption.	0	Current policies do not directly address water consumption.	-	Policy option unlikely to result in reductions in water consumption.
15. To minimise the risk of flooding taking account of climate change	0	Policy option does not refer to flooding.	0	Policy option does not refer to flooding.	0	Policy option does not refer to flooding.	0	Policy option does not refer to flooding.	0	No obvious effects.
16. To improve local air quality	+	Policy option likely to result in improvements in local air quality through limiting emissions from built infrastructure. However the level of certainty is low given the lack of targets.	++	Policy option likely to reduce emissions from buildings from boilers etc. Policy option could be strengthened by referring to BREEAM standards (see above).	0	Policy option does not address air emissions.	+	Although current policies may result in improved air emissions. These are not strong enough and provide a low level of certainty.	0	No obvious effects.
17. To reduce greenhouse gas emissions	+	Policy option likely to result in improvements in greenhouse gas emissions through limiting emissions from built infrastructure. However the level of certainty is low given the lack of targets.	++	Policy likely to have a significant positive effect on reducing greenhouse gas emissions.	+	Policy likely to have a positive effect on reducing greenhouse gas emissions. Scale of reduction likely to be less than option 2.	0	Policy option does not directly address greenhouse gas emissions.	+	Regional guidance does refer to reducing greenhouse gas emissions although opportunity to improve upon these general policies would be lost.
18. To minimise the need for energy, increase energy efficiency, and to	+	In seeking to minimise pollution risks the option favours the use of cleaner fuels and measures such as renewable energy.	++	Policy will have a significant positive effect on increasing energy efficiency and the use of renewable energy.	+	Policy will have a slight positive effect on energy efficiency and potentially renewable energy.	0	Policy does not directly address energy efficiency.	+	Reliance on national and regional guidance such as PPG25, PPS25, PPS22, PPS23.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
increase the use of renewable energy						Policy provides no assurance on uptake of renewable energy as energy efficiency improvements may reduce carbon emissions by 10% alone.				
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
Economic										
20. To provide a prosperous, balanced and stable economy	+++	Environmental quality is important in attracting and retaining business investment. Reduced energy consumption should help to reduce operational costs, with economic benefits and in seeking to safeguard environmental quality, the policy option should help to support the objective.	+++	As Option 1. In exceeding national targets in respect of emissions, the policy option may help to create a unique selling point, which may be further beneficial to the local economy.	++	Environmental quality is important in attracting and retaining business investment. The whole life approach to building design should help to reduce operational costs, with economic benefits and measures to safeguard environmental quality should help to support the objective.	+	Environmental quality is important in attracting and retaining business investment. In safeguarding environmental quality, the policy option should help to support the objective.	+	Environmental quality is important in attracting and retaining business investment. In safeguarding environmental quality, the policy option should help to support the objective. However, the regional guidance does not offer the opportunity to adapt to local circumstances.
21. To sustain and enhance the viability and vitality of town centres	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect

Table D25: Assessment of the range of options for achieving Core Strategy Policy Theme: Open Space and the Environment - Environmental Protection

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL										
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
2. To ensure ready access to essential services and facilities for all residents	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
3. To meet identified housing needs and improve the quality and affordability of housing	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
5. To reduce and prevent crime, fear of crime and anti social	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
behaviour										
6. To improve population's health and reduce inequalities both geographically and demographically	++	The policy option incorporates measures to minimise the environmental effects of development including reductions in emissions and reduced ambient pollution. Following implementation, such measures should help to improve health, particularly in terms of respiratory disorders, although potentially to a lesser degree than Option 2.	++	The policy option incorporates measures to minimise the environmental effects of development to exceed national targets in terms of reductions in emissions and reduced ambient pollution. Coupled with the requirement to provide at least 20% of energy from renewable sources, the implementation of the policy option should help considerably improve health, particularly in terms of respiratory disorders.	+	The policy option seeks to adopt a whole life approach to building design, creating 'healthier' buildings through the use of renewable energy sources and sustainable design. However, beneficial health effects may be limited by lack of direct requirement to cut carbon emissions.	+	Environmental protection can have health benefits in terms of reduced emissions and improved water quality. The policy option proposes a multi-policy approach to implementation – this limits the scope of policy influence; however health benefits are likely.	+	Regional guidance includes some environmental protection, which is important in safeguarding health. However, the effects are likely to be least pronounced in this option as it does not relate directly to local circumstances.
ENVIRONMENTAL										
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings,	+/-	Potential negative effects on the setting of historic buildings through provision of renewable energy schemes. Reduced levels of air, soil and water	+/-	Potential negative effects on the setting of historic buildings through provision of renewable energy schemes. Reduced levels of air, soil and water	+/-	Potential negative effects on the setting of historic buildings through provision of renewable energy schemes.	0	No change from existing.	0	No obvious effects.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
archaeological sites and cultural features of importance to the community		pollution may contribute to the protection of heritage assets, particularly landscapes.		pollution may contribute to the protection of heritage assets, particularly landscapes.		Reduced levels of air, soil and water pollution may contribute to the protection of heritage assets, particularly landscapes.				
10. To maintain and enhance the quality of countryside and landscape	++	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on maintaining the quality of the countryside to the extent that the countryside comprises these natural resources. The sustainable management of such resources is likely to enhance the countryside.	0	Benefits to local landscape and countryside quality unclear with this option.	+	The protection of air quality resources from pollution risk is likely to have secondary effects on local landscape quality.	0	No clear direct policy and as such, the extent of the knock on effects are unknown.	+	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on biodiversity, particularly rivers and watercourses which rely on good quality resources for a thriving ecosystem. Reference to PPG25, Draft PPS25, PPS9, PPS7.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	++	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on biodiversity, particularly rivers and watercourses which rely on good quality resources for a thriving ecosystem. Also avoiding land liable to flood through sustainable	0	Benefits to local biodiversity are unclear with this option.	+	The protection of air quality resources from pollution risk is likely to have secondary effects on biodiversity.	0	No clear direct policy option for the protecting natural resources.	+	The protection of air, water and soil quality resources from pollution risk is likely to have secondary effects on biodiversity, particularly rivers and watercourses which rely on good quality resources for a thriving ecosystem.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
		management of water resources (in combination with Theme 15) will have direct positive effects on conserving biodiversity as river corridors and floodplains are important wildlife habitats.								Reference to PPG25, Draft PPS25, PPS9, PPS7.
13. To improve the quality of surface and ground waters	+	Policy likely to result in the improvement of surface and groundwaters. However the level of certainty is low given the lack of targets.	++	Policy likely to have a significant positive effect on improving water quality. Policy option could be strengthened by referring to BREEAM (and EcoHomes) standards rather than Sustainable Buildings Code as this is still being finalised. Suggest consideration of achievement of 'very good' / 'excellent' BREEAM standards in all new development.	0	Policy option does not address water quality.	+	Although current policies may result in improvement to water quality. These are not strong enough and provide a low level of certainty.	-	Policy option unlikely to result in improvements of surface and ground water quality.
14. To minimise water consumption	+	Policy likely to result in reduction in water consumption in new development. However the level of certainty is low given the lack of targets.	++	Policy likely to have a significant positive effect on reducing water consumption. Policy could be strengthened by referring to BREEAM standards (see above). Environment Agency seeks new development to reduce water consumption by 25% over contemporary levels.	0	Policy option does not address water consumption.	0	Current policies do not directly address water consumption.	-	Policy option unlikely to result in reductions in water consumption.
15. To minimise the risk of flooding taking account of climate change	0	Policy option does not refer to flooding.	0	Policy option does not refer to flooding.	0	Policy option does not refer to flooding.	0	Policy option does not refer to flooding.	0	No obvious effects.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
16. To improve local air quality	+	Policy option likely to result in improvements in local air quality through limiting emissions from built infrastructure. However the level of certainty is low given the lack of targets.	++	Policy option likely to reduce emissions from buildings from boilers etc. Policy option could be strengthened by referring to BREEAM standards (see above).	0	Policy option does not address air emissions.	+	Although current policies may result in improved air emissions. These are not strong enough and provide a low level of certainty.	0	No obvious effects.
17. To reduce greenhouse gas emissions	+	Policy option likely to result in improvements in greenhouse gas emissions through limiting emissions from built infrastructure. However the level of certainty is low given the lack of targets.	++	Policy likely to have a significant positive effect on reducing greenhouse gas emissions.	+	Policy likely to have a positive effect on reducing greenhouse gas emissions. Scale of reduction likely to be less than option 2.	0	Policy option does not directly address greenhouse gas emissions.	+	Regional guidance does refer to reducing greenhouse gas emissions although opportunity to improve upon these general policies would be lost.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	+	In seeking to minimise pollution risks the option favours the use of cleaner fuels and measures such as renewable energy.	++	Policy will have a significant positive effect on increasing energy efficiency and the use of renewable energy.	+	Policy will have a slight positive effect on energy efficiency and potentially renewable energy. Policy provides no assurance on uptake of renewable energy as energy efficiency improvements may reduce carbon emissions by 10% alone.	0	Policy does not directly address energy efficiency.	+	Reliance on national and regional guidance such as PPG25, PPS25, PPS22, PPS23.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Seek developments that minimise their impact on the environment through the prudent use of natural resources; greenhouse gas emissions; water, noise, light and air pollution; water consumption; waste production and the proper management of contaminated land, soil and water quality including the control of waste materials.		Option 2 Have a policy that states all development will be expected to <u>exceed</u> the provisions of national targets and requirements along with the forthcoming Code for Sustainable Homes and Building Regulation requirements, providing at least 20% of the energy requirements of each building from sustainable / renewable sources.		Option 3 - Have a policy which requires 10% of carbon emissions to be off-set through renewable energy/sustainable design - rather than 10% generated through renewables alone (a whole life approach to building management)		Option 4 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 5 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
Economic										
20. To provide a prosperous, balanced and stable economy	+++	Environmental quality is important in attracting and retaining business investment. Reduced energy consumption should help to reduce operational costs, with economic benefits and in seeking to safeguard environmental quality, the policy option should help to support the objective.	+++	As Option 1. In exceeding national targets in respect of emissions, the policy option may help to create a unique selling point, which may be further beneficial to the local economy.	++	Environmental quality is important in attracting and retaining business investment. The whole life approach to building design should help to reduce operational costs, with economic benefits and measures to safeguard environmental quality should help to support the objective.	+	Environmental quality is important in attracting and retaining business investment. In safeguarding environmental quality, the policy option should help to support the objective.	+	Environmental quality is important in attracting and retaining business investment. In safeguarding environmental quality, the policy option should help to support the objective. However, the regional guidance does not offer the opportunity to adapt to local circumstances.
21. To sustain and enhance the viability and vitality of town centres	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect

Table D26: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment - Playing Fields

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Relax policy where it will fund improved school facilities across the rest of the site		Option 3 - Maintain current policy		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE
SOCIAL									
1. To improve educational achievement, training and opportunities for lifelong learning and employability	--	The loss of playing fields to alternative development will result in an overall reduction in availability of sites for physical education and sports-related training.	++/-	This policy option permits the loss of playing fields to enable expansion of school buildings to accommodate additional teaching/training space. This is likely to have mixed effects – beneficial in terms of expansion of the range of school facilities; however, detrimental in terms of space for physical education and sports-related training.	+	This policy option seeks to retain existing playing fields and facilitates limited development where it will support their continued use (i.e. changing room and/or pavilion construction). This should help to support physical education and sports-based training across the District.	+/--	Without policy intervention, it is likely that playing fields will be lost to higher value development. Whilst this may bring some economic benefits to schools/LEAs and enable re-investment in education; the net loss of playing fields is likely to have detrimental effects on the availability of teaching space for physical education and training.	
2. To ensure ready access to essential services and facilities for all residents	+/-	Playing fields are important community resources for sporting and recreational pursuits. The policy is likely to have differing spatial effects – where playing fields are protected, effects are likely to be beneficial; where playing fields are released for alternative development, effects are likely to be detrimental.	-	Playing fields at schools are often available for shared community use. The loss of playing fields under this policy is likely to result in detrimental effects against the objective.	+	This policy option seeks to retain existing playing fields and facilitates limited development where it will support their continued use (i.e. changing room and/or pavilion construction). This approach is therefore likely to improve provision in locations accessible to community members.	--	Without policy intervention it is likely that playing fields, which are an important community resource in accessible areas, will be lost to higher value development. This will have detrimental effects upon the objective.	
3. To meet identified housing needs and improve the quality and affordability of housing	+	The release of some playing fields may increase availability of sites for housing development.	0	No obvious effects.	0	No obvious effects.	++	Without policy intervention to protect playing fields, it is likely that many will become available for housing development.	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	
5. To reduce and prevent crime, fear of crime and anti	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	

	Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Relax policy where it will fund improved school facilities across the rest of the site		Option 3 - Maintain current policy		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
social behaviour								
6. To improve population's health and reduce inequalities both geographically and demographically	+/-	Playing fields play a crucial role in terms of providing space for sports, leisure and informal recreation, which are important for health. The protection of some sites will be beneficial; however, the release of some sites for development may be detrimental to health.	-	The release of playing fields for educational development will reduce the availability of sport, leisure and recreation sites for the community, which is likely to result in adverse effects against the objective.	+	This policy option seeks to retain existing playing fields and facilitates limited development where it will support their continued use (i.e. changing room and/or pavilion construction). This approach is therefore likely to improve provision in locations accessible to community members, which should have benefits against the objective.	--	Without policy intervention, it is likely that many playing field sites will be lost to higher value development. This will reduce the availability of sites for community sport, leisure and recreation, which is likely to have detrimental effects for health.
ENVIRONMENTAL								
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	-	Playing fields are not PDL and therefore any development will not meet the sequential approach in identifying PDL as priority.	+	Use of surplus playing fields for educational development will reduce the need to develop in additional educational facilities in Greenfield locations.	+	No release of urban playing fields will encourage developers to make the most efficient use of PDL where it is available to maximise profits.	--	Without protection playing fields are likely to be considered for development as urban infill sites.
8. To reduce contamination and safeguard soil quality and quantity	+/-	Development on playing fields would reduce any previous contamination through mitigation. However development itself may create contamination and effect soil quality.	+/-	Development on playing fields would reduce any previous contamination through mitigation. However development itself may create contamination and effect soil quality.	0	No obvious effect.	+/-	Development on playing fields would reduce any previous contamination through mitigation. However development itself may create contamination and effect soil quality.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and	-	Possible negative effects on the urban landscape character through change and loss of open	0	Minimal change in local landscape as playing fields will be developed for educational facilities.	++	Protection of playing fields should protect local landscape quality of the surrounding areas.	--	Possible negative effects on local landscape due to the conversion of open playing fields to housing or

	Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Relax policy where it will fund improved school facilities across the rest of the site		Option 3 - Maintain current policy		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
landscape		playing fields to housing or employment land.						employment land
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+/-	Use of land for development may reduce the need to travel by car or at all for housing and employment needs. However it may increase the need to travel for playing fields or general recreation.	0	No obvious effects.	0	No change from existing.	+/-	Use of land for development may reduce the need to travel by car or at all for housing and employment needs. However it may increase the need to travel for playing fields or general recreation
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-	The extent to which urban playing fields may be wildlife havens, their development is likely to result in negative effects.	-	The extent to which urban playing fields may be wildlife havens, their development is likely to result in negative effects.	0	No change from existing.	--	Potential negative effects as with no policy intervention, urban playing fields and open spaces will be lost to development therefore losing sites of important for urban biodiversity and which may act as wildlife corridors.
13. To improve the quality of surface and ground waters	-	Development on playing fields has the potential to alter and pollute hydrological pathways.	-	Development on playing fields has the potential to alter and pollute hydrological pathways.	0	No change from existing.	-	Development on playing fields has the potential to alter and pollute hydrological pathways.
14. To minimise water consumption	-	Development on playing fields, either housing or employment, is likely to increase water consumption significantly	-	Development on playing fields, either housing or employment, is likely to increase water consumption significantly	0	No change from existing.	--	Development on playing fields, either housing or employment, is likely to increase water consumption significantly
15. To minimise the risk of flooding taking account of climate change	-	Development on playing fields, either housing or employment, is likely to significantly increase flood risk due to the change from a permeable to largely impermeable surface.	-	Development on playing fields, is likely to significantly increase flood risk due to the change from a permeable to largely impermeable surface.	+	Playing fields provide a large area of permeable land for rain/flood water to soak through. Their protection may even provide a buffer between a river or flood risk area and housing.	--	Development on playing fields, either housing or employment, is likely to significantly increase flood risk due to the change from a permeable to largely impermeable surface.
16. To improve local air quality	-	Development on playing fields is likely to increase activity such as transport movement which will affect air quality. In the short term any development will increase levels of dust.	-	Development on playing fields is likely to increase activity such as transport movement which will affect air quality. In the short term any development will increase levels of dust	0	No obvious effects.	-	Development on playing fields is likely to increase activity such as transport movement which will affect air quality. In the short term any development will increase levels of dust.
17. To reduce greenhouse gas	-	Development on playing fields is likely to increase activity such as	-	Development on playing fields is likely to increase activity such as transport	0	No obvious effects.	-	Development on playing fields is likely to increase activity such as

	Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Relax policy where it will fund improved school facilities across the rest of the site		Option 3 - Maintain current policy		Option 4 - Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
emissions		transport movement which will increase greenhouse gas emission. In the short term any development will increase levels of dust.		movement which will increase greenhouse gas emission. In the short term any development will increase levels of dust				transport movement which will increase greenhouse gas emission. In the short term any development will increase levels of dust.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC								
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D27: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment - Protecting Local Character

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.	Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.	Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.	Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.	Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.	Option 6 - Do nothing and rely upon central and regional government guidance on these issues.

SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL												
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
2. To ensure ready access to essential services and facilities for all residents	0	No effect	0	No effect	++	In including an accessibility and proximity element to housing density criteria, the policy option should help to ensure that higher densities of development occur in the most accessible locations, where services and facilities are best placed to serve increasing population densities.	0	No effect	0	No effect	0	No effect
3. To meet identified housing needs and	+/-	In ensuring that development and intensification of residential areas	+/-	In permitting the intensification of development in residential areas,	+	In including an element of accessibility and proximity	+/-	In permitting some degree of flatted developments	+/-	In permitting some degree of residential intensification, the	--	Reliance on national and regional policies significantly

Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.	Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.	Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.	Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.	Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.	Option 6 - Do nothing and rely upon central and regional government guidance on these issues.

SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
improve the quality and affordability of housing		respects local character, the policy should contribute to safeguarding the quality of housing. However, the policy option may prove restrictive in terms of enabling the introduction of new building forms to meet identified housing needs.		the policy may help to facilitate the introduction of new housing types, potentially to meet identified needs. However, the targets may prove too restrictive to support the level of development that may be required.		considerations in the determination of residential densities, the policy option offers the opportunity to ensure that specific housing types are accommodated in the most appropriate locations. In permitting increased densities, the option also offers the opportunity to introduce new housing types, potentially to meet identified housing needs.		and sub-division, the policy option should help to support the introduction of housing types that are, by their very nature, more affordable. There is, however, a risk that in allowing upwards trends in density, housing and environmental quality may be compromised.		policy option should help to support the introduction of housing types that are likely to be more affordable. However, the policies do not fully reflect current national guidance and there is risk that their implementation may be piecemeal in nature.		reduces the ability of the council to negotiate provision and ensure that it is tailored to local needs.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
5. To reduce and prevent	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
crime, fear of crime and anti social behaviour												
6. To improve population's health and reduce inequalities both geographically and demographically	0	No effect – in ensuring intensification respects character, open spaces important for health and recreation should be preserved.	0	As Option 1.	-	The policy option is likely to result in increased residential densities across the Borough, with the potential risk of town cramming, which could be detrimental to health in terms of reduced green space and increased concentrations of pollutants.	-	As Option 3.	--	Reliance on a range of different policies is unlikely to result in the application of policies in a consistent manner. There is a risk that important recreational space may be lost to development pressure, with potentially adverse effects for health.	--	Reliance upon regional and national policies limits the ability of the council to ensure that policies are negotiated on the basis of local conditions. This may result in the loss of important recreational space to development, with potentially adverse effects for health.
ENVIRONMENTAL												
7. To make the most efficient use of previously land developed	--	Potential negative effects as this policy is restrictive to ensuring that development respects local character which may	-	Having a cap of intensification beyond a certain point will also not maximise making most	-	Maintaining existing density may not make the most efficient use of land as some areas have been identified as	-/+	Maintaining existing density may not make the most efficient use of land as some areas have been	-/+	Maintaining existing density may not make the most efficient use of land as some areas have been	+	Relying on regional and national guidance will ensure that higher densities (30-50dph) are

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
land and existing buildings before Greenfield sites		result in resisting intensification of some areas and higher densities.		efficient use of land if the buildings in the remainder of the street can be developed but resisted because the cap had been reached.		giving very low or low densities in the urban capacity study.		identified as giving very low or low densities in the urban capacity study. However, efficient use of land could be met in accessible urban areas with medium to high level of density stated in the UCS as between 50-10dph.		identified as giving very low or low densities in the urban capacity study. However, efficient use of land could be met in accessible urban areas with medium to high level of density stated in the UCS as between 50-10dph.		consistently met thus having positive effects
8. To reduce contamination and safeguard soil quality and quantity	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
9. To protect and enhance landscape character, historic buildings, archaeological sites and	++	This option ensures that redevelopment respects and reflects the overall character and as such, it will be highly complementary with this objective in protecting the	+/-	A cap of intensification is assessed as having a mix of negative effects, negative until the cap is reached, then positive	-	No reference to protecting or having regard to the valued and recognised character of the surroundings townscape of historic buildings.	-	No reference to protecting or having regard to the valued and recognised character of the surroundings townscape of	+	Some protection for having regard to the valued and recognised character in existing local plan policies.	--	No reference to protecting or having regard to the valued and recognised character of the surroundings townscape of

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
cultural features of importance to the community		character of historic assets and their settings.		effects as the character will be protected.				historic buildings.				historic buildings.
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-	Policy does not directly address location of development. Potential for increased use of the private car as policy not based on accessibility to town centres / sustainable modes of transport.	-	Policy does not directly address location of development. Potential for increased use of the private car as policy not based on accessibility to town centres / sustainable modes of transport.	++	Residential density range based upon accessibility and proximity to town centres is likely to enable the use of sustainable modes of transport based on good access to these forms of transport.	+	Policy option is likely to result in increased densities in town centres, with higher accessibility to sustainable modes of transport.	-	Current policies do not directly address the location of development in relation to accessibility. Potential for increased use of the private car.	--	Option unlikely to address location of development and adapt to local issues and constraints. Potential for increased use of the private car.
12. To protect and enhance wildlife and habitats which are	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
important on an international, national and local scale												
13. To improve the quality of surface and ground waters	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
16. To improve local air quality	-	See assessment of SA objective 11. Increased car use may result in degraded local air quality.	-	See assessment of SA objective 11. Increased car use may result in degraded local air quality.	++	See assessment of SA objective 11. Greater use of sustainable modes of transport, and consequently less use of the private	+	See assessment of SA objective 11. Greater use of sustainable modes of transport, and consequently less	-	See assessment of SA objective 11. Increased car use may result in degraded local air quality.	--	See assessment of SA objective 11. Increased car use may result in degraded local air quality.

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
						car is likely to have a positive effect on improving local air quality.		use of the private car is likely to have a positive effect on improving local air quality.				
17. To reduce greenhouse gas emissions	-	See assessment of SA objective 11. Increased car use may result in increased emissions of greenhouse gases.	-	See assessment of SA objective 11. Increased car use may result in increased emissions of greenhouse gases.	++	See assessment of SA objective 11. Less use of the private car, compared to contemporary levels, is likely to result in a positive effect on reducing greenhouse gas emissions.	+	See assessment of SA objective 11. Less use of the private car, compared to contemporary levels, is likely to result in a positive effect on reducing greenhouse gas emissions.	-	See assessment of SA objective 11. Increased car use may result in increased emissions of greenhouse gases.	--	See assessment of SA objective 11. Increased car use may result in increased emissions of greenhouse gases.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce	0	No obvious effects.	0	No obvious	0	No obvious effects.	0	No obvious	0	No obvious effects.	0	No obvious

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
the generation of waste and encourage re-use and recycling of waste				effects.				effects.				effects.
ECONOMIC												
20. To provide a prosperous, balanced and stable economy	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect	0	No effect
21. To sustain and enhance the viability and vitality of town centres	+	In supporting increased densities in principle, the policy option may help to support town centres through increasing population (i.e. catchment) density.	+	As Option 1.	++	In setting residential density ranges on the basis of accessibility and proximity to town centres, the policy option offers the opportunity to support town centre vitality and viability through supporting increased population (i.e. catchment) within and accessible to town centres across	+	As Option 1.	+/-	In supporting increased densities in principle, the policy option may help to support town centres through increasing population (i.e. catchment) density. However, the use of a range of policies may fail to result in consistent application of the	++/-	Current national and regional policies include emphasis on increasing residential densities in the most accessible locations, particularly town centres. However, there is a risk that reliance on high level policies will limit the

	Option 1 – Have a policy that states for developments that involve the intensification / redevelopment of existing residential land, it must respect / reflect the overall character of the surrounding area, in terms of residential density, form and scale.		Option 2 – Have a policy that states that within existing residential areas, there will be a maximum of X% of a single block / street developed for intensification, including the sub-division of properties, in order to protect the overall character, scale and form of the existing area.		Option 3 - Have a policy that requires a residential density range based upon accessibility, proximity to town centres, or based upon the existing residential density range and character of the area.		Option 4 - Developments that seek the intensification of existing residential areas, including for flat developments and sub-division, should not result in an overall density that exceeds the upper limit of the next highest density range as defined by the typical urban area assessment within the urban capacity study.		Option 5 - Maintain current policy approach to these issues albeit in separate policies throughout the Local Plan 2003.		Option 6 - Do nothing and rely upon central and regional government guidance on these issues.	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
						the Borough.				policy principles, which could undermine their effectiveness.		effectiveness of ensuring that policies are applied in a manner that is appropriate to the local context.

Table D28: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment - Safeguarded Mineral Land

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Base on existing policy but limit to preferred areas		Option 2 – Base on existing policy but also include sites outside of preferred areas		Option 3 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL						
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.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing	0	No obvious effects.	0	No obvious effects.	+	In failing to protect mineral reserves from

	Option 1 – Base on existing policy but limit to preferred areas		Option 2 – Base on existing policy but also include sites outside of preferred areas		Option 3 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
needs and improve the quality and affordability of housing						development, there may be a greater availability of sites to meet housing requirements.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ENVIRONMENTAL						
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	+/-	Safeguarding of mineral and preventing development should help preserve soil quality and quantity; which may otherwise be affected by development. In the long term there is the potential for loss of valuable soil resources to mineral development.	+/-	Safeguarding of mineral and preventing development should help preserve soil quality and quantity; which may otherwise be affected by development. In the long term there is the potential for loss of valuable soil resources to mineral development.	-	Without protection of minerals, development could occur, disturbing the soil and effecting quality and quantity
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+/-	Safeguarding land would protect the character or buildings on it until the time of its use for mineral extraction.	+/-	Safeguarding land would protect the character or buildings on it until the time of its use for mineral extraction.	-	Lack of protection would allow development to occur which may affect landscape character and sites.
10. To maintain and enhance the quality of countryside and landscape	+/-	Safeguarding land would protect the countryside and landscape until the time of its use for mineral extraction.	+/-	Safeguarding land would protect the countryside and landscape until the time of its use for mineral extraction.	-	Lack of protection would allow development to occur which could be detrimental for the countryside and landscape.
11. To reduce dependence on private car and achieve	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Base on existing policy but limit to preferred areas		Option 2 – Base on existing policy but also include sites outside of preferred areas		Option 3 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
modal shift to more sustainable transport modes						
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+/-	Safeguarding land would protect the wildlife and habitats on it until the time of its use for mineral extraction	+/-	Safeguarding land would protect the wildlife and habitats on it until the time of its use for mineral extraction. Habitats outside of preferred areas may be negatively affected.	--	Lack of protection would allow development to occur which could be detrimental to wildlife and habitats.
13. To improve the quality of surface and ground waters	+/-	Preventing development on the site will prevent disturbance to the hydrological movement and possible pollution until the time of its use for mineral extraction.	+/-	Preventing development on the site will prevent disturbance to the hydrological movement and possible pollution until the time of its use for mineral extraction. Waters outside of preferred areas may be negatively affected.	-	Allowing development on sites may disturb the hydrological movement, with possible impacts on water quality.
14. To minimise water consumption	+	Preventing development, which would require water, would minimise water consumption for the area.	+	Preventing development, which would require water, would minimise water consumption for the area.	-	Allowing development would increase water consumption for the area.
15. To minimise the risk of flooding taking account of climate change	+/-	Preventing development would allow the surface permeability to remain the same until the time of its use for mineral extraction.	+/-	Preventing development would allow the surface permeability to remain the same until the time of its use for mineral extraction. Flood zones outside of preferred areas may be negatively affected.	-	Allowing development would alter the permeability of the area and increase flood risk.
16. To improve local air quality	+/-	Preventing development would ensure activity in the area was low which should be beneficial until the time of its use for mineral extraction.	+/-	Preventing development would ensure activity in the area was low which should be beneficial. Negative air quality effect may not be manageable outside of preferred areas.	-	Allowing development would increase activity and impact on air quality
17. To reduce greenhouse gas emissions	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC						
20. To provide a prosperous,	++	Safeguarding mineral reserves from	++	Safeguarding and extending the protection of	++/-	In failing to protect mineral reserves from

		Option 1 – Base on existing policy but limit to preferred areas		Option 2 – Base on existing policy but also include sites outside of preferred areas		Option 3 – do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
balanced and stable economy		sterilisation will help to secure the role of this sector of employment within the economy.		mineral reserves should help to secure the role of this sector of employment within the economy, helping to achieve a greater balance.		sterilisation, this sector of the economy may suffer; however, there would potentially be a greater range of sites available for alternative economic development across the District.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D29: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment - Trees and Hedgerows

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Base on existing policies, notably E4, E8 and E9 of the Local Plan, which seek to protect (TPO'd) trees and features of importance for nature conservation, and Policy C7 which promotes the Watling Chase Community Forest		Option 2 – Explicitly seek additional tree cover within the Watling Chase Community Forest through proactive provision and / or developer contributions		Option 3 – do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL						
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.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Base on existing policies, notably E4, E8 and E9 of the Local Plan, which seek to protect (TPO'd) trees and features of importance for nature conservation, and Policy C7 which promotes the Watling Chase Community Forest		Option 2 – Explicitly seek additional tree cover within the Watling Chase Community Forest through proactive provision and / or developer contributions		Option 3 – do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
of crime and anti social behaviour						
6. To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	+	Provision of additional tree cover may have health benefits in terms of its contribution to improved air quality and additional space for recreation and leisure activities.	0	No obvious effects.
ENVIRONMENTAL						
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	+	Protecting of existing trees and hedgerows will maintain soil quality and quantity.	++	Tree planting will reduce erosion within the Community Forest and offer a higher level of protection of the quantity of soil.	--	The protection of trees and hedgerows on soil resources will be lost.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protection of trees, hedges and forests will contribute positively to landscape character	++	Protection and enhancement of trees, hedges and forests will contribute positively to landscape character	--	Risk that trees, hedges and forests will be cleared for development, altering landscape character
10. To maintain and enhance the quality of countryside and landscape	+	Protection of trees, hedges and forests will contribute positively to landscape character	++	Protection and enhancement of trees, hedges and forests will contribute positively to landscape character	--	Risk that trees, hedges and forests will be cleared for development, altering landscape character
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Protection of trees, hedges and forests will contribute positively to wildlife and habitat protection	++	Protection and enhancement of trees, hedges and forests will contribute positively to wildlife and habitat protection and enhancement	--	Risk that trees, hedges and forests will be cleared for development, impacting on wildlife and habitats
13. To improve the quality of surface and ground waters	+	Likely to maintain water quality within protected areas.	++	Likely to maintain water quality within protected areas. Water quality may increase within the Community Forest with increased planting and less erosion.	--	Likely to have a major effect on degrading water quality within currently protected areas which may be developed.
14. To minimise water consumption	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

		Option 1 – Base on existing policies, notably E4, E8 and E9 of the Local Plan, which seek to protect (TPO'd) trees and features of importance for nature conservation, and Policy C7 which promotes the Watling Chase Community Forest		Option 2 – Explicitly seek additional tree cover within the Watling Chase Community Forest through proactive provision and / or developer contributions		Option 3 – do nothing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
15. To minimise the risk of flooding taking account of climate change	+	Protection of existing trees and hedgerows will maintain areas of trees that may act as buffer to flooding and surface runoff.	++	Additional tree planting may add additional buffering of flood events within the Community Forest area.	--	Likely to have a major effect as currently protected sites may be lost to development which may increase flood risk through surface runoff.
16. To improve local air quality	+	Protection of existing trees and hedgerows will maintain areas of trees that act as buffer to differing areas of air quality.	++	Additional tree planting within the Community Forest will improve air quality through providing additional air filtering capacity.	-	Loss of trees and hedgerows will have negative effects on air quality through the loss of the buffering and filtering capacity that trees and hedgerows currently provide.
17. To reduce greenhouse gas emissions	+	Protection of existing trees and hedgerows will maintain existing carbon sink.	+++	Additional tree planting will have a major effect on increasing carbon sink capacity for the District.	--	Loss of trees and hedgerows will have a negative effect through the loss of carbon sink capacity.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	--	Without protection, development could occur increasing the need for energy in some form
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	--	Without protection, development could occur which would increase waste generation
ECONOMIC						
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Table D30: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment- Urban Open Land

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

		Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Maintain current policy (p108) with redrawn lines		Option 3 - Maintain the current policy as existing
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL						
1. To improve educational achievement, training	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

	Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Maintain current policy (p108) with redrawn lines		Option 3 - Maintain the current policy as existing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and opportunities for lifelong learning and employability						
2. To ensure ready access to essential services and facilities for all residents	-	Urban open land can serve a role as an essential recreational facility and pedestrian/cycle routes to other services and facilities – the loss of sites may therefore result in negative effects.	++	Reviewing provision and protecting the best sites from development offers the opportunity to improve the quality of provision and ensure that protected sites assist in better connecting urban areas. On the other hand, releasing urban open spaces for development may also present opportunities to enhance access.	+	Protecting urban open land sites from development offers the opportunity to safeguard their recreational and connectivity function, which should be beneficial.
3. To meet identified housing needs and improve the quality and affordability of housing	+	Relaxing policy may allow the future development of urban land sites and as such, this option could contribute to meeting identified housing needs.	+/-	Relaxing policy may allow the future development of urban land sites and as such, this option could contribute to meeting identified housing needs. However, on the other hand, restricting the release of urban open land sites may have negative effects and preclude Hertsmeere meeting their housing targets.	0	No obvious effects.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	+	Urban open land can often become the location for a range of anti-social behaviours – rationalisation of provision may help to reduce both fear and incidence of crime in some locations.	+	Urban open land can often become the location for a range of anti-social behaviours – review of provision offers the opportunity to include a 'safety' dimension in the assessment criteria and re-draw boundaries to create space that is better open to natural surveillance, thus helping to support the objective.	-	In protecting all existing sites, there is a risk that the policy option may perpetuate any existing issues surrounding anti-social behaviours end/or fear of crime associated with urban open space.
6. To improve population's health and reduce inequalities both geographically and demographically	-	Urban open land can serve a role as an essential recreational facility and pedestrian/cycle routes to other services and facilities – the loss of sites may therefore result in adverse effects.	+/-	Reviewing provision and protecting the best sites from development offers the opportunity to improve the quality of provision and ensure that protected sites assist in better connecting urban areas. This may assist in encouraging healthier lifestyles. Conversely the loss of sites may result in negative effects.	+	Protecting urban open land sites from development offers the opportunity to safeguard their recreational and connectivity function, which should be beneficial.
ENVIRONMENTAL						
7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	+	Development on urban open land would reduce the need to use Greenfield sites	-	Protection of land could cause development to take place in Greenfield sites	-	Protection of land could cause development to take place in Greenfield sites
8. To reduce contamination and safeguard soil quality	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)			Option 2 – Maintain current policy (p108) with redrawn lines		Option 3 - Maintain the current policy as existing	
SA/SEA Objective and quantity	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-	Relaxation of policy and development on open land could have a negative impact	+/-	Protection of open land would be beneficial in preventing damage to surrounding sites from development. However, releasing some urban open space for development is likely to have negative effects.	+	Protection of open land would be beneficial in preventing damage to surrounding sites from development
10. To maintain and enhance the quality of countryside and landscape	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-	Additional development may increase levels of congestion and vehicle use.	0	No obvious effects.	0	No obvious effects.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-	Relaxation of policy and development on open land could have a negative effect.	+/-	Protection of open land would be beneficial in preventing damage to habitats and wildlife. However, releasing some urban open space for development is likely to have negative effects.	+	Protection of open land would be beneficial in preventing damage to habitats and wildlife.
13. To improve the quality of surface and ground waters	-	Loss of areas of urban open land to development may lead to negative effects on water quality through contaminated surface runoff.	+/-	Assuming an increase in area of urban open land protected from development, positive effects are likely through reduced levels contaminated runoff compared to developed land. However, releasing some urban open space for development is likely to have negative effects.	+	Protection of existing areas of urban open land will have a positive effect on maintaining current levels of air quality.
14. To minimise water consumption	-	Loss of areas of urban open land to development will lead to additional demand for potable water.	0	No obvious effects.	0	No obvious effects.
15. To minimise the risk of flooding taking account of climate change	--	Loss of areas of urban open land has the potential for major negative effects on increasing flood risk through the increase in impermeable surfaces.	+/-	Assuming an increase in the area of urban open land, surface runoff may be decrease with subsequent positive effects on minimising flood risk. However, releasing some urban open space for development is likely to have negative effects.	+	Current areas of urban open land act as a buffer to flood risk.
16. To improve local air quality	--	Loss of areas of urban open land has the potential for major negative effects on air quality from additional emissions for vehicle use from new development.	+/-	Assuming an increase in the area of open land, the buffering capacity of open areas of land may lead to local improvements in air quality. However, releasing some urban open space for development is likely to have negative effects.	+	Current areas of urban open land act as a buffer to differing areas of air quality.

	Option 1 – Relax policy to allow future development where there is a known surplus/deficiency (in terms of Government methodology)		Option 2 – Maintain current policy (p108) with redrawn lines		Option 3 - Maintain the current policy as existing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
17. To reduce greenhouse gas emissions	--	Loss of areas of urban open space will lead to an increase in greenhouse gas emissions from new development.	+/-	Assuming an increase in the area of open land, the carbon sink capacity of urban open land (and associated biomass) will decrease emissions of greenhouse gases. However, releasing some urban open space for development is likely to have negative effects.	+	Current areas of urban open land act as a carbon sink.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
ECONOMIC						
20. To provide a prosperous, balanced and stable economy	0	No obvious effects.	+/-	Protecting urban open space may restrict potential development opportunities and preclude Hertsmere meeting housing targets or employment land requirements resulting in negative effects. However, on the other hand, releasing some areas of urban land may create opportunities for development to benefits the economy.	0	No obvious effects.
21. To sustain and enhance the viability and vitality of town centres	+/-	Urban open land can serve an important function in town centres, helping to create a more attractive environment and a 'break' from hard landscaping – the loss of certain sites to development may therefore have adverse effects. However, the release of sites for built development in prime central locations may also present opportunities to develop new attractions to support the objective.	+/-	Urban open land can serve an important function in town centres, helping to create a more attractive environment and a 'break' from hard landscaping – a careful review of sites and release of certain land for redevelopment should help to safeguard valuable green space yet also release less attractive sites for more beneficial development, which should make a significant contribution to the objective. However, the release of sites for built development in prime central locations may also present opportunities to develop new attractions to support the objective.	++	Urban open land can serve an important function in town centres, helping to create a more attractive environment and a 'break' from hard landscaping.

Table D31: Assessment of the range of options for achieving Core Strategy Policy Theme: Protecting the Urban and Rural Environment - Wildlife Sites and Protected Species

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	Option 1 – Base on existing Policy		Option 2 – Extension of existing sites to include buffer zone		Option 3 – Proactive provision of new habitats		Option 4 –Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
SOCIAL								
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.	0	No obvious effects.
2. To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3. To meet identified housing needs and improve the quality and affordability of housing	0	No effect	-	Potential for negative effect as sufficient land may not be available to meet development need.	0	No effect	+	The market-led approach may have indirect benefits in terms of contributing to the provision of additional sites for potential housing development.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
5. To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
6. To improve population's health and reduce inequalities both geographically and demographically	++	Wildlife sites and the natural habitats are important in helping to combat air pollution and providing space for informal recreation – their protection should therefore contribute to the health aspects of the objective.	++	Wildlife sites and the natural habitats are important in helping to combat air pollution and providing space for informal recreation – their protection should therefore contribute to the health aspects of the objective.	+++	Wildlife sites and the natural habitats are important in helping to combat air pollution and providing space for informal recreation – their protection and extension should therefore contribute to the health aspects of the objective.	---	Without policy intervention, development pressure is likely to lead to the loss of wildlife sites. Since these have recreational value and contribute to combating air pollution, their loss is likely to be detrimental to health.

	Option 1 – Base on existing Policy		Option 2 – Extension of existing sites to include buffer zone		Option 3 – Proactive provision of new habitats		Option 4 –Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
ENVIRONMENTAL								
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	No obvious effects.	+	Option may encourage further development in town centre locations. Scale of effect dependent on scale of buffer zone and proximity to developed location.	0	No obvious effects.	0	No obvious effects.
8. To reduce contamination and safeguard soil quality and quantity	++	Existing policy will safeguard soil quality and quantity in protected areas.	+++	Extension of existing sites will increase the area of land protected from development.	++	New habitats, either integrated into new development, or new sites, is likely to have a positive effect on protecting soil quality, although not to the same extent as policy option 2.	--	Policy may lead to loss of protected areas with associated negative effects on soil quality and quantity from development.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
10. To maintain and enhance the quality of countryside and landscape	+	Option likely to maintain the current quality of countryside and landscape.	++	Option likely to increase the current quality of countryside and landscape through the greater extent of protected area.	+	New habitats are likely to improve the quality of the countryside and landscape quality, although not to the same extent as option 1.	-	Potential for loss of countryside and landscape quality.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	-	Potential for loss of existing sites to development which potentially could lead to greater vehicle use.
12. To protect and enhance wildlife and habitats which are important on an	++	Existing habitats and wildlife will be protected through existing policies.	+++	Additional habitats and wildlife will be protected through the extension of the buffer zone.	++	The proactive provision of new habitats will enhance existing habitats and provide new habitats, although not to the same extent as option 2.	---	Existing sites will be lost with significant negative effects on wildlife and habitats.

	Option 1 – Base on existing Policy		Option 2 – Extension of existing sites to include buffer zone		Option 3 – Proactive provision of new habitats		Option 4 –Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
international, national and local scale								
13. To improve the quality of surface and ground waters	+	Policy will maintain water quality within existing protected areas.	+++	Policy has the potential to protect water quality in buffer zones through the prevention of development and minimisation of surface run off effects.	++	New habitats may provide filtering for local water bodies.	-	Potential for loss of existing sites to development which potentially could lead to detrimental effects on water quality in developed areas.
14. To minimise water consumption	0	No obvious effects.	+	Policy has the potential to minimise water consumption through restricting development from buffer zones.	0	No obvious effects.	-	Potential for loss of existing sites to development which potentially could lead to increased water consumption.
15. To minimise the risk of flooding taking account of climate change	+	Policy will minimise flood risk within existing protected areas.	++	Policy has the potential to minimise flood risk by reducing surface run off from development.	+	Policy has the potential to minimise flood risk, although the area of land involved is likely to be less than option 2.	-	Potential for loss of existing sites to development which potentially could lead to increased flood risk from surface run off.
16. To improve local air quality	+	Policy will protect air quality within protected areas.	+++	Air quality will be protected within buffer zones as development will be restricted.	++	Air quality will be protected within new habitats, although the area of land involved is likely to be less than option 2.	-	Potential for additional development which could have negative effects on air quality from additional vehicle use.
17. To reduce greenhouse gas emissions	+	Carbon sink capacity of protected habitats will be maintained.	+++	Greenhouse gas emissions will be minimised by restricting new development in the buffer zones.	++	Additional habitats will provide carbon sink capacity, although the area of land involved is likely to be less than option 2.	-	Potential for additional development which could have negative effects on greenhouse gas emissions from additional vehicle use and emissions from housing.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	--	Potential for additional development will have significant negative effects on energy demand.
19. To reduce the generation of waste	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	--	Potential for additional development will have significant negative effects

	Option 1 – Base on existing Policy		Option 2 – Extension of existing sites to include buffer zone		Option 3 – Proactive provision of new habitats		Option 4 –Do nothing	
SA/SEA Objective	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation	SE	Comments/ explanation
and encourage re-use and recycling of waste								waste production.
ECONOMIC								
20. To provide a prosperous, balanced and stable economy	+	Maintaining habitats will contribute indirectly towards quality of life and a stable economy.	+/-	Potential for positive and negative effects. The buffer zone will provide additional protection for habitats, with indirect positive economic effects, however this option may restrict development potential for housing and employment uses. Scale of effect is dependent on the size and scale of the buffer zone and potential development sites affected.	++	Maintaining and providing new habitats will contribute indirectly towards quality of life and a stable economy.	-	Loss of habitats may indirectly contribute towards poor quality of life with subsequent economic effects.
21. To sustain and enhance the viability and vitality of town centres	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.

Appendix E - Assessment of Preferred Policy Options (2006)

E.1 Assessed Core Policies 2006

- E.1.1 Table 5.1 presents the first set of 26 Core Policies that were assessed by the sustainability appraisal and which have been developed and refined through an iterative process by HBC in conjunction with, and incorporating advice from, the SA Team. The first set of Core Policies was assessed in November 2006.

Table E.1 - First Set of Core Policies Assessed (November 2006)

Policy	Description
Strategic Spatial Policies	
Policy SP1 - Improving and sustaining the quality of the local environment	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.
Policy SP2 - A safe and inclusive environment	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.
Policy SP3 - Promoting healthier communities and leisure and cultural opportunities	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.
Policy SP4 - Employment opportunities and economic development	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.
Policy SP5 - Meeting local housing needs	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.
Housing	
CS1 - The location and supply of new homes	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: 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.
	The identification of land beyond existing built-up areas for any increased housing target should continue to be based on criteria (i) to (v).
CS2 - Phasing of Housing Development	To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for: - Up to 656 additional new homes in Phase 1 between April 2006 and March 2011 (equivalent to 219 homes per year) - Up to 848 additional new homes in Phase 2 between March 2011 and April 2016 (equivalent to 283 homes per year)

Policy	Description
	- Up to 841 new homes in Phase 3 between March 2016 and April 2021 (equivalent to 280 homes per year)¹ 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. 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.
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.
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.
CS5 - Gypsies and Travellers	The Council will work with neighbouring Local Authorities in south and west Hertfordshire to provide for the further needs of Gypsies and Travellers (as defined in Circular 01/06). On the basis of identified need within south and west Hertfordshire, the Council will seek to provide for any additional plots through the identification of land in the Site Allocations DPD. In identifying any required additional or extended sites, consideration will be based on a range of criteria including: i) a sequential site selection process with an emphasis on land which has been previously developed; ii) safe and convenient access to the primary road network with proximity to the major road network and without blocking any existing rights of way ; iii) avoiding prejudicing residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; iv) avoiding over dominating and respecting the size and scale of the nearest settled community; v) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly

¹ Annual equivalents may not tally due to rounding

Policy	Description
	contaminated land; vi) an ability to receive essential services including water, sewerage, drainage and water disposal; vii) location within reasonable proximity to key local services; and viii) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing.
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: 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; 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 iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix. The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development.

Policy	Description
Economy	
CS7 - Scale and distribution of employment land	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: <u>Employment Areas</u> i) Elstree Way, Borehamwood ii) Stirling Way, Borehamwood iii) Cranborne Road, Potters Bar iv) Station Close, Potters Bar v) Otterspool Way, Bushey <u>Key Employment Site</u> i) Centennial Park, Elstree 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: 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.
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 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.
CS9 - Land use within employment areas	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. Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios

Policy	Description
	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.
CS10 - Promoting film and television production in Hertsmere	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. 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.
Open Land and Environment	
CS11 - Protection and enhancement of the natural and historic environment	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: i) there is an over-riding need for the development in the public interest which clearly outweighs the conservation value of the site; ii) no suitable alternative sites exists to accommodate the development; iii) adequate mitigation and/or compensatory measures are provided; iv) 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.
CS12 – Promoting recreation access to the countryside	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: 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.
CS13 - Environmental Impact of new development	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: i) mitigate the potential adverse effects of climate change; ii) ensure adequate protection from the risk of on and off-site flooding; iii) avoid or mitigate the effects of pollution from noise, lighting, odours and other emissions; and iv) ensure that land and buildings are free from contamination which might adversely affect human health or the environment. Development proposals must demonstrate that any adverse effects can be overcome by appropriate alleviation and mitigation, which are

Policy	Description
	capable of being secured through planning conditions or an obligation.
CS14 - Efficient use of natural resources	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. 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.
Building Sustainable Communities	
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 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.
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.
CS17 Securing mixed use development	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: 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. The Council will work 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.
CS18 - Planning tariff and obligations	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. 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. Specific details on arrangements for securing a planning tariff and planning obligation will be set out in the Planning Tariffs and Obligations

Policy	Description
	Supplementary Planning Document.
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.
CS20 - Development and accessibility	To obtain the best use of the existing highway network, major trip generating development should be focused in areas of increased public transport accessibility, as indicated on the Key Map. Major commercial developments will only be permitted where: i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy; ii) it is accompanied by a suitable Travel Plan, prepared in accordance with guidance set out in the Parking Supplementary Planning Document;
	iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular and pedestrian safety; and iv) it contributes, where appropriate, to the provision or funding of new or improved public transport, pedestrian and cycle routes.
CS21 - Accessibility and parking	In order to facilitate fair access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table 14 for residential development); iv) the Accessibility Zones for the Borough; and v) the provisions of any Travel Plan submitted together with the detailed criteria set out in the Parking Supplementary Planning Document.
CS22 - Promoting alternatives to the car	The Council will support a wide range of measures to provide safe and reliable alternatives to the car for accessing new development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing Rights of Way and highways network, which increase walking, cycling or riding opportunities; and iv) the safeguarding of proposed non-motorised routes, where necessary, to prevent development occurring which would prevent their implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme.

Policy	Description
CS23 - Town Centre Strategy	Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Proposals to create in excess of 2,500 sq m of new retail floorspace should be focused on Borehamwood and Darkes Lane, Potters Bar town centres and will only be permitted where a clear quantitative need has been established and where it can be demonstrated that it would not harm any existing shopping centre.
CS24 - Strengthening Town Centres	The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate town centre uses open to visiting member of the public. Details of frontages and uses will be set out in the Site Allocations DPD.
CS25 - Retail and commercial development in Shenley	Small scale retail and commercial development in Shenley should be restricted to suitable sites within the following, existing commercial areas and as defined in the Shenley Parish Plan: • Along London Road in the south east of the village; and • At Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site). Such development should be appropriate in size and scale to the size of the settlement and of a scale which primarily serves the local community rather than drawing in large numbers of visitors.
CS26 - Safe and attractive evening economy	The Council wishes to promote a range of uses in town centres which result in a balanced evening economy including entertainment and late night retailing as well as eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Crime, Disorder and Drugs Reduction Strategy for Hertsmere. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night uses have caused existing anti-social problems, there will be a presumption against further consents for such uses.

Assessment Assumptions and Rationale

- E.1.2 The assessment undertaken relies heavily on professional judgement, which necessarily has an element of subjectivity. It also relies on certain assumptions about changes to people's behaviour as a result of the policies being assessed, the way development will be implemented and the way it will be influenced by other DPDs to be prepared subsequently. The following assumptions were made in the appraisal of the Core Strategy Policies:
- For the purposes of the assessment, the current and future baseline against which effects have been judged is described in Section 3 of the main SA Report and contained in the baseline data sets in Appendix C. It assumes improving levels of health and education, whilst biodiversity, air quality, greenhouse gases, flood risk, the use of previously developed land, countryside quality, traffic congestion, and water infrastructure are predicted to worsen.
 - It is assumed that short term is 0-5 years; medium term is 6-15 years and long term is 16+ years.
- E.1.3 In addition to the assumptions above the assessment was undertaken taking into account the following more detailed decision making criteria outlined in Table E.2. These criteria have been derived from the analysis of other relevant plans and programmes, the broad sustainability objectives and the key sustainability issues for Hertsmere.

Table E.2 - Assessment Rationale

	SA Objective	Assessment Rationale
Social		
1	To improve educational achievement, training and opportunities for lifelong learning and employability	Consideration of whether policies will directly provide educational, training and learning facilities for the local population, or indirectly provide opportunities for learning (e.g. nature trails) or improve accessibility to educational or learning facilities.
2	To ensure ready access to essential services and facilities for all residents	Consideration of whether policies will improve directly or indirectly accessibility to services and facilities through siting, improved transport measures, pedestrian and cycle links, specific community facilities, and open space. Secondary effects such as improved community safety and security measures are also considered.
3	To meet identified housing needs and improve the quality and affordability of housing	Consideration of the extent to which policies will increase or decrease the supply and quality of housing appropriate to local needs and affordability.
4	To reduce poverty and social exclusion and promote equality of opportunities	The extent to which policies sought to improve access to essential facilities such as employment and housing to all sectors in Hertsmere. This includes the effects of locational policies on access, as well as the provision of transportation infrastructure in connecting such locations.
5	To reduce and prevent crime, fear of crime and anti social behaviour	The degree to which policies will reduce crime and the fear of crime through indirect measures such as incorporating design features in new development (such as additional lighting, CCTV) were considered. Direct effect on reducing vehicle, burglary and violent crime rates.
6	To improve population's health and reduce inequalities both geographically and demographically	Consideration of whether policies improve access to health facilities, and indirectly improve health for all. Secondary consideration of reducing air pollution, ensuring homes are of a decent standard, and other indirect or longer-term effects upon health. Secondary effect was also considered of improving walking and cycling infrastructure and the positive effect on improving levels of health.
Environmental		
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	Consideration of the extent to which policies will make the best use of land and buildings. Consideration also be given to indirect effects, such as improving accessibility since this can allow more intensive land uses.

	SA Objective	Assessment Rationale
8	To reduce contamination and safeguard soil quality and quantity	Consideration of how policies will reduce or increase soil contamination and safeguard soil quality and quantity.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Consideration given to policies that will have a direct effect on designated Conservation Areas, listed buildings, locally listed buildings and their settings. In addition the extent to which there is a sympathetic integration of development on local character will be assessed. Secondary effects will be considered through policies that will reduce the traffic levels in the borough as well as other traffic management measures resulting in positive effects. Assessment of the policies against landscape character areas.
10	To maintain and enhance the quality of countryside and landscape	Consideration of whether policies will seek directly or indirectly, to maintain and enhance the quality of the countryside, greenbelt and open space. Policies will which seek to protect these areas in the short and medium terms will be assessed as having a positive effect. Assessment of the policies against landscape character areas and the extent to which the quality and quantity of the character areas are affected. Potential loss to the quality/quantity of tranquil areas.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Consideration of the extent to which policies will provide sustainable modes of transport, or promote the use of such modes and restrict the use of cars, by their location, quality of the pedestrian environment, design, or information provision.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Consideration of whether policies may have a positive or negative effect on internationally and nationally designated sites and locally important habitats and species (either through fragmentation or proximity effects). Additional consideration of whether the policies will result in the conservation, enhancement or creation of habitats.
13	To improve the quality of surface and ground waters	Consideration of whether policies will have positive or negative effects on maintaining and improving the quality of surface and ground waters. Consideration will be given to aspects such as surface water run-off from impermeable surfaces and proximity to water courses.
14	To minimise water consumption	Consideration of whether policies will be efficient in their use of water.

	SA Objective	Assessment Rationale
15	To minimise the risk of flooding taking account of climate change	Consideration of whether policies will have positive or negative effects on tidal and fluvial flood risk. Consideration of whether policies will result in an increase/decrease of flooding and other climate change effects. Consideration of direct or indirect effects on reducing the risk of flooding and other climate change effects, e.g. by using sustainable drainage systems.
16	To improve local air quality	Consideration of whether policies will result in reductions or increases in traffic- and industry- derived pollutant concentrations and carbon dioxide emissions. Predicted changes in road traffic numbers and the effect on the concentrations of certain pollutants (NO ₂ and PM ₁₀). Secondary effect of the use of more sustainable modes of transport, reductions in vehicle use, and changes in industrial activities and locations, leading to improvements in air quality.
17	To reduce greenhouse gas emissions	Consideration of whether policies will result in reductions or increases of greenhouse gas emissions., and to what extent.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	Consideration of whether policies will directly reduce energy demand and incorporate renewable energy. Consideration will also be given to indirect effects, e.g. development located to reduce transport distances.
19	To reduce the generation of waste and encourage re-use and recycling of waste	Consideration of whether policies directly reduce the generation of waste and recycling of waste against standard levels expected for development, e.g. by providing recycling facilities within and near to homes. Consideration will also be given to construction waste reduction, re-use and recycling.
Economic		
20	To provide a prosperous, balanced and stable economy	Consideration of whether policies will support maintaining and extending the range of wealth generating activities, including retail, leisure, recreation and tourism in addition to services, facilities and educational activities. A focus on sustainable development, accompanied by strategies for public transport, community infrastructure and a mix of uses Consideration of whether policies will reduce the number of vacant units and/or add to the diversity of the area. The extent to which policies will require development to be focused in existing urban centres and the expected impact of the policies on the overall quality and attractiveness of the area will be primary considerations.

	SA Objective	Assessment Rationale
21	To sustain and enhance the viability and vitality of town centres	Consideration of whether policies will aim to reduce the number of vacant units and/or add to the diversity of the town centres.

Analysis of Results (November 2006)

- E.1.4 Table E.4 - Table E.10 below present the results of the detailed appraisal of the potential effects of the Core Strategy policies (November 2006) predicted to arise from implementation of the policies. This section presents an analysis of the detailed appraisal in terms of the significance of direct effects and potential cumulative effects and recommendations for improving the sustainability of the policies.
- E.1.5 Table E.3 presents a summary of the significance of direct effects from the detailed appraisal.

General Comments

- E.1.6 Generally, the majority of Core Policies performed well against the sustainability objectives. Several policies were identified which could be improved by revising policy wording, these are discussed below, however, it was clear from the assessment that sustainability issues could be considered in most policies by adding a clear reference within each policy to other relevant policies within the Core Strategy.
- E.1.7 There is no overarching sustainable development policy in the Core Strategy. It is recommended that such a policy is included in the Core Strategy as an overarching policy which guides subsequent policies in the Core Strategy requiring development to be sustainable. The spatial vision objectives to a certain extent fulfil this role, however, they do not cover all the principles of sustainable development.

Recommendation

All development should make a contribution to the overall strategy of the plan and require development to be sustainable. Accordingly all new development should.... [List key principles of sustainable development].

- E.1.8 It is considered that there is a policy missing in this Core Strategy relating to high quality and sustainable design. Design and Sustainable Design / Construction theme was assessed during the options appraisal but has not been transposed into a specific Core Policy and this represents an omission in terms of the sustainability performance of the Core Strategy.
- E.1.9 In any new development, whether commercial or residential, cross referencing policies with CS14 (efficient use of natural resources) should help to ensure that new developments minimise water consumption (SA14), minimise flood risk (SA15) are energy efficient, encourage the use of renewable energy (SA18), reduce the generation of waste and promote measures to encourage re-use and recycling of waste (SA19). In addition, in any new development, designing out crime principles should be encouraged in order to achieve positive effects against objective SA05 in reducing crime and the fear of crime.

Strategic Policies

- E.1.10 There are five strategic policies developed by the Council which set the spatial vision for Hertsmere and are largely derived from the Council's Community Strategy objectives. In general, the five strategic policies are in line with the SA objectives and therefore perform well in sustainability terms. The spatial policies specifically refer to the CS policies which will need to be implemented to achieve their aims.
- E.1.11 Policy SP1: Improving and sustaining the quality of the local environment is highly compatible with all the environmental objectives achieving positive effects of varying significance.

- E.1.12 Policy SP2 promotes a safe and inclusive environment and as such achieves significant positive effects against SA5 (to reduce crime) as this spatial policy emphasises the creation of safe and secure places.
- E.1.13 Policy SP3 seeks to promote healthier communities and leisure and cultural opportunities therefore is highly compatible with SA objective 6 and is assessed as having positive significant effects.
- E.1.14 Policy SP4 supports proposals which attract commercial investment, maintain economic competitiveness and provided economic development. This policy is highly compatible with objective 20 and is assessed as having significant positive effects. However, this policy requires development and as such, it is recommended that the policy is amended to ensure that any adverse effects on the built and natural environment are avoided, mitigated and/or compensated.

Recommendation

This policy could be improved by adding the following sentence to this policy 'Development proposals should ensure that any adverse effects on the built and natural environment are avoided, mitigated and/or compensated'.

Alternatively, this policy could be improved by adding the following text to the policy 'Development proposals will be permitted, subject to other relevant policies...'.

Also add the following bullets:

- **Protection and Enhancement of the Natural Environment (CS11a)**
- **Protection and Enhancement of the Built Environment (CS11b)**
- **Environmental Protection (CS13)**

- E.1.15 Policy SP 5 refers to meeting local housing needs by supporting house building schemes on sites in sustainable locations with a focus on the main urban areas in line with the settlement hierarchy. The recommendations outlined for SP4 are also applicable to SP5 that there should be a cross reference to the environmental policies to ensure that any adverse effects are avoided, mitigated and/or compensated.

Housing

Core Strategy Policy 1: Location and Supply of New Homes

- E.1.16 This policy set out the spatial location and distribution of residential development in Hertsmere during the plan period to meet the identified housing targets set out in the Draft East of England Plan for the period 2001-2021.
- E.1.17 The policy performed well against the social objectives as by providing housing during the plan period will ensure that housing needs are met. The scale and significance of the positive effects are likely to be confirmed through the Site Allocations DPD when the locations of housing sites are allocated.
- E.1.18 The provision of 4,200 homes in Hertsmere will inevitably have negative effects on the environment. From this assessment negative effects of varying scale and significance were identified against SA Objectives 8 (contamination), 9 (heritage assets), 13 (water quality), 14 (water consumption), 15 (flooding), 16 (air quality) and 17 (greenhouse gas emissions). In addition, long term negative effects were identified against SA10 (countryside) and SA12 (biodiversity) as the Core Strategy identifies a possible need for Greenfield development to meet longer term and higher housing targets.

- E.1.19 Criterion (i) of this policy states that development ‘will take account of environmental constraints’; however, it is considered that this reference to the environment is too weak thus resulting in the negative assessment. It is recommended that in order to mitigate, to a certain extent, the negative effects on the environment, this policy should cross reference with the environmental policies notably CS11, CS13 and CS14.

Recommendation

It is recommended cross referencing this policy to other relevant policies specifically citing Policies CS11 (protection and enhancement of the natural and built environment), CS13 (environmental impact of development) and CS14 (efficient use of natural resources).

Core Strategy Policy 2: The Phasing of New Development

- E.1.20 This policy seeks to facilitate a sustainable rate of house building within the Borough under the terms of Policy CS1. The assessment of this policy against the environmental objectives mirrored that of the assessment of CS1 and as such, the recommendations outlined above are applicable also to CS2.
- E.1.21 A phased programme for housing in Hertsmere is likely to ensure the delivery of sustainable communities across Hertsmere and ensure that infrastructure is in place to reduce the burden on existing infrastructure and therefore is assessed as having overall positive effects on the relevant social objectives (2, 3 and 4) and economic objective 20 (stable economy). As with CS Policy 1, the scale and significance of the positive effects are likely to be confirmed through the Site Allocations DPD when housing sites will be identified.

Core Strategy Policy 3: Affordable Housing

- E.1.22 This policy has been identified as having positive significant effects against two of the SA social objectives. The significantly positive effects related to affordable housing provision helping to tackle poverty and social exclusion (SA04), providing affordable housing in accessible locations and providing sufficient housing that is affordable (SA03).
- E.1.23 It is recommended, for clarity, that a cross reference to other policies is included in the policy text.

Recommendation

“New housing will be subject to other relevant policies.....”

Core Strategy Policy 4: Affordable Housing in rural areas on exception sites

- E.1.24 As above. In addition, a recommendation was made in the options appraisal which has not been taken on board in the preferred policy wording. It is suggested that reference to the protection of the natural and built environment should be included in this policy in order to achieve positive effects against the environmental objectives and improve its overall performance.

Recommendation

This policy could be improved by adding the following additional sentence ‘...should not exceed the level of need identified or have adverse effects on the natural and built environment’.

Alternatively this policy should be cross referenced to other relevant policies specifically citing Policies CS11 (protection and enhancement of the natural

and built environment), CS13 (environmental impact of development) and CS14 (efficient use of natural resources).

This policy could be improved by adding the following text 'Exception sites should be small in scale in relation to the size of settlements, and will be subject to

Core Strategy Policy 5: Gypsies and Travellers

- E.1.25 A range of positive and negative but not significant effects were identified in the assessment of this policy. Policy 5 is a criteria based policy and it is recommended that to improve the performance of this policy specific reference is made to avoiding specific nature conservation designated sites and important habitats, flora and fauna and specific heritage assets rather than just 'safe and acceptable environmental conditions'. This policy at present is reactive rather than proactive in its range of criteria for the protection of the environment. It was recommended that additional criteria should be added to ensure that sites for additional encampments take into consideration nature conservation (SA12), landscape (SA10) and heritage assets (SA9) and that the adverse effects identified on the built and natural environment are avoided, mitigated and/or compensated.

Recommendation

The following additional criterion to this policy when selecting additional or extended sites should be added:

- *The potential risk of flooding or the ability to mitigate this risk (SA objective 8)*
- *To ensure that any adverse effects on the built and natural environment are avoided, mitigated and/or compensated'.*

Alternatively this policy should be cross referenced to other relevant policies specifically citing Policies CS11 (protection and enhancement of the natural and built environment), CS13 (environmental impact of development) and CS14 (efficient use of natural resources).

- E.1.26 Against SA objective 2 (accessibility), the policy is assessed as having overall positive effects as one of the criteria in this policy for the location of sites is for sites to be 'within a reasonable proximity to key local services' which should ensure access to services and facilities for this section of the community. The scale and significance of the positive effects will be confirmed through the Site Allocations DPD.

Core Strategy Policy 6: Housing Mix

- E.1.27 This policy set out the proposals for housing in terms of size, type and tenure and providing an appropriate mix of dwellings to meet these needs. This policy was highly compatible with objectives SA3 (housing) and SA4 (poverty and social exclusion) thus achieving positive but not significant effects.
- E.1.28 Criterion (i) of this policy seeks developers to ensure that 100% of new homes are built to Lifetime Homes Standards which also achieves positive effects in improving accessibility for the mobility impaired. This policy is a hybrid between CS6 and CS19 (accessible buildings). It was recommended for clarity that these policies were combined.

Recommendation

This policy could be improved in general, by adding the following text to the policy 'Development proposals will be permitted, subject to other relevant policies...'

Economy

- E.1.29 It was recommended that this policy theme was amended to include employment provision given the nature and wording of the policies that follow.

Core Strategy Policy 7: Scale of Distribution of Employment Land

- E.1.30 This policy set out the spatial distribution and location of new employment areas in Hertsmere during the plan period. The extent and location of employment land will be assessed in detail through the Site Allocations DPD which will confirm the amount and location of employment (and housing) to be provided to meet the targets for Hertsmere.
- E.1.31 CS7 provides a detailed criterion based policy for permitting the future release of employment sites where appropriate, as well as protecting key locations for employment development. This presents a balanced policy for protecting the key strategic employment sites but also allowing the release of surplus employment sites (where identified in the Site Allocations DPD) where appropriate. The redistribution of employment sites was assessed as having significant positive effects on economic objective 20 and positive, non-significant effects on objective 21.
- E.1.32 In terms of the environmental objectives a range of positive and negative, but not significant effects, were identified due to the potential negative effects of new development on the environment. This policy was felt to be reactive rather than proactive in its protection of the environment. The negative effects identified could be minimised by adding an additional criterion when assessing the release of employment sites to ensure that adverse effects on the built and natural environment are avoided and/or mitigated/compensated.

Recommendation

This policy could be improved by adding an additional criterion of whether 'any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated'.

Alternatively this policy should be cross referenced to other relevant policies specifically citing Policies CS11 (protection and enhancement of the natural and built environment), CS13 (environmental impact of development) and CS14 (efficient use of natural resources).

Core Strategy Policy 8: Local Significant Employment Sites

- E.1.33 Whilst CS7 seeks to protect existing employment sites, to maintain an adequate supply of business accommodation also requires a degree of protection over non designated employment sites to ensure a supply of smaller sites during the plan period. This was the aim of CS Policy 8. This policy is assessed as having significant positive effects on economic objective 20 as this policy helps to achieve a balanced stable economy.
- E.1.34 This policy was assessed as having a range of minor positive and negative effects on objectives SA2 (accessibility to services), SA11 (reducing reliance on the car and promoting sustainable modes of transport), SA16 (local air quality), and SA17 (reduce greenhouse gases). There was an opportunity through employment to promote initiatives such as car sharing and green travels plans in order to promote alternatives to the car. It is recommended that the performance of this policy

against SA11, SA16 and SA17 could be improved through cross referencing to CS Policy 21 (where it refers to green travel plans) and CS Policy 22 (promoting alternatives to the car) where the Council will support a wide range of measures to provide safe and reliable alternatives to the car for accessing new development.

Recommendation

This policy could be strengthened by adding an additional sentence ‘...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 and subject to the provisions of Policies CS21 and CS22.

Also, this policy could be strengthened by adding an additional sentence ‘...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 and subject to other relevant environmental policies notably CS11, CS13 and CS14.

Core Strategy Policy 9: Land Use within Employment Areas

- E.1.35 This policy seeks to protect activities (land use) within designated employment areas limited to office, industrial, warehousing and other class B uses. This policy specifically includes a sentence where any new office development will be ‘subject to meeting environmental and other relevant DPD / Local Plan Policies’ and as such, is assessed as having minimal or no harm to the environment. However, this policy does allow other uses within employment areas such as waste management facilities.
- E.1.36 As the policy was worded, it was assessed as having negative on CS8 (contamination) and SA13 (water quality) due to the potential contamination as a result of allowing waste management activities. This policy should include reference to proposals for other uses to be subject to environmental and other relevant DPD policies as in the first part of this policy.

Recommendation

This policy should be cross referenced to other relevant policies specifically citing Policies CS11 (protection and enhancement of the natural and built environment), CS13 (environmental impact of development) and CS14 (efficient use of natural resources) to ensure that potential contamination is minimised and remediated’.

Alternatively, this policy should include the following additional clause ‘certain other uses will also be permitted, subject to other relevant policies...’

Core Strategy Policy 10: Promoting Film and Television Production in Hertsmere

- E.1.37 This policy was assessed as having positive but not significant effects on the economic objectives. It was assessed as having no effects on the social objectives and is assessed as having positive minor effects environmental objectives SA16 (air quality) and SA17 (greenhouse gases). These positive effects could be maximised through cross referring to CS 21 (where it refers to green travel plans) and CS Policy 22 (promoting alternatives to the car) or specifically state in the conditions required through the Local Development Order (LDO) to improve local air quality by promoting alternatives to the car.

Open Land and Environment

Core Strategy Policy 11: Protection and Enhancement of the Natural and Historic Environment

- E.1.38 This policy presents a reactive rather than proactive approach to the protection and enhancement of the natural and historic environment in the context of development proposals. In the short and medium term this policy wording provides sufficient emphasis to achieve positive significant effects on the majority of environmental objectives namely SA7, SA9, SA10 and SA11. In the longer term however, this policy hints that they may be a requirement for greenbelt release to meet longer term housing targets and as such, this policy in the longer term is assessed as having minor negative effects against objectives 7, 9, 10 and 11. The scale and significance of the negative effects however will be confirmed through the Site Allocations DPD.
- E.1.39 It is recommended that this policy could be strengthened to improve the performance of this policy against the physical and built environment by splitting the policy into 2 separate policies i) protection and enhancement of biodiversity, open space and countryside and ii) protection and enhancement of historic assets. This recommendation was made during the options appraisal stage.

Recommendation

This policy could be strengthened by being more proactive rather than reactive in approach i.e. by not referring specifically to where development proposals can be exceptions to this policy but to the protection and enhancement of the natural and built environment as a whole.

This policy could be strengthened by referring specifically to the environmental assets in Hertsmere rather than 'sites of ecological, geological, historic or archaeological value).

This policy could be strengthened overall by splitting into two separate objectives:

- *Protection and Enhancement of the Natural Environment: all development proposals must conserve and enhance biodiversity, open space, countryside and landscape character....*
- *Protection and Enhancement of the Historic Environment – all development proposals must conserve and enhance the historic environment including Scheduled Monuments, Listed Buildings, Conservation Areas....*

The sustainability performance of CS Policy 11 could be further strengthened through the addition of a reference to capitalising on opportunities for habitat creation and enhancement as an integral part of all development schemes in order for the policy to be more proactive in contributing to biodiversity enhancement.

- E.1.40 From a social perspective, this policy was assessed as having potential negative effects in meeting housing needs (SA02) particularly in the short and medium term as the restrictions in this policy may compromise the ability for Hertsmere to meet its identified regional housing targets. However, this policy does allow the release of some areas subject to specific criteria thus achieving a range of positive and negative effects in the longer term. The scale and significance of the positive/negative effects identified will be confirmed through the Site Allocations

DPD. The assessment concluded overall positive but not significant effects on the economic objectives.

Core Strategy Policy 12: Promoting Recreational Access to the Countryside

- E.1.41 This policy was assessed as having positive effects on SA objectives 2, 5 and 6 as it seeks to promote access to recreational and countryside attractions, potentially reducing the fear of crime through increased natural surveillance and improving health.
- E.1.42 Whilst the policy wording was strong enough to achieve positive effects on the environmental objectives 9 (heritage), 10 (countryside) and 11 (biodiversity), these positive effects were only minor. The policy could be strengthened by additional criteria to improve its overall performance against these objectives.

Recommendation

Criterion ii) should be expanded to include ‘does not harm the character, appearance or openness of the greenbelt, landscape and wider countryside’

This policy could be strengthened by adding an additional criterion to this policy ‘the provision of or enhancement of visitor facilities in the countryside will be encouraged where this:

iv) will ensure that biodiversity is protected and enhanced in accordance with Policy CS 11.

This policy could be improved in general, by adding the following text to the policy ‘Development proposals will be permitted, subject to other relevant policies...’.

CS Policy 12 could be strengthened through the addition of a reference to the need to ensure that the provision of increased accessibility into and through the natural environment does not present a risk to the biodiversity value and intrinsic qualities of such environments.

Core Strategy Policy 13: Environmental Impact of New Development

- E.1.43 This policy is the Council’s overarching policy for ensuring environmental considerations such as water, energy, and waste, efficient use of land, air quality, noise and design are taken into account in any new development.
- E.1.44 Whilst the assessment concluded that the policy would have overall positive effects on the environmental objectives, it is considered that the policy as it stands falls short of its potential to minimise harm caused by new development.
- E.1.45 There are a number of improvements that could be made to the policy wording.

Recommendation

This policy could be strengthened to be more proactive rather than reactive with regard to flooding and criterion ii) should be reworded to ‘no development in the floodplain unless flood prevention/mitigation measures are in place as required by the Environment Agency’

- E.1.46 This was the preferred policy option during the SA options appraisal.
- E.1.47 Principally, the weakness of the policy in sustainability terms was attributed to the phrasing – it expressed a commitment only and does not provide any tangible indication of how the policy will be achieved in terms of actions. As such, a recommendation was made to seek to strengthen the policy approach.

- E.1.48 It was recommended that CS policies 13 and 14 were combined into one policy relating to 'Environmental Protection' in order to improve the sustainability performance of both policies, to encompass all environmental considerations for new development in one policy and to make the policy more proactive than reactive in the sustainable management of natural resources

Recommendations

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 the site, the local community and the wider environment. In addition, development proposals should take account of sustainability principles. All new development proposals will be required to minimise adverse impact on the environment and ensure prudent use of natural resources by:

- i) Reducing the emissions of greenhouse gases and adapting to the potential adverse effects of climate change;*
- ii) Avoiding development in the floodplain unless flood prevention/mitigation measures are in place as required by the Environment Agency;*
- iii) Promoting the use of Sustainable Urban Drainage Systems (SUDS);*
- iv) Ensuring that all new developments minimise pollutants (including emissions to air, water, soil, light and noise);*
- v) Encouraging the remediation of land affected by contamination;*
- vi) Encouraging carbon neutral developments in appropriate locations;*
- vii) Not permitting development in areas that required safeguarding to protect mineral resources or best and most versatile agricultural land (Grades 1, 2 and 3a);*
- viii) Ensuring efficient use is made of natural resources through their layout, design and construction;*
- ix) Achieving reduced levels of energy consumption and the use of energy from renewable resources;*
- x) Ensuring that developments larger than 1,000 sqm or 10 new homes will be required to include measures to off set 10% of total predicted carbon emissions in line with an energy assessment;*
- xi) Minimising water consumption through measures such as water saving devices;*
- xii) Making provision for waste minimisation and recycling within the development;*
- xiii) Encouraging the use of low embodied energy materials from sustainable sources and materials from local sources and suppliers;*
- xiv) Encouraging that developments achieve BREEAM / Ecohome 'very good' or 'excellent' category.*

Development proposals must demonstrate that they are in accordance with Policy CS11 and any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with Policy CS18.

Core Strategy Policy 14: Efficient Use of Resources

- E.1.49 See above assessment of CS13.

Building Sustainable Communities

Core Strategy Policy 15: Access to Services

- E.1.50 A key policy aim of the Core Strategy is to ensure that local infrastructure and service providers' needs are addressed when considering new development and this is the objective of CS Policy 15. This policy was assessed primarily as having effects against the majority of the social objectives. This policy will assess new proposals against their impact on local infrastructure and services and new provision will be encouraged in order to meet or fund any shortfall. As such, this policy was assessed as having positive effects on SA1 (the extent to which new [provision will comprise educational facilities), SA2 (ensuring fair access to services), SA5 and SA6 (through the provision of new community facilities).
- E.1.51 To strengthen the performance of this policy reference to CS Policy 18: Planning tariffs and obligations should be made more explicit in this policy. The scale and significance of the effects identified will be dependent on the successful implementation of CS18 and will be confirmed through the Site Allocations DPD.

Recommendation

This policy could be strengthened by adding the following text to the policy '...new provision should be made as part of the development in order to meet or fund any shortfall in accordance with the provisions of Core Strategy Policy 18.

Core Strategy Policy 16: Key Community Facilities

- E.1.52 This policy was assessed primarily as having effects against the majority of the social objectives. Positive effects are achieved against SA01 and SA02 however, this policy does not stipulate the type of community facilities which will be supported through this policy (only in the supporting text). The positive effects may be greater if the specific community facilities are referred to in the policy wording.
- E.1.53 The scale and significance of the effects identified will be dependent on the successful implementation of CS18 and will be confirmed through the Site Allocations DPD.

Recommendation

This policy could be strengthened by adding the following text 'proposals for the provision or dual use of key community facilities such as educational and training facilities, health care and recreational facilities...

This policy could be improved by adding an additional sentence 'the provision for new community facilities will be sought through Core Strategy Policy 18: Planning tariffs and obligations'.

This policy could be improved in general, by adding the following text to the policy 'Development proposals will be permitted, subject to other relevant policies...'

Core Strategy Policy 17: Securing Mixed Use Development

- E.1.54 The promotion of mixed use development is the main aim of government planning policy (PPS1). The assessment of mixed use developments is similar to the assessment of any development and whilst this policy was assessed as having overall positive but not significant effects on the social and economic objectives,

this policy was assessed as having a mix of negative and positive effects on the environmental objectives.

- E.1.55 The main conclusions from this assessment is that criterion iv) of this policy 'the impact on the environment within and around the development site' needs to be strengthened in order to off-set to a certain extent, the negative effects identified and maximise the positive effects.
- E.1.56 Principally, the weakness of the policy in sustainability terms, is attributed to the phrasing and what is meant by reference to the 'environment'.

Recommendation

The definition of 'environment' in criterion iv) should be strengthened by specifically referring to the impact of proposals on the historic environment, landscape character, countryside, biodiversity, air quality, water, soil, flooding.

Alternatively this policy should be cross referenced to other relevant policies specifically citing Policy CS11 (protection and enhancement of the natural and built environment), and the newly worded Policy CS13 (Environmental protection).

Core Strategy 18: Planning Tariffs and Obligations

- E.1.57 This policy seeks to outline how Hertsmere intends to fund sustainable communities through planning tariffs and obligations imposed on new development. This policy presents a proactive approach to achieving benefits for the community and the environment through developer contributions and as such, was assessed in general as having positive effects on the SA objectives of relevance.
- E.1.58 With regard to reference to affordable housing in this policy, it is not considered appropriate to refer to affordable housing in this policy and it is recommended that this is deleted as Core Strategy 4 provides a separate policy and presents a stronger control over the provision of affordable housing.
- E.1.59 The scale and significance of the effects identified will be confirmed through the Planning Tariffs and Obligations DPD.
- E.1.60 Some minor negative effects were identified against the environmental objectives and as such, it is recommended that this policy cross refers to the newly worded CS13: Environmental Protection.

Recommendation

This policy could be improved in general, by adding the following text to the policy 'Development proposals will be permitted, subject to other relevant policies...'

Core Strategy Policy 19: Accessible Buildings

- E.1.61 See assessment of CS Policy 6 - Housing Mix. It is recommended that this policy is deleted and is merged with CS6 or vice versa. However, reference to the Council's Planning and Design SPD should remain and well as the general essence to provide accessible buildings.

Transport Policies

Core Strategy Policy 20: Development and Accessibility

Core Strategy Policy 21: Accessibility and Parking

Core Strategy Policy 22: Promoting Alternatives to the car

- E.1.62 For the SA, the above transport and parking policies were combined into one assessment. The key aim of Hertsmere's transport strategy is the development of accessible zones however; a key diagram outlining the location of the accessibility zones was not available for this assessment.
- E.1.63 The transport and parking policies as a whole were assessed as having positive effects on improving accessibility (SA02) and improving health through seeking alternatives to the car (SA06). These policies were assessed as having positive effects on objective SA11 as with reference to travel plans, creation of accessible zones, and promoting alternatives to the car, this is highly complementary with this objective. Potential positive significant effects were identified if there is a modal shift to more sustainable modes of transport which will depend on the extent and nature of proposals. The extent of the positive effects will be dependent on the measures outlined in the review of Hertfordshire's Local Transport Plan.

Recommendation

This policy could be strengthened in general by referring to the promotion of an overall sustainable transport strategy.

Town Centre Policies

CS23: Town Centre Strategy

CS24: Strengthening Town Centres

CS25: Retail and commercial development in Shenley

CS26: safe and attractive evening economy

- E.1.64 For the SA, the town centres policies were combined into one assessment. The town centre policies provide a balanced town centre strategy allowing appropriate size and scale retail and commercial units in line with the settlement hierarchy. As such, these policies were assessed as achieving positive effects against SA objectives 2 and 5 and also environmental objectives 16 (air quality) and 17 (greenhouse gases) through the creation of accessible zones (in combination with the transport policies). Significant positive effects are assessed against the economic objectives as this policy strongly supports the development of diverse town centres. There were no recommendations to improve the sustainability performance of these policies.

Table E.3 - Summary of the Appraisal of the Core Strategy (November 2006)

		SP1: Improving Local Environment	SP2: Safe and Inclusive Environment	SP3: Promoting Healthier Communities	SP4: Employment Opportunities	SP5: Meeting Local Housing Needs	CS1: Location and Supply of new homes	CS2: Phasing of Housing Development	CS3: Affordable Housing
SA01	Improving education and skills	0	0	++	+	0	0	0	0
SA02	Improved accessibility	0	++	+	0	0	++	++	0
SA03	Housing	0	0	0	0	+++	++	++/-	++
SA04	Poverty and social exclusion	0	+	+	+	+	++	++/-	++
SA05	Crime and fear of crime	0	+++	+	0	0	0	0	0
SA06	Improving health	0	+	+++	0	+	0	0	0
SA07	Efficient use of PDL	+	0	0	+	+	++/-	+/-	0
SA08	Reduce contamination and safeguard soil	++	0	0	0	+	+/-	+/-	0
SA09	Protect and enhance historic assets	+++	0	0	0	+	--	--	0
SA10	Maintain and enhance the quality of countryside and landscape	+++	0	0	0	+	-	+/-	0
SA11	Promote sustainable modes of transport	+	+	+	0	+	+/-	+/-	0
SA12	Protect and enhance biodiversity	++	0	0	0	0	--	+/-	0
SA13	Protect local water resources	+	0	0	0	0	-	+/-	0
SA14	Minimise water consumption	++	0	0	0	0	-	-	0
SA15	Minimise the risk of flooding	+++	0	0	0	+	--	-	0

		SP1: Improving Local Environment	SP2: Safe and Inclusive Environment	SP3: Promoting Healthier Communities	SP4: Employment Opportunities	SP5: Meeting Local Housing Needs	CS1: Location and Supply of new homes	CS2: Phasing of Housing Development	CS3: Affordable Housing
SA16	Improve local air quality	++	0	0	0	+	-	--	+
SA17	Reduce greenhouse gas emissions	+	0	0	0	+	-	+/-	+
SA18	Increase energy efficiency and renewables	+++	0	0	0	0	-	-	0
SA19	Reduce waste generation	+	0	0	0	0	-	+/-	-
SA20	Provide a prosperous, balanced economy	+	+	0	+++	0	+	++	++
SA21	Create vibrant towns and villages	+	+++	+	+	0	0	0	0

Note: assessments are without mitigation measures in place

- 1. Assessment of Effects:** 0-no effect; +++strongly positive; ++ moderately positive; + slightly positive: --- strongly negative; -- moderately negative; - slightly negative
- 2. Short / Medium / Long Term:** Where results have been found to differ between the short, medium and long term these have been shown for each individual assessment
- 3. Overall Assessment:** The overall effects on each SA objective with all policies proposed being implemented

		CS4: Rural Exceptions	CS5: Gypsies and Travellers	CS6: Housing Mix	CS7: Scale and Distribution of Employment	CS8: Local Significant Employment Sites	CS9: Land Use within Employment Areas	CS10 Film and Television Production
SA01	Improving education and skills	0	0	0	0	0	0	0
SA02	Improved accessibility	+	++	+	++	+	+	0
SA03	Housing	++	+/-	++	+	0	0	0
SA04	Poverty and social exclusion	+	++	++	0	0	0	0

		CS4: Rural Exceptions	CS5: Gypsies and Travellers	CS6: Housing Mix	CS7: Scale and Distribution of Employment	CS8: Local Significant Employment Sites	CS9: Land Use within Employment Areas	CS10 Film and Television Production
SA05	Crime and fear of crime	0	++	0	0	0	0	0
SA06	Improving health	0	++	0	0	0	0	0
SA07	Efficient use of PDL	0	+/-	0	+/-	0	0	0
SA08	Reduce contamination and safeguard soil	0	+/-	0	+/-	0	+/-	0
SA09	Protect and enhance historic assets	0	-	0	--	0	0	0
SA10	Maintain and enhance the quality of countryside and landscape	0	-	0	--	0	0	0
SA11	Promote sustainable modes of transport	+	+/-	+	+	+/-	0	0
SA12	Protect and enhance biodiversity	0	-	0	-	0	0	0
SA13	Protect local water resources	+	+/-	0	-	+/-	--	0
SA14	Minimise water consumption	0	-	0	0	0	0	0
SA15	Minimise the risk of flooding	0	-	0	-	0	0	0
SA16	Improve local air quality	+	0	0	+/-	+/-	0	+
SA17	Reduce greenhouse gas emissions	+	0	0	+	+	0	+
SA18	Increase energy efficiency and renewables	0	0	0	0	0	0	0
SA19	Reduce waste generation	0	0	0	0	0	0	0

		CS4: Rural Exceptions	CS5: Gypsies and Travellers	CS6: Housing Mix	CS7: Scale and Distribution of Employment	CS8: Local Significant Employment Sites	CS9: Land Use within Employment Areas	CS10 Film and Television Production
SA20	Provide a prosperous, balanced economy	++	0	+	+++	++	++	++
SA21	Create vibrant towns and villages	0	0	0	+	+	0	+

		CS11: Protection and Enhancement of Natural and Built Environment	CS12: Promoting Recreational Access	CS13: Environmental Impact of Development	CS14: Efficient use of natural Resources	CS15: Access to Services	CS16: Key Community Facilities	CS17: Mixed Use Development	CS18: Planning Tariffs and Obligations	CS19: Accessible Buildings	CS20-22: Transport and Parking	CS23-26: Town Centres
SA01	Improving education and skills	0	0	0	0	+	++	0	+	0	0	0
SA02	Improved accessibility	0	+	0	0	++	++	+	+	+	+	+
SA03	Housing	+/-	0	0	0	-	+/-	+/-	+	++	0	0
SA04	Poverty and social exclusion	0	0	0	0	0	+	0	0	++	+	0
SA05	Crime and fear of crime	0	+	0	0	+	+	0	0	0	0	+
SA06	Improving health	+/-	++	+	+	+	+	0	+	0	+	0
SA07	Efficient use of PDL	++	0	0	0	0	+	+/-	0	0	0	++

		CS11: Protection and Enhancement of Natural and Built Environment	CS12: Promoting Recreational Access	CS13: Environ mental Impact of Development	CS14: Efficient use of natural Resources	CS15: Access to Services	CS16: Key Community Facilities	CS17: Mixed Use Development	CS18: Planning Tariffs and Obligations	CS19: Accessible Buildings	CS20-22: Transport and Parking	CS23- 26: Town Centres
SA08	Reduce contamination and safeguard soil	+/-	0	+	0	0	0	+/-	0	0	0	0
SA09	Protect and enhance historic assets	++	+	0	0	0	0	-	0	0	0	0
SA10	Maintain and enhance the quality of countryside and landscape	++/-	+	0	0	0	0	-	0	0	0	0
SA11	Promote sustainable modes of transport	0	+	+	+	+	0	+	+	0	++	+
SA12	Protect and enhance biodiversity	++	+	+	0	0	0	-	++	0	0	0
SA13	Protect local water resources	0	0	+	+	0	0	+/-	+/-	0	0	0
SA14	Minimise water consumption	0	0	-	+	0	0	-	0	0	0	0
SA15	Minimise the risk of	0	0	+	+	0	0	?	-	0	0	0

		CS11: Protection and Enhancement of Natural and Built Environment	CS12: Promoting Recreational Access	CS13: Environ mental Impact of Development	CS14: Efficient use of natural Resources	CS15: Access to Services	CS16: Key Community Facilities	CS17: Mixed Use Development	CS18: Planning Tariffs and Obligations	CS19: Accessible Buildings	CS20-22: Transport and Parking	CS23- 26: Town Centres
	flooding											
SA16	Improve local air quality	0	+	?	+	+	0	+	+	0	+	+
SA17	Reduce greenhouse gas emissions	0	+	?	+	+	0	+	+	0	+	+
SA18	Increase energy efficiency and renewables	0	0	0	+	0	0	0	0	0	0	0
SA19	Reduce waste generation	0	0	0	+	0	0	0	+	0	0	0
SA20	Provide a prosperous, balanced economy	+	+	+	+	0	0	+	++	0	0	++
SA21	Create vibrant towns and villages	0	0	0	0	0	0	+	++	0	+	++

Note: assessments are without mitigation measures in place

- Assessment of Effects:** 0-no effect; +++strongly positive; ++ moderately positive; + slightly positive: --- strongly negative; -- moderately negative; - slightly negative
- Short / Medium / Long Term:** Where results have been found to differ between the short, medium and long term these have been shown for each individual assessment
- Overall Assessment:** The overall effects on each SA objective with all policies proposed being implemented

Table E.4 - Strategic Spatial Policies

Policy SP1 Improving and sustaining the quality of the local environment	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. 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: • 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

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	No obvious effect	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	demographically						
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 should have a slight positive long term effect	+	+	+	Not required as positive	
18	To minimise the need for	See assessment of objective 17	+++	+++	+++	Not required as positive	

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	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	elopment 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. 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: 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

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	No obvious effect	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	opportunities for lifelong learning and employability						
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 of 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 transport modes	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.
12	To protect and enhance wildlife and habitats which are	No obvious effect	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	important on an international, national and local scale						
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	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. 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: 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

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							

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	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 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	+	+	+	Not needed as positive	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	vitality of town centres.					

Policy SP4 Employment opportunities and economic development	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.					
	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: • 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 Hertsmer (Policy CS10) • Securing mixed use development (Policy CS17) • Planning Tariff and Obligations (Policy CS18)					

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	No obvious effects.	0	0	0	n/a	

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	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.	
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	

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	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		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. 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: ▪ 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)					

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	Provision of affordable housing to be sought at all locations will have a slight	+	+	+	Not needed as positive	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	of opportunities	positive long term effect on reducing poverty and social exclusion					
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 Greenfield sites	Emphasis on using sustainable locations for new housing should have a slight positive effect on making efficient use of land.	+	+	+	Not needed as positive	Using previously developed land and existing buildings is more sustainable than moving to green belt for new housing.
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	No obvious effect	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	use of renewable energy						
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 E.5 - Housing Policies

Policy CS1 – the Location and Supply of new Homes	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: 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. The identification of land beyond existing built-up areas for any increased housing target, should continue to be based on criteria (i) to (v).

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 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	++	++	++	None required as positive.	The scale and significance of these effects are likely to be confirmed through the Site Allocations DPD

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		where services and facilities are accessible. These positive effects are likely to be permanent, long term and significant.					when the location of housing sites is allocated. By locating new developments in existing areas and in most accessible locations, it is likely that these areas are already well served by key services, and located within distance of transport links and employment opportunities.
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 equality of opportunities	By allocating sufficient sites to meet this target of 4,200, the policy should help to ensure that land is available to provide the requisite amount of new homes which should help to 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.	++	++	++	None required as positive.	The Site Allocations DPD will identify the housing sites and as 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	++	++	++/-	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).	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

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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.				(See assessment of CS2 – phasing of development).	
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 Policy CS11. The scale of effect is largely dependent on the detailed implementation of Policy CS11.	-	-	--	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
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	Recommendation: suggest cross referencing in this policy to other policies notably CS11, CS13 and CS21

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						development.	
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.
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.	--	-	-	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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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.					
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.
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	To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for: - 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) 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. 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.

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	++	++	++	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.

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	during the plan period.					
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.
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.
9	To protect and enhance landscape character, historic	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		
	buildings, archaeological sites and cultural features of importance to the community						
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.

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	++	++	++	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		
		and significant.					
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	+	+	+	Not required as effect positive.	Sections of the community such as key workers or others with low income may have reduced

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		community to travel so having a long term positive effect on greenhouse gas emissions					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 is likely to have a significant positive effect 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 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.

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.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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 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.	++	++	+	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 adverse effects on the natural and built environment'. 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	See assessment of Core Policy CS3 Affordable Housing	+	+	+	See assessment of	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	shift to more sustainable transport modes					Core Policy CS3.	
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	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	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: 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 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

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	++	++	++	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		
	have permanent positive and significant effects.					
5	To reduce and prevent crime, fear of crime and anti social behaviour	++	++	++	None required as positive.	The scale and significance of the positive effects will be confirmed through the Site Allocations DPD.
6	To improve population's health and reduce inequalities both geographically and demographically	++	++	++	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	+/-	+/-	+/-	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	+/-	+/-	+/-	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	-	-	-	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	-	-	-	Further site specific mitigation	As above.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	the quality of countryside and landscape	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.				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.	
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	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	There is potential for small scale development of Greenfield sites which has the potential for a negative effect on undesignated habitats. Effects have the potential to be long term and permanent.	-	-	-	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	Provision of authorised sites with appropriate infrastructure to manage water, sewage, drainage and water disposal should have a positive effect However if the site allocation DPD identifies sites on Greenfield land even the provision of such infrastructure could cause disturbance and effects on water quality.	+/-	+/-	+/-	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	Where sites are provided with infrastructure to deliver water, there will be a negative long term effect on reducing 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	Provision of sites in previously developed areas should not any additional effect on flood risk. However if the site allocation DPD identifies sites on Greenfield land there will be a negative effect as site development would increase the amount of impermeable surfaces in the area	-	-	-	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	No obvious effects.	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0		
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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	waste and encourage re-use and recycling of waste						
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 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: 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; - 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 - On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix. The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development.

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.	+	++	++	None required.	Cross reference to CS Policy 19 in criterion (i).

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		See assessment of CS Policy 19.					
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 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 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							

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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 E.6 - Economic Policies

Policy CS7 - Scale and Distribution of Employment Land	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: Employment Areas - Elstree Way, Borehamwood - Stirling Way, Borehamwood - Cranborne Road, Potters Bar - Station Close, Potters Bar - Otterspool Way, Bushey Key Employment Site - Centennial Park, Elstree 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: 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.

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	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and employability						
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 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. 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	The loss of poorly located employment sites or sites within housing areas presents the	+/-	+/-	+/-	Mitigation measures during construction and operation to	The scale and significance of the negative effects will be dependent on the scale and nature of

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	quantity	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.				minimise contamination risk.	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 more pronounced in the medium to long term as additional employment land is required. The effect is likely to be long term and permanent.	-	--	--	See mitigation for SA objective 9.	As above.
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	The development of additional Greenbelt	-	-	-	See mitigation for SA objective 9.	The scale and significance of these effects will be

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	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.					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 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 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 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 14 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	+	+	+	Not required as effect positive.	Reference to BREEAM office to ensure good design which promotes energy efficiency.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		minor positive effect on reducing greenhouse gas emissions in the long term.					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 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.

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 car and achieve modal shift to more sustainable transport modes	Providing business units throughout the 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	-/+	+	+	Early development of work travel plans to minimise short term negative effects. Establishment of good, frequent and reliable public transport links.	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.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		established between new employment land and housing and reliance is still on the private car.					
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 energy	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.
19	To reduce the generation of	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	waste and encourage re-use and recycling of waste						
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	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. 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.

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 significant.	+	+	+	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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	During construction on selected sites there maybe short term minor negative effects from disturbing soil which maybe contaminated. In the medium to long term identification and treatment of contaminated land should have a minor positive effect. However there maybe a minor negative effect, medium to long term during operation of the site of further contamination events particularly if land is used for waste management.	-	-/+	-/+	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	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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	important on an international, 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	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. 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.

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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	shift to more sustainable transport modes						
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	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	+	+	+	Not required as effect positive.	

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

Table E.7 - Open Land and Environment Policies

Policy CS13 – Protection and enhancement of the natural and historic environment	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: - 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.

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	No obvious effects.	0	0	0	None required.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	exclusion and promote equality of opportunities						
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	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 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.	+	+	-	Any areas of urban open land lost in the future to meet the housing targets should be compensated through replacement open land.	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 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 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).
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	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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	shift to more sustainable transport modes						
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 not referring specifically to the exceptions to this policy but to the protection and enhancement of the natural and built environment. This policy could be strengthened by referring specifically to the environmental assets in Hertsmere i.e. nature conservation designated sites, conservation areas etc... 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).
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.

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	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	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: (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.

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	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	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	
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 ' <i>does not harm the character, appearance and openness of the greenbelt and landscape, and wider countryside</i> '. 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 ' <i>does not harm the character, appearance and openness of the greenbelt, landscape and wider countryside</i> '. 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	+	+	+	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

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		biodiversity through ensuring facilities do not ham the openness of the green belt. The effect is likely to be long term and permanent.					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 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 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	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: 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;

	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.

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 of opportunities	No obvious effects.	0	0	0	None identified.	
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	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

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	buildings, archaeological sites and cultural features of importance to the community						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.
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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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 reducing flood risk.	+	+	+	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 CS14 - Efficient Use of Natural Resources	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. 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.

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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	opportunities for lifelong learning and employability						
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.	
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	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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 taking account of climate change	As above.	+	+	+	Not required as effect positive.	As above.
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

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
19	To reduce the generation of waste and encourage re-use and recycling of waste	+	+	+	Not required as effect positive.	development's energy needs are without one) 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	+	+	+	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	0	0	0	n/a	

Table E.8 - 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 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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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 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 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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	quantity						
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.	
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	No obvious effects.	0	0	0	n/a	

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

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 significant effects given the flexibility in its wording.	++	++	++	To monitor the number, type and location of proposals coming forward through the development control process.	
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	+/-	+/-	+/-		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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 land 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.	
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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	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	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	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:
	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 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'.
8	To reduce contamination and safeguard soil quality	Development of land should reduce contamination through the requirement for remediation (in conjunction with	+/-	+/-	+/-	Measures to prevent contamination from new land uses. Implementation of a CEMP	Reference to assessment proposals on the impact on the environment is

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and quantity	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.				to reduce the risk of pollution, reference to PPS23 in supporting text.	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	-	-	-	Reference to BREEAM/ Ecohome standards will have a positive effect through encouraging reduced water consumption. Cross reference with environmental policy	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		wording.				CS14.	
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		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.					

	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. 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.	

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	None required.	
6	To improve population's health and reduce inequalities both geographically and demographically	Tariffs and planning obligations could be used to deliver community health care, 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.	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.
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	+/-	+/-	+/-	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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		water pollution. The extent of the positive and negative effects depends on implementation.					
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 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.	-	-	-	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.	Cross reference to CS Policies 13 and 14. Successful implementation of these policies should ensure that negative effects are 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.

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

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	+	++	++	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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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.					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 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.	+	++	++	None required.	As above.
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	

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	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	

Table E.9 - 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	The creation of accessibility zones and the focus of major trip generating commercial	+	+	+	Not required as positive.	A key diagram outlining the location of the accessibility zones was unavailable available at the

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	all residents	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.					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 effects.	+	+	+	Not required as positive.	
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 seeks to promote alternatives to the car at the same time through providing car parking standards, the continued reliance of the car in the District. This policy supports a range of measures to providing alternatives to the car which is likely to have indirect positive effects in improving health through the promotion of walking and cycling as alternatives to the car. The extent of these positive effects is uncertain as they rely on the successful implementation of such measures and as such, the certainty of effects will depend on external influences.	+	+	+	Not required as positive.	
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	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	No obvious effects.	0	0	0	n/a	
10	To maintain and enhance the quality of countryside and	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	landscape						
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	With reference to travel plans, location of development, parking and promoting alternative to the car there should be strong positive effects on reducing dependence on the private car. These positive effects are likely to be permanent and could be significant depending on implementation.	++	++	++	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	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	As part of work travel plans some company's may wish to provide shower facilities to encourage staff to 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	No obvious effects.	0	0	0	n/a	
16	To improve local air quality	Reduction in private car use will have a positive effect on improving air quality. These positive effects are likely to be permanent and not significant.	+	+	+	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	Reduction in private car use will have a positive effect on reducing greenhouse gas emissions. These positive effects are likely to be permanent and not significant.	+	+	+	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	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	The promotion of alternatives to the car is likely to have an indirect positive effect on the viability and vitality of town centres by making town centres more accessible to a wider cross-section of the population. Effects are likely to be long term, although non-significant.	+	+	+	Not required as effect positive.	

Table E.10 - 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

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							
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	The town centre policy in providing a safe	+	+	+	None required.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	of crime and anti social behaviour	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.					
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 Greenfield sites	By focussing retail development within the designated town, district or neighbourhood centres retail development will be directed 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.	++	++	++	Not required as effect positive.	
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	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 ground waters						
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 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 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 Preferred Policies (2007 and 2008)

F.1 Core Strategy Policies April 2007

- F.1.1 Following discussions with HBC prior to the submission of the Core Strategy and SAR to Regulation 26 consultation, Council Officers revised the wording of the Core Policies in April 2007 to take into account where possible, the recommendations outlined in Appendix F.
- F.1.2 These recommendations were made to improve the sustainability performance of the Core Strategy (November 2006), where appropriate. In some cases, cross-referencing of policies was recommended to clarify the application of all Core Policies to specific development proposals.
- F.1.3 Where the Council introduced new policies from the November 2006 version or significantly changed the policies as a result of influence outside of the SA, these were subject to a second appraisal and the results reported here in this section.
- F.1.4 Table F.1 presents the revised set of Core Policies proposed for the Core Strategy prior to the Executive Committee in November 2006. Following the Executive, there were further changes made to the Core Strategy Policies in April 2007 (see Table F.2 -). The set of Core Policies that were subject to Regulation 26 consultation in October 2007 are outlined in Table F.2 - .
- F.1.5 Revised assessment is presented in Table F.4 to Table F.11.

Changes to Spatial Policies

- F.1.6 The SA had recommended that there should be an overarching spatial policy on sustainable development which would guide subsequent policies in the Core Strategy. Whilst it was considered that the spatial policies did consider sustainable development, they did not cover all the principles of sustainable development.
- F.1.7 As such, the Council included a new overarching spatial policy on sustainable development, in place of their previous spatial objective relating to improving and sustaining the quality of the local environment.
- F.1.8 It is considered that this policy ensured that there is a stronger emphasis on sustainable development throughout the plan than the original policy SP1.
- F.1.9 In addition, it was considered that there was a strategic policy missing in this Core Strategy relating to high quality and sustainable design. As such, Council included the new policy – SP6: Securing High Quality Design in the April 2007 version.
- F.1.10 Overall this policy was assessed as having positive effects on the social, economic and environmental SA objectives. In particular there were positive significant effects on SA09 in protecting and enhancing the landscape character and built environment and SA10 in enhancing the quality of the landscape and countryside through ensuring high quality sensitive design.

Core Strategy Policies

Housing

- F.1.11 CS Policy 1: The Location and Supply of New Homes and CS Policy 2: The Phasing of New Development were both significantly revised. This is mainly due to the fact that Hertsmere will have to make provision for 5,000 new homes (at an average annual house building rate of 250 homes) should this represent the housing requirement in the finalised East of England Plan for the period 2001 – 2021. This is looking more likely as the RSS is examined and finalised. This additional provision of 800 from the previous preferred policy had implications for policies CS1 and CS2 (now policy CS3).
- F.1.12 As such these policies were subject to a second appraisal. Detailed tables are presented in this section below.

- F.1.13 The assessment of CS1 concluded that as the policy included the SA recommendations to cross reference compliance with environmental policies CS11, CS12 and CS14, the assessment of the policy against the physical environmental objectives in the short and medium term was considered positive as the consideration of the historic environment, biodiversity, landscape and countryside were included within the site assessment criteria. However, in the longer term, the development pressure to meet the 5,000 housing target will result in further encroachment into greenbelt and greenfield sites as permitted through new CS Policy 2 and as such, negative effects on environmental objectives SA08, SA09, SA10, SA12, SA13, SA15 are predicted to occur.
- F.1.14 This policy was assessed as having significant positive effects on the social objective as it provided a commitment to meet the housing target based on the housing needs assessment for the region. To ensure that housing development included provision for affordable housing, it was recommended to cross-refer to CS4.
- F.1.15 The policy was assessed as having positive effects on the accessibility objective SA02 and in promoting sustainable modes of transport (SA11) however, the effectiveness of this policy against the objective will be dependent on some elements which are beyond the scope of planning.
- F.1.16 Hertsmere introduced a new policy into the April 2007 version of the Core Strategy which became CS Policy 2. This policy relates to housing beyond existing built up areas. This policy was appraised and performed badly against most of the environmental objectives namely SA07 (flooding), SA08 (soil quality), SA09 (landscape and historic character), SA10 (landscape), SA12 (biodiversity), SA13 (water quality), SA16 (air quality), SA17 (greenhouse gases emissions) and SA19 (waste). This is because the policy promotes changes to greenbelt boundaries to accommodate 550 new homes on particular sites. The appraisal of the particular sites will be undertaken during the SA of the Allocations DPD. However, for the Core Strategy it was recommended that the policy included a phasing clause in the policy wording to ensure that green belt sites are only released for development once all brownfield sites have been developed.
- F.1.17 This policy was assessed as having minor positive effects against social objective SA03 (housing) as the expansion of sites into the greenbelt in some locations will ensure that housing targets can be met and moreover, a density target of 40dph should help to meet the targets.
- F.1.18 The original CS Policy 3, which became CS Policy 4, on affordable housing, had also been revised following internal discussions.
- F.1.19 Policy CS4 seeks a 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).
- F.1.20 The provision of affordable housing has been reduced from 40% of total proposed housing being affordable seeking the provision of at least 25% on qualifying sites. This policy has been subject to a second appraisal. In the original appraisal of this policy it was considered that this policy would have significantly positive effects against SA03 and SA04 in providing affordable housing in accessible locations and providing sufficient housing that is affordable. Overall the assessment has considered that the revised wording of this policy results in significant negative effects on SA03 as this level of provision is below the level that it is advised in the Hertsmere's Housing Needs Survey. This survey identifies a shortfall of 351 affordable houses a year. During the maximum phase of house building, only 83 affordable houses may be built a year with this policy which will have a long term negative effect.
- F.1.21 Hertsmere made no changes to the original CS Policy 4: Affordable Housing in rural areas on exception sites (now CS 5).
- F.1.22 The SA recommendations made for original CS Policy 5: Gypsies and Travellers (now CS6) have been taken into consideration and the following additional criteria to this policy, as recommended in the draft SAR, have been included in the revised policy wording:
- The potential risk of flooding or the ability to mitigate this risk (SA objective 8)

- To ensure that any adverse effects on the built and natural environment are avoided, mitigated and/or compensated'.

F.1.23 This ensures that sites for additional encampments take into consideration nature conservation (SA12), landscape (SA10) and heritage assets (SA9) and that the adverse effects identified on the built and natural environment are avoided, mitigated and/or compensated.

F.1.24 Hertsmere revised their policy relating to Housing Mix (Policy CS7). The key change is the removal of reference to 100% of new homes being built to Lifetime Home standards. Reference to Lifetime homes is considered in CS Policy 20: Physically Accessible Buildings as recommended previously. It is considered that this revision did not affect the sustainability appraisal of this policy if anything, strengthened the emphasis of the policy which already achieves positive significant effects against objective SA32.

Employment

F.1.25 The original CS policies 8, 9 and 10 (9, 10 and 11 respectively) have reflected the SA recommendations and now the policies are cross referenced to relevant environmental policies to strengthen their overall environmentally sustainable performance.

F.1.26 Original CS Policy 7: scale and distribution of employment land became CS8 and this policy has been subject to a second appraisal due to the significant changes to the policy wording.

F.1.27 In summary, the release of up to 4 hectares of previously developed land within the Elstree Way Employment Area for new housing or housing-led mixed use development was assessed as having significant positive effects on SA03 however conversely; this policy amendment has a slight negative impact on economic objectives 20 and 21 due to the permitted release of land. The assessment of the policy against the environmental policies has not changed.

F.1.28 In terms of the environmental objectives a range of positive and negative but not significant effects were identified due to the potential negative effects of new development on the environment. This policy had previously been assessed as being reactive rather than proactive in its protection of the environment. It was recommended that the negative effects identified could be minimised by adding an additional criterion when assessing the release of employment sites to ensure that adverse effects on the built and natural environment are avoided and/or mitigated/compensated. This has been included in the revised policy wording.

Open Land and Environment

F.1.29 Hertsmere have fully taken into consideration the SA recommendation for Core Policy 11 (now 12). It was recommended that this policy could be strengthened to by splitting the policy into 2 separate policies i) protection and enhancement of biodiversity, open space and countryside and ii) protection and enhancement of historic assets. The recommendation has been taken on board in the revised Core Strategy.

F.1.30 It is considered that this has strengthened the performance of the plan on the physical and built environment.

F.1.31 Original Core Policy 12 (now CS14) has taken into consideration the SA recommendations.

F.1.32 The combination of the original CS policies 12 and 13 was recommended. This has happened and it is considered that the sustainability performance of the plan has improved as it has one single policy encompassing all environmental considerations for new development in the sustainable management of natural resources.

F.1.33 Original Core Strategy Policies 15, 16, and 17 (now CS16, CS17 and CS18 respectively) have not changed significantly and have taken on board the SA recommendations.

Transport

- F.1.34 The transport policies CS20, CS21 and CS22 (now CS21, CS22 and CS23), have not changed significantly. It was recommended that the transport policies could be strengthened by referring to the promotion of an overall sustainable transport strategy. This has not been taken into consideration in the final set of Core Strategy policies however; this recommendation was for clarity rather than having any implications on the sustainability appraisal.

Table F.1 - Revised Set of Core Policies for the Core Strategy (November 2006)

Policy	Description
Strategic Spatial Policies	
~~Policy SP1 – Improving and sustaining the quality of the local environment~~	~~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. All development proposals should be assessed for their compliance with the key environmental policies set out in the Core Strategy.~~
Policy SP1 - Creating Sustainable Development	The Council will require all development to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to: i) Make efficient use of brownfield land within hierarchy of settlements as shown on the key diagram and Site Allocations Proposals Map; ii) Ensure a healthy living environment to residents and other users of a development ; iii) Seek to minimise the environmental impact of transport by promoting alternatives to the car; iv) Be constructed and operated using a minimum minimising amount of non-renewable resources and required to minimise the use of energy; v) Avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment, including local infrastructure and services; and vi) All development proposals should be assessed for their compliance with the key environmental policies set out in the Core Strategy.
Policy SP5 2 - Meeting local housing needs	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. Development proposals should ensure that any adverse effects on the built and natural environment are avoided and / or mitigated. 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.
Policy SP2 3 - A safe and inclusive environment	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.
Policy SP3 4 - Promoting healthier communities and leisure and cultural opportunities	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.
Policy SP4 5 - Employment opportunities and economic development	The Council will support proposals which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. Development proposals should ensure that any adverse effects on the built and natural environment are avoided and / or mitigated. The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development in the Borough.

Policy	Description
Policy SP6 - Securing high quality design	The Council will require all development to be of a 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 impacts of new development on the character and appearance of an area including the impact arising from residential intensification and redevelopment within residential areas.
Housing	
CS1 - The location and supply of new homes	The Council will make provision for 4,200 Policy SP10 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: i) environmental constraints and compliance with 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 locate development within the boundaries of existing built-up areas. The identification of land beyond existing built-up areas for any increased housing target should continue to be based on criteria (i) to (v) with any changes to the Green Belt boundaries made through the Site Allocations DPD and focuses principally on the Strategic Housing Growth Locations in Policy SP2.
CS2 - Phasing of Housing Development	To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for: - Up to 656 additional new homes in Phase 1 between April 2006 and March 2011 (equivalent to 219 homes per year) - Up to 848 additional new homes in Phase 2 between March 2011 and April 2016 (equivalent to 283 homes per year) - Up to 841 new homes in Phase 3 between March 2016 and April 2021 (equivalent to 280 homes per year)² 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.

² Annual equivalents may not tally due to rounding

Policy	Description
	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.
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, 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.
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. Exception sites should be small in scale in relation to the size of settlements and 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 or have adverse effects on the natural and built environment .
CS5 - Gypsies and Travellers	The Council will work with neighbouring Local Authorities in south and west Hertfordshire to provide for the further needs of Gypsies and Travellers (as defined in Circular 01/06). On the basis of identified need within south and west Hertfordshire, the Council will seek to provide for any additional plots through the identification of land in the Site Allocations DPD. In identifying any required additional or extended sites, consideration will be based on a range of criteria including: i) a sequential site selection process with an emphasis on land which has been previously developed; ii) safe and convenient access to the primary road network with proximity to the major road network and without blocking any existing rights of way ; iii) avoiding prejudicing residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; iv) avoiding overdominating and respecting the size and scale of the nearest settled community;

Policy	Description
	v) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land; vi) an ability to receive essential services including water, sewerage, drainage and water disposal; vii) location within reasonable proximity to key local services; and viii) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing. x) the potential risk of flooding or the ability to mitigate this risk; and xi ensuring that any other adverse effects on the built and natural environment are avoided and / or mitigated including compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12 and CS14).
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:~~ Development proposals will be permitted subject to the requirements of other relevant DPD / Local Plan policies, so long as: 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;~~ 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 iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix. The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development.
Economy	
CS7 - Scale and distribution of employment land	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: <u>Employment Areas</u> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranborne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <u>Key Employment Site</u> • Centennial Park, Elstree

Policy	Description
	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: 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. vii) any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated.
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 subject to the provisions of Policies CS21, CS22 and other relevant DPD / Local Plan environmental policies. These sites will comprise economically viable business accommodation 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.
CS9 - Land use within employment areas	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. 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. All development should meet the requirements of Policies CS11 and CS14 to ensure that potential contamination is minimised and remediated.
CS10 - Promoting film and television production in Hertsmere	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.
	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.
Open Land and Environment	
CS11 – Protection and enhancement of the natural and historic environment	~~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~~

Policy	Description
	~~value and will not be permitted unless:~~ ~~ii) there is an over-riding need for the development in the public interest – which clearly outweighs the conservation value of the site;~~ ~~iii) no suitable alternative sites exists to accommodate the development;~~ ~~iv) adequate mitigation and/or compensatory measures are provided;~~ ~~v) 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.~~
CS11 - Protection and Enhancement of the Natural Environment	All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, landscape character and sites of ecological and geological value, in order to maintain and improve environmental quality. Development proposals should provide opportunities for habitat creation and enhancement. There will be a presumption against development which causes harm to the openness and appearance of the Green Belt, as defined in PPG2 (Green Belts) and in the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised.
CS12 - Protection and enhancement of historic assets	All development proposals must conserve and enhance the historic environment of the Borough in order to maintain and improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause significant harm to identified, protected sites or locations of historic or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological Remains.
CS12 3 - Promoting recreation access to the countryside	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 ~~where they do not present a risk to the biodiversity value and intrinsic environmental quality of the locality.~~ The provision of or enhancement of visitor facilities in the countryside will be encouraged where this: i) specifically enhances access for the local population ii) does not harm the character, appearance and openness of the Green Belt, ~~landscape and wider countryside;~~ iii) does not cause or add significantly to local road congestion; and iv) ~~will ensure that biodiversity is protected and enhanced in accordance with Policy CS11.~~
CS13 4 - Environmental Impact of new development	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:~~ ~~Development proposals should take account of the guidance set out in the Hertfordshire County Council Guide Building Futures.~~ Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by: (i) Avoiding development in the floodplain unless flood prevention/mitigation measures are in place as required by the Environment Agency; (ii) Ensuring that developments larger than 1,000 sqm or 10 new homes will be required to include measures to offset 10% of total predicted carbon emissions through a combination of sustainable design and construction and on-site renewable energy generation; (iii) Minimising water consumption through measures such as water saving devices and incorporating the use of Sustainable

Policy	Description
	Urban Drainage Systems (SUDS); (iv) Ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise); (v) Remediating land affected by contamination; (vi) Ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible; (vii) Achieving reduced levels of energy consumption and the use of energy from renewable resources; (viii) Making provision for waste minimisation and recycling within the development; and (ix) Seeking to achieve BREEAM / Ecohome 'very good' or 'excellent' category within residential developments. Development proposals must demonstrate that they accord with Policy CS11 and that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with Policy CS18. To facilitate waste minimisation and recycling, 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. i) ~~mitigate the potential adverse effects of climate change;~~ ii) ~~ensure adequate protection from the risk of on and off-site flooding;~~ iii) ~~avoid or mitigate the effects of pollution from noise, lighting, odours and other emissions; and~~ iv) ~~ensure that land and buildings are free from contamination which might adversely affect human health or the environment.~~ ~~Development proposals must demonstrate that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation.~~
CS14 – Efficient use of natural resources	~~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.~~ ~~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. -~~
Building Sustainable Communities	
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 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 having regard to the provision of Policy CS18.

Policy	Description
CS16 - Key community facilities	Proposals for the provision or dual use of key community facilities including educational, healthcare and recreational 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 having regard to the provisions of Policy CS18. 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.
CS17 - Securing mixed use development	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: 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. The Council will work 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.
CS18 - Planning tariff and obligations	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. 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. 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.
CS19 - Physically 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.
CS20 - Development and accessibility	The Council will work towards Hertfordshire County Council's vision of providing a safe, efficient and affordable transport system that allows access for all the everyday facilities. To obtain the best use of the existing highway network, major trip generating development should be focused in areas of increased public transport accessibility, as indicated on the Key Map. Major commercial developments will only be permitted where: i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy;

Policy	Description
	ii) it is accompanied by a suitable Travel Plan, prepared in accordance with guidance set out in the Parking Supplementary Planning Document; iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular and pedestrian safety; and iv) it contributes, where appropriate, to the provision or funding of new or improved public transport, pedestrian and cycle routes.
CS21 - Accessibility and parking	In order to facilitate fair access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table 14 for residential development); iv) the Accessibility Zones for the Borough; and v) the provisions of any Travel Plan submitted together with the detailed criteria set out in the Parking Supplementary Planning Document.
CS22 - Promoting alternatives to the car	The Council will support a wide range of measures to provide safe and reliable alternatives to the car for accessing new development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing Rights of Way and highways network, which increase walking, cycling or riding opportunities; and iv) the safeguarding of proposed non-motorised routes, where necessary, to prevent development occurring which would prevent their implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme.
CS23 - Town Centre Strategy	Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Proposals to create in excess of 2,500 sq m of new retail floorspace should be focused on Borehamwood and Darkes Lane, Potters Bar town centres and will only be permitted where a clear quantitative need has been established and where it can be demonstrated that it would not harm any existing shopping centre.

Policy	Description
CS24 - Strengthening Town Centres	The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate town centre uses open to visiting member of the public. Details of frontages and uses will be set out in the Site Allocations DPD.
CS25 - Retail and commercial development in Shenley	Small scale retail and commercial development in Shenley should be restricted to suitable sites within the following, existing commercial areas and as defined in the Shenley Parish Plan: • Along London Road in the south east of the village; and • At Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site). Such development should be appropriate in size and scale to the size of the settlement and of a scale which primarily serves the local community rather than drawing in large numbers of visitors.
CS26 - Safe and attractive evening economy	The Council wishes to promote a range of uses in town centres which result in a balanced evening economy including entertainment and late night retailing as well as eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Crime, Disorder and Drugs Reduction Strategy for Hertsmere. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night uses have caused existing anti-social problems, there will be a presumption against further consents for such uses.

Table F.2 - Core Strategy Policies (April 2007)

Policy	Description	Revised Policies April 2007
Strategic Spatial Policies		
Policy SP1 - Improving and sustaining the quality of the local environment	SP1 amended: Policy SP1 Creating sustainable development The Council will require all development to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to: i) Make efficient use of brownfield land within hierarchy of settlements as shown on the key diagram; ii) Ensure a healthy living environment to residents and other users of a development ; iii) Seek to mitigate the environmental impact of transport by promoting alternatives to the car; iv) Be constructed and operated using a minimum amount of non-renewable resources and be required to reduce the use of energy; v) Avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment, including local infrastructure and services; vi) All development proposals should be assessed for their compliance with the key environmental policies set out in the Core Strategy; and vii) Offset the impact on local infrastructure	No significant changes. Taken on board SA recommendations.
Policy SP2 - A safe and inclusive environment	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.	Now become SP3 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 promote accessibility to key services to all sections of the community, including those with reduced levels of mobility.
Policy SP3 - Promoting healthier communities and leisure and cultural opportunities	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	Now become SP4 No significant changes.

Policy	Description	Revised Policies April 2007
Policy SP4 - Employment opportunities and economic development	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.	Now become SP5 No significant changes.
Policy SP5 - Meeting local housing needs	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.	Now reordered to become SP2: The Council will support new housebuilding schemes on sites in sustainable locations, with a focus on development within the three Strategic Housing Locations of Borehamwood, Potters Bar and Bushey. 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. 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.
		New 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.
Housing		
CS1 - The location and supply of new homes	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	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 or any higher housing target set in

Policy	Description	Revised Policies April 2007
	4,200 homes and identifying new locations for development, the Council will take account of: 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. The identification of land beyond existing built-up areas for any increased housing target should continue to be based on criteria (i) to (v).	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: 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.

Policy	Description	Revised Policies April 2007
		New Policy CS2: Housing beyond existing built up areas: 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: <u>Borehamwood:</u> • Land to the west of Cowley Hill and Rowley Lane • Land to the north of Barnet Lane between Furzehill Road and Hartfield Avenue • Potters Bar: • 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 The identification of individual sites will be based on a range of criteria including (but not restricted to): i) Air quality; ii) Noise; iii) Transport impact; iv) Flood risk; v) Nature conservation value; vi) Landscape conservation value vii) Agricultural land quality; and viii) Accessibility to public transport and essential services

CS2 - Phasing of Housing Development	To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for: - Up to 656 additional new homes in Phase 1 between April 2006 and March 2011 (equivalent to 219 homes per year) - Up to 848 additional new homes in Phase 2 between March 2011 and April 2016 (equivalent to 283 homes per year) - Up to 841 new homes in Phase 3 between March 2016 and April 2021 (equivalent to 280 homes per year)³ 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. 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.	CS3: Phasing of Development To facilitate a sustainable rate of housebuilding 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: • 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) 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 Annual Monitoring Reports, allocated land in later phases will be brought forward, if necessary, to maintain the five year supply of land for housing. 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. 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 the annualised phasing sought under the terms of this policy by 20% in the forthcoming three years; or a final target of 5,000 homes in the East of Eland before 2021

Policy	Description	Revised Policies April 2007
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, in Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations, 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 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.	Policy CS4 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, in Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations, should make provision for an element of affordable housing. 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). 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.
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.	Policy CS5 Affordable housing in rural areas on exception sites No significant changes.
CS5 - Gypsies and Travellers	The Council will work with neighbouring Local Authorities in south and west Hertfordshire to provide for the further needs of Gypsies and Travellers (as defined in Circular 01/06). On the basis of identified need within south and west Hertfordshire, the Council will seek to provide for any additional plots through the identification of land in the Site Allocations DPD. In identifying any required additional or extended sites, consideration will be based on a range of criteria including:	CS6 Gypsy and Traveller Sites No significant changes. Taken on board SA recommendations.
	i) a sequential site selection process with an emphasis on land which has been previously developed;	

³ Annual equivalents may not tally due to rounding

Policy	Description	Revised Policies April 2007
	ii) safe and convenient access to the primary road network with proximity to the major road network and without blocking any existing rights of way ; iii) avoiding prejudicing residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; iv) avoiding overdominating and respecting the size and scale of the nearest settled community; v) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land; vi) an ability to receive essential services including water, sewerage, drainage and water disposal; vii) location within reasonable proximity to key local services; and viii) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing.	
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: 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; iii) 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	CS7 - 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. Development proposals will be permitted, subject to the requirements of other relevant DPD / Local Plan policies, so long as: i) Housing developments in excess of 10 units (gross) contain some variation within their housing mix, with sites over 25 units or 1 hectare reflecting identified variation within the Borough's housing need, subject to proposals respecting the prevailing character of the area; and
	iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix. The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development	ii) On development sites of 100 or more units (gross), a proportion of sheltered housing is provided as part of the overall housing mix.
CS7 - Scale and distribution of employment land	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:	Policy CS8 Scale and distribution of employment land 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

Policy	Description	Revised Policies April 2007
	<u>Employment Areas</u> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranborne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <u>Key Employment Site</u> • Centennial Park, Elstree 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: - an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; - a housing-led development would prejudice the ability of nearby businesses to operate;	development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram: • Employment Areas • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranborne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <u>Key Employment Site</u> • Centennial Park, Elstree 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: - an acceptable environment can be provided for housing-led development, including its impact on local traffic levels;
	- 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 - any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated	- a housing-led development would prejudice the ability of nearby businesses to operate; - 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 - any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated
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 over 0.25 hectares with satisfactory access, parking and environmental conditions, for B-class and other	Policy CS9 Local Significant Employment Sites No significant changes.

Policy	Description	Revised Policies April 2007
	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.	
CS9 - Land use within employment areas	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. 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.	CS10 Land Use within employment areas. No significant changes.
CS10 - Promoting film and television production in Hertsmere	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	Policy CS11 Promoting film and television production in Hertsmere No significant changes.
	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. 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.	
Open Land and Environment		
CS11 - Protection and enhancement of the natural and historic environment	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: i) there is an over-riding need for the development in the public interest which clearly outweighs the conservation value of the site; ii) no suitable alternative sites exists to accommodate the development;	Policy CS12 Protection and enhancement of the natural environment No significant changes. Taken on board SAR recommendations.

Policy	Description	Revised Policies April 2007
	iii) 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.	
	New Policy CS13 Protection and enhancement of historic assets All development proposals must conserve and enhance the historic environment of the Borough in order to maintain and improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites or locations of historic or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological Remains.	New Policy CS13 Protection and enhancement of historic assets No significant changes. Taken on board SA recommendations.
CS12 - Promoting recreation access to the countryside	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: 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.	Policy CS14 Promoting recreational access to open spaces and the countryside No significant changes. Taken on board SA recommendations.
CS13 - Environmental Impact of new development	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 on occupiers of a site, the local community and the wider environment. Development proposals should take account of the guidance set out in the Hertfordshire County Council guide 'Building Futures'. Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by: i) Avoiding development in the floodplain unless flood prevention/mitigation measures are in place as required by the Environment Agency; ii) Ensuring that developments larger than 1,000 sq m or 10 new homes will be required to include measures to offset at least 10% of total predicted carbon emissions through a combination of sustainable design and construction and	Policy CS15 Environmental impact of development No significant changes. Taken on board SA recommendations.

Policy	Description	Revised Policies April 2007
	on-site renewable energy generation; iii) Minimising water consumption through measures such as water saving devices and incorporating the use of Sustainable Urban Drainage Systems (SUDS); iv) Ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise);	
	v) Remediating land affected by contamination; vi) Ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible; vii) Achieving reduced levels of energy consumption and the use of energy from renewable resources; viii) Making provision for waste minimisation and recycling within the development; and ix) Seeking to exceed the minimum standards as set out in the Code for Sustainable Homes within new residential developments. Development proposals must demonstrate that they accord with Policy CS11 and that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with Policy CS18. To facilitate waste minimisation and recycling, 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.	
CS14 - Efficient use of natural resources	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. 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.	Policy deleted.

Policy	Description	Revised Policies April 2007
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 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.	Policy CS16 - Access to services No significant changes. Taken on board SA recommendations.
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.	Policy CS17 - Key Community Facilities No significant changes. Taken on board SA recommendations.
CS17 - Securing mixed use development	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: 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. The Council will work 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.	Policy CS18 - Securing mixed use development No significant changes. Taken on board SA recommendations.

Policy	Description	Revised Policies April 2007
CS18 - Planning tariff and obligations	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. 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. 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.	Policy CS19 - Planning tariff and obligations 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: i) a fixed tariff on the approval of each new home, on sites of fewer than 15 units (gross); and ii) the use of obligations entered into by the Council under Section 106 of the Town and Country Planning Act, on sites of 15 or more units (gross). 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. 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. 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.
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.	Policy CS20 - Physically accessible buildings No significant change. Taken on board SAR recommendations.
Transport		
CS20 - Development and accessibility	To obtain the best use of the existing highway network, major trip generating development should be focused in areas of increased public transport accessibility, as indicated on the Key Map. Major commercial developments will only be permitted where:	Policy CS21 - Development and accessibility to services and employment No significant changes. Taken on board SA recommendations.

Policy	Description	Revised Policies April 2007
	i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy; ii) it is accompanied by a suitable Travel Plan, prepared in accordance with guidance set out in the Parking Supplementary Planning Document; iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular and pedestrian safety; and iv) it contributes, where appropriate, to the provision or funding of new or improved public transport, pedestrian and cycle routes.	
CS21 - Accessibility and parking	In order to facilitate fair access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table 14 for residential development); iv) the Accessibility Zones for the Borough; and v) the provisions of any Travel Plan submitted together with the detailed criteria set out in the Parking Supplementary Planning Document.	Policy CS22 - Accessibility and parking No significant changes. Taken on board SAR recommendations.

Policy	Description	Revised Policies April 2007
CS22 - Promoting alternatives to the car	The Council will support a wide range of measures to provide safe and reliable alternatives to the car for accessing new development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing Rights of Way and highways network, which increase walking, cycling or riding opportunities; and iv) the safeguarding of proposed non-motorised routes, where necessary, to prevent development occurring which would prevent their implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme.	CS23 - Promoting alternatives to the car No significant changes. Taken on board SAR recommendations.
CS23 - Town Centre Strategy	Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Proposals to create in excess of 2,500 sq m of new retail floorspace should be focused on Borehamwood and Darkes Lane, Potters Bar town centres and will only be permitted where a clear quantitative need has been established and where it can be demonstrated that it would not harm any existing shopping centre.	CS24 - Town Centre Strategy No significant changes.
CS24 - Strengthening Town Centres	The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate town centre uses open to visiting member of the public. Details of frontages and uses will be set out in the Site Allocations DPD.	CS25- Strengthening town centres No significant changes.
CS25 - Retail and commercial development in Shenley	Small scale retail and commercial development in Shenley should be restricted to suitable sites within the following, existing commercial areas and as defined in the Shenley Parish Plan:	CS26 - Retail and commercial development in Shenley No significant changes.

Policy	Description	Revised Policies April 2007
	- Along London Road in the south east of the village; and - At Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site). Such development should be appropriate in size and scale to the size of the settlement and of a scale which primarily serves the local community rather than drawing in large numbers of visitors.	
CS26 - Safe and attractive evening economy	The Council wishes to promote a range of uses in town centres which result in a balanced evening economy including entertainment and late night retailing as well as eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Crime, Disorder and Drugs Reduction Strategy for Hertsmere. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night uses have caused existing anti-social problems, there will be a presumption against further consents for such uses.	CS27 - Safe and attractive evening economy No significant changes.

F.2 Preferred Options October 2007

- F.2.1 Since the April 2007 version of the Core Strategy, following additional Councillor input between May and September 2007, further changes were made to the Core Strategy Preferred Options. These changes focused on Chapters 2 (Spatial Vision and Development Strategy) and 3 (Housing) and mainly involved changes to the supporting text. A limited number of policies were subject to some amendment and the assessment below takes account of those changes.
- F.2.2 This section outlines the key findings, from a sustainability perspective, on the revised policy wordings and the extent to which the revised policy wordings affect the sustainability appraisal to date and the overall sustainability performance of the plan.
- F.2.3 The following policies were amended and formed the focus for re-assessing the Preferred Options against the SA framework:
- Policy CS1: The Location and Supply of New Homes – this policy was amended to remove reference to the actual RSS14 number (5,000 homes). The supporting text to this policy was also been changed and less detail is provided.
 - Policy CS2: Housing beyond built up areas – this policy was amended to remove reference to the location of potential greenbelt releases and directs the reader to the key diagram. In addition the number of new homes needed to be accommodated within greenbelt was reduced (from 550 to 460). An additional criterion (ix) was added as follows: *‘the extent of previously developed land on the site’*. The supporting text to this policy was also changed and less detail is provided.
 - Policy CS3: Phasing of Development – the permitted levels of housing to 2011, 2016 and 2021 were shown as a % of new homes rather than actual number of units. In addition, reference in the supporting text to the number of homes to be found on Greenfield sites in phase 2 and phase 3 were deleted and then referred the reader to the Site Allocations DPD which will identify sufficient Greenfield sites. The supporting text to this policy was also changed and less detail was provided.
 - Policy CS4: Affordable Housing – this policy was amended to remove reference to the location of affordable housing (previously identified as Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations). In addition the overall housing target was increased from 840 to 940 homes (out of the overall housing target for Hertsmere) as the Council predicted that more qualifying sites will come through, based on the previous year’s housing data.
 - Policy CS6: Gypsy and Travellers – additional criteria were added to this policy and the supporting text was amended to reflect the additional criteria:
 - (i) *the potential of existing sites to accommodate additional pitches,*
 - (v) *avoiding over dominating.....ensuring that there is not an undue level of Gypsy and Traveller pitches in any one part of the Borough which might result in an adverse impact on the local environment and/or infrastructure’*
 - (viii) *an ability for the site to be effectively managed for Gypsies and Travellers with local connections’*
 - (xii) *the likely availability of the site to accommodate Gypsy and Traveller pitches.*
 - Policy CS12: Protection and Enhancement of the Natural Environment – an additional sentence was added: *‘a strategic gap in the Green Belt between Bushey and Watford will be maintained within which any limited development, deemed acceptable in the Green Belt, should serve to retain the separation between the two towns’.*

- Policy CS19: Standard charge and other planning obligations – criteria (i) and (ii) were changed from referring to a fixed tariff and general obligation respectively to:
 - (i) a standard charge on the approval of each new home, on sites fewer than 15 units (gross), to be secured through a planning obligation under Section 106 of the Town and Country Planning Act; and
 - (ii) the use of individually negotiated planning obligations....
- Policy CS22: Accessibility and Parking – additional criterion were added to this policy so that the quantity of off-street parking to be provided at new development will be based on additional criteria including:
 - (iv) housing tenure
 - (v) the potential for shared parking, over various times of the day and week, with other uses
 - (vii) highway and pedestrian safety considerations
 - (viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted.

F.2.4 Each of the revised policies, in terms of their effect on the sustainability appraisal results to date and the overall sustainability of the Plan, were addressed below:

CS1: The Location and Supply of New Homes

F.2.5 Although the actual housing target of 5,000 imposed in the draft RSS14 has been removed from the revised policy wording, the supporting text still makes it clear that Hertsmere are likely to have to plan for 5,000 over the plan period, this change had no effect on the appraisal of this policy or the overall sustainability of the plan.

CS2: Housing beyond Existing Built-Up

F.2.6 Reference to the location of potential green belt releases was removed in the revised policy wording. Instead the policy directs the reader to the Key Diagram on Page 32. In the key diagram, the general location of the green belt releases was shown (i.e. around Potters Bar and to the north and south of Borehamwood). The appraisal of this policy in April 2007 against the SA framework concluded the original policy performed badly against most of the environmental objectives namely SA07 (flooding), SA08 (soil quality), SA09 (landscape and historic character), SA10 (landscape), SA12 (biodiversity), SA13 (water quality), SA16 (air quality), SA17 (greenhouse gases emissions) and SA19 (waste). This appraisal remained valid, despite the removal of specific locations for greenbelt releases.

F.2.7 The changes to the wording of this policy did not change the overall assessment. However, a precautionary approach would have been taken in the assessment of this policy against environmental objectives without specific reference to the locations of greenbelt release and as such; more significant negative effects may have been identified.

F.2.8 It was recommended that the policy should include a phasing clause in the policy wording to ensure that green belt sites are only released for development once all brownfield sites have been developed. This has not been included in the Core Strategy Preferred Options. However, PPS3 would prevent Hertsmere from formally relying on all brownfield windfall opportunities ahead of Green Belt releases. Hertsmere have sought to set back Green Belt releases to the final phase of the Plan period with the possibility of avoiding developing the Green Belt at that stage if sufficient brownfield sites have come forward by then.

CS3: Phasing of Development

F.2.9 The changes to this policy did not affect the appraisal of this policy or the overall sustainability of the plan.

CS4: Affordable Housing

- F.2.10 The percentage of affordable housing remained the same but the target for affordable housing was increased from 840 homes to 940 (out of an overall government housing target of 5,000 homes). This is because Hertsmere was predicting more qualifying sites coming forward based on the housing supply data undertaken in 2006. The sustainability appraisal of the April 2007 policy version concluded that there would be significant negative effects with this policy relating to affordable housing provision and helping to tackle poverty and social exclusion (SA04) and providing sufficient housing that is affordable (SA03). With the increase in affordable housing target by 200 homes, this improved effects, deemed minor positive, that this policy had on SA03 and SA04.

CS6: Gypsy and Travellers

- F.2.11 This updated policy specified the number of additional pitches the Council will seek to provide; up to 11 additional pitches through the identification of land in the Allocations DPD. There were 3 additional criteria in this revised policy. However, the additional criterion does not significantly alter the sustainability appraisal. The additional text in criteria (v) strengthened the protection of the local environment from potential adverse effects of this policy resulting in overall positive effects.

CS12: Protection and Enhancement of the Environment

- F.2.12 An additional sentence was added to this policy referring to the protection of the strategic gap between Bushey and Watford. This policy, with the recommendations in Chapter 5 being incorporated into this policy, was assessed as having positive effects on the environmental SA objectives. Reference to the protection of the strategic gap between Bushey and Watford strengthened the positive effects on the environmental objectives, particularly against SA09 (to protect and enhance landscape character) and SA10 (to maintain and enhance the quality of the countryside).

CS19: Standard Charge and Other Planning Obligations

- F.2.13 The change in terminology from a fixed tariff to a standard charge in criterion (i) did not significantly alter the sustainability appraisal.

CS22: Accessibility and Parking

- F.2.14 This policy was amended to include an additional six criteria against which the quantity of off-street parking in new developments will be assessed against. The potential for shared parking, local on-street parking conditions and controls and incentives to reduce dependency on the car, accentuated the positive effects against SA11 (to reduce dependence on private care and achieve modal shift to more sustainable modes of transport). However, the policy in the revised CS April 2007, was assessed as having moderate positive effects against SA10 and the assessment scoring for the October 2007 policy wording remained the same.

F.3 Core Strategy for Submission to the Secretary of State, July – October 2008

- F.3.1 Following the preferred options consultation on the draft Core Strategy and prior to submission to the Secretary of State, the draft Core Strategy prepared in October 2007 was subject to further revision taking into account comments from the preferred options consultation and as such, a further iteration in terms of sustainability appraisal has taken place. This section provides a summary of the key changes in the wording of the Core Strategy policies that are relevant to the sustainability appraisal and the sustainability performance of the Core Strategy. The set of Core Strategy Policies which was submitted to the Secretary of State in 2008 is provided in Table 6.3.

Spatial Policies

- F.3.2 There was minor rewording to the overall Core Strategy spatial objectives and the spatial objectives for each settlement however, these changes were not significant.
- F.3.3 A notable change to the final draft Core Strategy was to the 'strategic spatial policies' following advice from the Government Office for the East of England. Spatial Policies SP2 – SP6 were deleted and their provisions were combined with other policies where necessary. In addition, Spatial Policy 1: Creating Sustainable Development was strengthened to reflect the provisions of SP2 – SP6. SP1 now reads (new wording is underlined):

Policy SP1 Creating sustainable development

The Council will work with Hertfordshire County Council, Hertfordshire Constabulary, West Hertfordshire Primary Care Trust, Registered Social Landlords and other key local stakeholders to enable development in the Borough to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to prioritise the efficient use of brownfield land in delivering the land use requirements of the private sector, local service providers and the different needs of the hierarchy of settlements across the Borough. There will be a focus on prioritising development in Borehamwood and Potters Bar and within the boundary of existing built up areas but all urban settlements will be expected to accommodate opportunities which arise for meeting local housing, jobs growth and other development and service needs. All development across the Borough should:

- (i) ensure a safe, accessible and healthy living environment for residents and other users of a development;*
- (ii) seek to mitigate the environmental impact of transport by promoting alternatives to the car and opportunities for linked trips;*
- (iii) be constructed and operated using a minimum amount of non-renewable resources and be required to use energy efficiency;*
- (iv) be of high quality design and appropriate in scale, appearance and function to the local context and settlement hierarchy, taking advantage of opportunities to improve the character and quality of an area;*
- (v) avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment;*
- (vi) minimise and mitigate the impact on local infrastructure and services; and*
- (vii) Comply with the key environmental policies set out in the Core Strategy.*

- F.3.4 It was considered that this spatial policy provided an overarching statement, encompassing all aspects of sustainability. The Policy included reference to developments promoting safe and accessible environment as well as being of high quality design reflecting the objectives of previous

spatial policies: SP3, SP4 and SP6. Overall, it was considered that SP1 from the outset, set a strong theme for sustainable development throughout the plan.

- F.3.5 The following two policies CS2: Local and Supply of New Housing and CS3: Affordable Housing were revised significantly.

CS1: Location and Supply of New Housing

Policy CS1 reads:

The Council will make provision for the supply of at least 5,000 new homes between 2001 and 2021 in accordance with in the requirements of the East of England Plan (RSS14) with a focus on development within the three Strategic Housing Locations of Borehamwood, Potters Bar and Bushey. In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of:

- (i) *environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15);*
- (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 taking account of local infrastructure capacity;*
- (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.*

Unless there are exceptional circumstances, no more than 50% 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. 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, CS12, CS14, CS15 and other relevant planning policies.

- F.3.6 Policy CS1 was subject to revision to take account of the requirements in the East of England Plan (RSS14) as adopted in May 2008. The RSS confirmed the supply of at least 5,000 new homes. This level of housing was reflected in the sustainability appraisal of the April and October 2007 versions of the Core Strategy and therefore remains valid. The revised Policy CS2 identifies three strategic housing locations in Borehamwood, Potters Bar and Bushey where as previous policy wording has not provided a spatial distribution for future housing. It was considered by providing this spatial distribution for future housing it will ensure that the focus for development will be in the major towns in Hertsmere.
- F.3.7 Negative effects of varying scale and significance were previously identified against SA Objectives 8 (contamination), 9 (heritage assets), 13 (water quality), 14 (water consumption), 15 (flooding), 16 (air quality) and 17 (greenhouse gas emissions). In addition, long term negative effects were previously identified against SA10 (countryside) and SA12 (biodiversity) as the Core Strategy identifies a possible need for Greenfield development to meet the higher target of 5,000. These negative effects on the environment are mitigated to a certain degree by cross referencing with the environmental policies notably CS11, CS13 and CS14.

Policy CS3: Phasing of New Development

- F.3.8 Policy CS3 was slightly amended. The cap on development site sizes, where Hertsmere is projected to exceed RSS targets, was raised from 25 units to 50 units. This was considered necessary as a lower threshold could prejudice the amount of affordable housing which could emerge on windfall sites. This minor change was not considered to have significant changes to

the SA and was considered to accentuate the positive effects that this policy had on SA03 and SA04 as more affordable housing will be required for larger windfall sites.

Policy CS4: Affordable Housing

- F.3.9 Policy CS4 on Affordable Housing was revised and a target of 35% affordable housing on qualifying sites was sought through this policy. This compares with the April and October 2007 versions which sought 25% affordable housing. The actual number of affordable housing units planned increased from 940 homes to 1,315 homes (out of an overall government housing target of 5,000 homes). The sustainability appraisal of the October 2007 policy version concluded that there would be minor positive effects with this policy relating to affordable housing provision and helping to tackle poverty and social exclusion (SA04), providing affordable housing in accessible locations and providing sufficient housing that is affordable (SA03). With the increase in affordable housing target by 375 homes, this accentuated the positive effects that this policy had on SA03 and SA04.

Other Changes

- F.3.10 Policy CS10: Land use within employment areas was slightly reworded and included the following additional sentence:
- The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development across the Borough.*
- F.3.11 It was considered that the positive effects already identified against SA Objective 20; to provide a prosperous, balanced and stable economy, were accentuated as the policy actively seeks training opportunities through the implementation of this policy.
- F.3.12 Policy CS20: Physically Accessible Buildings incorporated the provisions of Spatial Policy 6: High Quality Design. Policy CS20 was updated to read:
- Policy CS20: Securing a high quality and accessible environment
- The Council will require all development to be of high quality design which ensures the creation of attractive and usable places. Development proposals should take advantage of opportunities to improve the character and quality of an area and the Council will take account of the cumulative impact of new development, including the impact arising from residential intensification and redevelopment. All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility requirements. Where practicably possible 100% of new residential units should be built to the Lifetime Homes Standards based on the Joseph Rowntree Foundation 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.*
- F.3.13 It was considered that this policy would ensure high quality design in new development and thus confirming the significant positive effects previously identified against SA Objective 3: to meet identified housing needs and improve the quality and affordability of housing. In addition, the emphasis in this policy to ensure that development proposals take advantage of opportunities to improve the character and quality of an area is likely to result in positive effects on objective SA09 to protect and enhance the landscape character, historic buildings, archaeological sites and cultural features. The previous sustainability appraisal of CS20 identified no effects. These positive effects are likely to be dependent on the design of developments coming forward and can be subjective. As such, the positive effects are not considered significant.
- F.3.14 Policy CS27: Safe and Attractive Evening Economy has been slightly reworded and now includes an additional sentence as follows:
- '....including the need to reduce anti-social behaviour, crime and the fear of crime'.*

- F.3.15 It was considered that the addition of this sentence resulted in significant positive effects on SA objective 5: to reduce and prevent crime, fear of crime and anti social behaviour. However, like the previous appraisal of this Core Strategy Policy, the likelihood of these positive effects is uncertain as policy will not change social behaviour and the duration of the positive effects is unknown.
- F.3.16 There was minor rewording of the remainder of the Core Strategy policies however, the changes are considered insignificant and did not affect alter the sustainability appraisal results from the October 2007 version.

Table F.3 - Set of Core Strategy Policies (2008)

Policy	
Policy SP1 - Creating Sustainable Development	The Council will work with Hertfordshire County Council, Hertfordshire Constabulary, West Hertfordshire Primary Care Trust, Registered Social Landlords and other key local stakeholders to enable development in the Borough to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to prioritise the efficient use of brownfield land in delivering the land use requirements of the private sector, local service providers and the different needs of the hierarchy of settlements across the Borough. There will be a focus on prioritising development in Borehamwood and Potters Bar and within the boundary of existing built up areas but all urban settlements will be expected to accommodate opportunities which arise for meeting local housing, jobs growth and other development and service needs. All development across the Borough should: i) ensure a safe, accessible and healthy living environment for residents and other users of a development; ii) seek to mitigate the environmental impact of transport by promoting alternatives to the car and opportunities for linked trips; iii) be constructed and operated using a minimum amount of non-renewable resources and be required to use energy efficiently; iv) be of high quality design and appropriate in scale, appearance and function to the local context and settlement hierarchy, taking advantage of opportunities to improve the character and quality of an area v) avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment; vi) minimise and mitigate the impact on local infrastructure and services; and vii) comply with the key environmental policies set out in the Core Strategy;
CS1 -The location and supply of new homes	The Council will make provision for the supply of at least 5,000 new homes between 2001 and 2021 in accordance with the requirements of the East of England Plan (RSS14) with a focus on development within the three Strategic Housing Locations of Borehamwood, Potters Bar and Bushey. In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of: i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15); 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 taking account of local infrastructure capacity; 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. Unless there are exceptional circumstances, no more than 50% 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. 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, CS12, 14, 15 and other relevant planning policies.
CS2 - Housing beyond existing built	Changes to the boundaries to the existing built up areas to accommodate up to 460 new homes will be focused on sites to be identified through the Site Allocations DPD, broad locations for which are shown on the Key Diagram to the south and east of Borehamwood and to the south,

Policy	
up areas	west and north-west of Potters Bar. The identification of individual sites will be based on a range of criteria including (but not restricted to): i) Air quality; ii) Noise; iii) Transport impact; iv) Flood risk; v) Nature conservation value and impact; vi) Landscape conservation value and impact vii) Agricultural land quality; and viii) Accessibility to and capacity of public transport and essential services ix) The extent of previously developed land on the site
CS3 – Phasing of New Development	To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policies CS1 and CS2, the Council will permit phased levels of new housing development, measured from the start of the plan period in 2001: • Phase 1: Up to 57% of new homes by March 2011 • Phase 2: Up to 74% of new homes by March 2016 • Phase 3: Up to 100% of new homes by March 2021 Housing sites will be phased for periods up to March 2011, March 2016 and March 2021 through the Site Allocations DPD, to facilitate the required levels of housebuilding 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. New housing between 2021 and 2024 will be permitted on unallocated sites at the same rate as housing delivered between 2001 and 2021. Sufficient Greenfield sites should be identified in the Site Allocations DPD to enable the provision of land for new homes in Phase 3, if required. To prevent the overdevelopment of housing in the Borough ahead of required infrastructure and community facilities, unimplemented residential land allocations and new residential proposals of 50 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 • 20% of the proportion sought in each phase over the following three years; or • the East of England Plan target of 5,000 before 2021 Where housing delivery is projected to fall below the proportion sought in each phase by at least 20% over the following three years, a review of the phasing of housing allocations will be undertaken.
CS4 - Affordable Housing	In order to optimise increase the supply of Affordable Housing, developments involving more than 15 residential units (gross), or residential sites of more than 0.5 hectares, should make provision for an element of Affordable Housing. The Council will seek the provision of 35% Affordable Housing on qualifying sites, pending the finalisation of Affordable Housing requirements in the East of England Plan, equating to an overall Affordable Housing target of 1,315 homes (out of an overall government housing target of 5,000 homes). 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 managed delivered through a Registered Social Landlord unless otherwise agreed with the Council's Housing Department. The Affordable Housing tenure mix will be considered on a site-by-site basis with recognising that approximately 75% of all new Affordable Housing in the Borough should be delivered as social rented housing and the remainder as intermediate housing.
CS5 - Affordable Housing in rural exception sites	The inclusion of small scale Affordable Housing schemes, as an exception to normal policies, will be permitted in designated "smaller" settlements in the Green Belt, as set out on the Core Strategy Key Diagram. , may be permitted to include the development of small scale Affordable Housing schemes as an exception to normal policies. "Exception" sites should be small in scale in relation to the size of settlements and such schemes should meet the identified needs of

Policy	
	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 or have adverse effects on the natural and built environment.
CS6 - Gypsies and Travellers	The Council will seek to provide for the further needs of Gypsies and Travellers (as defined in Circular 01/06). On the basis of identified need within south and west Hertfordshire, the Council will seek to provide for up to 12 additional pitches up to 2011 through the identification of land in the Site Allocations DPD. In identifying any required potential sites, as well as accommodating identified needs after 2011, consideration will be based on a range of criteria including: i) the potential of existing sites to accommodate additional pitches; ii) a sequential site selection process with an emphasis on land which has been previously developed; iii) safe and convenient access to the primary road network with proximity to the major road network and without blocking or inhibiting use of any existing rights of way; iv) avoiding prejudicing adjacent nearby residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; v) avoiding overdominating and respecting the size and scale of the nearest settled community, ensuring that there is not an undue level of Gypsy and Traveller pitches in any one part of the Borough which might result in an adverse impact on the local environment and / or infrastructure; vi) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land; vii) an ability to receive essential services including water, sewerage, drainage and water disposal; viii) an ability for the site to be effectively managed for Gypsies and Travellers with local connections; ix) a location within reasonable proximity to key local services; x) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing; xi) the potential risk of flooding or the ability to mitigate this risk; and ensuring any other adverse effects on the built and natural environment are avoided and / or mitigated including compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15); and xii) the likely availability of the site to accommodate Gypsy and Traveller pitches.
CS7 - 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 within each tenure. Development proposals will be permitted, subject to the requirements of other relevant DPD / Local Plan policies, so long as: i) housing developments in excess of 10 units (gross) contain some variation within their housing mix, with sites over 25 units or 1 hectare reflecting identified variations within the Borough's housing need, subject to proposals respecting the prevailing character of the area; and ii) on large sites allocated in the Site Allocations DPD, development sites of 100 or more units (gross), a proportion of sheltered or very sheltered housing is provided will be sought as part of the overall housing mix.
CS8 - Scale and distribution of employment land	The Council will support development proposals in appropriate locations which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. In order to encourage economic development and promote a competitive local economy, provision will be made sought for the supply of at least 100 ha of strategically designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as indicated identified on the Key Diagram: <u>Employment Areas</u> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranbourne Road, Potters Bar

Policy	
	• Station Close, Potters Bar • Otterspool Way, Bushey <u>Key Employment Site</u> • Centennial Park, Elstree The boundaries of these locations will be clarified in the Site Allocations DPD including the limited release of any vacant or surplus previously designated land within the Elstree Way Employment Area for new housing or housing-led or mixed-use development where appropriate. The precise boundary of any individual sites to be released will be based on an assessment of whether: - an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; - a housing-led development would prejudice the ability of nearby businesses to operate; - 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 - any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated Any further releases of vacant or surplus strategically designated employment land will only be considered following an assessment of the suitability of a site for continuing employment use and as required, an employment land needs assessment. Exceptionally, compensatory allocations elsewhere will be sought, through the Site Allocations DPD.
CS9 - 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. In order to achieve this, 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 subject to the provisions of Policies CS22, CS23 and other relevant DPD / Local Plan environmental policies. These sites will be identified in the Site Allocations DPD and comprise economically viable business accommodation of 0.25 hectares or more 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 CS8.
CS10 - Land use within employment areas	Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development across the Borough. 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. 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. All development should meet the requirements of Policies CS12 and CS15 to ensure that potential contamination is minimised and remediated.
CS11 - Promoting film and television production in Hertsmere	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 develop, refurbish and upgrade film and television studios will be supported subject to environmental constraints and other relevant policies. 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.
CS12 - Protection and enhancement of the natural environment	All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, landscape character and sites of ecological and geological value, in order to maintain and improve environmental quality. Development proposals should provide opportunities for habitat creation and enhancement throughout the life of a development. There will be a presumption against inappropriate development and other development which causes harm to the openness and appearance of the Green Belt, as defined in PPG2 (Green Belts) and

Policy	
	in the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised. A strategic gap in the Green Belt between Bushey and Watford, and Bushey and Stanmore will be maintained within which any limited development, deemed acceptable in the Green Belt, should serve to retain the separation between the two towns.
CS13 Protection and enhancement of historic assets	All development proposals must conserve and enhance the historic environment of the Borough in order to maintain and improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites or locations of historic or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological Remains.
CS14 - Promoting recreation access to the countryside	The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to parks, open spaces and to the local countryside. Measures which secure the provision of safer and more secure car-free access including enhancements and additions to the rights of way / Greenways network as set out in the Council's Greenways Strategy, will be actively sought where they do not present a risk to the biodiversity value and intrinsic environmental quality of the locality. The provision or enhancement of visitor facilities in the countryside, including Watling Chase Community Forest Gateway Sites and Historic Parks and Gardens, will only be encouraged where this: i) specifically enhances access for the local population ii) does not harm the character, appearance and openness of the Green Belt, landscape and wider countryside; iii) does not cause new road congestion; iv) does not exacerbate existing road congestion; and v) will ensure that biodiversity is protected and enhanced in accordance with Policy CS
CS15 - Environmental Impact of new development	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 to occupiers of a site, the local community and the wider environment. Development proposals should take account of the guidance set out in the jointly produced guidance of the Hertfordshire Planning Authorities Hertfordshire County Council guide 'Building Futures' the Hertfordshire Guide to Promoting Sustainability in Development. Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by measures including: i) avoiding development in the floodplain and close to river corridors unless the requirements of the exceptions test have been met and flood prevention/mitigation measures are in place as required by the Environment Agency; ii) ensuring that developments larger than 1,000 sq m or 10 new homes include measures to offset at least 10% of total predicted carbon emissions*, subject to local environmental and amenity constraints, through a combination of sustainable design and construction and on-site renewable energy generation; iii) reducing water consumption through measures such as water saving devices and incorporating the use of Sustainable Urban Drainage Systems (SUDS); iv) ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise); v) remediating land affected by instability and contamination, and maintaining appropriate distance from establishments containing hazardous substances; vi) ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible; vii) achieving reduced levels of energy consumption and the use of energy from renewable resources; viii) making provision for waste minimisation and recycling within the development; and ix) seeking to exceed the minimum standards as set out in The Code for Sustainable Homes within new residential developments. x) Development proposals must demonstrate that they accord with Policy CS12 and that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with

Policy	
	Policy CS19. xi) To facilitate waste minimisation and recycling, 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
CS16 - Access to services	The Council will work with local service providers to facilitate and promote their stated land use and buildings requirements through the identification of mixed-use and other development opportunities in the Site Allocations DPD. The Council will also require new development to contribute to the Community Strategy aim of ensuring achieving fair access to services provided through key community facilities 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 of required key community facilities should be made as part of the development in consultation with the local community and local service providers and in order to meet or fund any infrastructure impact, having regard to the provisions of Policy CS19.
CS17 - Key Community Facilities	Proposals for the provision or dual use of key community facilities, including educational, healthcare and recreational facilities, will be supported, subject to any environmental constraints and other relevant policies. The loss, reduction or displacement of facilities and sites will not be permitted unless it can be demonstrated that they are genuinely surplus to the needs of the local community, there is no scope for alternative community uses to be provided and that any replacement accommodation elsewhere is satisfactory for all of its users, having regard to the provisions of Policy CS19. 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.
CS18 - Securing mixed use development	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: 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. The Council will work 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.
CS19 - Planning tariff and obligations	Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, in addition to contributions towards off-site Affordable Housing, will be secured through: (i) the use of individually negotiated planning obligations and subsequently any standard charge on the approval of each new home, on sites of fewer than 15 units (gross), to be secured through a planning obligation under Section 106 of the Town and Country Planning Act; and (ii) the use of individually negotiated planning obligations entered into by the Council under Section 106 of the Town and Country Planning Act, on sites of 15 or more units (gross). The standard charge will be set at a suitable level to ensure that the development of new housing does not adversely affect existing key community facilities and services, having regard to the viability of developing land in the Borough. 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. Specific details on arrangements for securing developer contributions will be set out in the Planning Obligations Supplementary Planning Document.
CS20 - Securing a high quality and accessible environment	The Council will require all development to be of high quality design which ensures the creation of attractive and usable places. Development proposals should take advantage of opportunities to improve the character and quality of an area and the Council will take account of the cumulative impact of new development, including the impact arising from residential intensification and redevelopment. All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility

Policy	
	requirements. Where practicably possible 100% of new residential units should be built to the Lifetime Homes Standards based on the Joseph Rowntree Foundation 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.
CS21 - Development and accessibility	Policy CS21 Development and accessibility to services and employment The Council will work towards Hertfordshire County Council's vision of providing a safe, efficient and affordable transport system that allows access for all to everyday facilities. To obtain the best use of the existing highway network, major commercial trip generating development should be focused principally on Transport Development Areas, Transport Corridors and town centres, as indicated on the Key Map. All major developments over 2,500 sq m or 25 residential units will only be permitted where: i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy; ii) it is accompanied by a suitable Travel Plan, prepared in accordance with guidance set out in the Parking Supplementary Planning Document; iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular, and pedestrian and equestrian safety; and iv) it contributes, where required, to the provision or funding of new or improved public transport and non-motorised pedestrian and cycle routes.
CS22 - Accessibility and parking	In order to facilitate fair access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table 18 for residential development); iv) housing tenure v) the potential for shared parking, over various times of the day and week, with other uses vi) local on-street parking conditions and controls; vii) highway and pedestrian safety considerations; viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted; ix) the Accessibility Zones for the Borough; together with the extent of compliance with requirements set out in the Parking Supplementary Planning Document; and x) the extent to which permeable and semi-permeable surfaces are incorporated into the area of off-street parking to be provided
CS23 - Promoting alternatives to the car	Policy CS23 Promoting alternatives to the car The Council will support a wide range of measures to provide safer and more reliable alternatives to the car for accessing new development and existing development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing rights of way and highways network, which increase walking, cycling or riding opportunities; and; iv) The safeguarding of proposed non-motorised routes, where necessary, to prevent development occurring which would prevent their future implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme, having regard to the requirements of the Parking Supplementary Planning Document.
CS24 - Town Centre Strategy	Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail

Policy	
	function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Retail activity elsewhere will be focused on local centres and parades which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position within the town centre hierarchy. Proposals to create in excess of 2,500 sq m of new retail floorspace will be subject to the sequential test and should be focused on Borehamwood and Darkes Lane, Potters Bar town centres and will only be permitted where a clear quantitative need has been established and where it can be demonstrated that it would not harm any existing shopping centre.
CS25 - Strengthening Town Centres	The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate arts, leisure and entertainment uses. Details of frontages and uses will be set out in the Site Allocations DPD.
CS26 - Retail and commercial development in Shenley	Policy CS26 Retail and commercial development in Shenley Small scale retail and commercial development in Shenley should be restricted to suitable sites within existing commercial areas. Locations will be identified in the Site Allocations DPD, based on those defined in the Shenley Parish Plan: • along London Road in the south east of the village; and • at Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site).
	Retail and commercial development in identified locations in Shenley should be of a size and scale which primarily serves the local community rather than drawing in large numbers of visitors from further afield.
CS27 - Safe and attractive evening economy	The Council wishes to promote a range of uses in town centres for the whole community, creating a balanced evening economy including entertainment and late night retailing as well as eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Crime, Disorder and Drugs Reduction Strategy for Hertsmere, including the need to reduce anti-social behaviour, crime and the fear of crime. Where new A3, A4 and A5 uses are permitted, financial contributions will be sought for related town centre improvements including additional CCTV, improved lighting and improved signage for CCTV and Alcohol Free Zones. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night uses have caused existing anti-social problems, there will be a presumption against further consents for such uses.

Table F.4 - Policy SP1 Creating Sustainable Development

Policy SP1 Creating Sustainable Development	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. 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: • 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

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	No obvious effect	0	0	0	n/a	

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	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	The requirement for developments to maximise the conservation of energy and	+	+	+	Not required as positive	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	recycling of waste	resources should have a slight positive long term effect					
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	

Table F.5 - Policy SP2 – Meeting local housing needs

Policy SP2 – Meeting local housing needs	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. 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. 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.

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	++	+++	+++	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

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		in suitable locations is complementary to the objective.					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 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.	+	+	+	Ensure that new residential development reflects best practice principles of designing out crime, both in buildings and the public realm.	The effects of the policy on the objective are limited by the fact that much is dependent on factors outside 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	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		
						linked to key services, facilities and employment.	
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 car and achieve modal shift to more sustainable transport modes	The policy approach of directing the majority 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.	++	++	+++	There will be a need to ensure that sustainable transport infrastructure is in place in advance of the occupation of new development.	The effectiveness of the policy will depend on 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.	++	++/-	++/--	New residential development should incorporate habitat replacement/development as appropriate. Green space (public realm and gardens) should be designed to encourage use as wildlife corridors incorporating a variety of species types. Walking, cycling and recreational space should avoid sensitive locations to minimise human disturbance.	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.	-	--	--	Infrastructure associated with residential development should include run off filtration systems where appropriate. New residential development should incorporate SuDS where practicable. New residential development should be well served by public transport, walking and cycling networks to minimise the impact	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		
						of transport based pollutants entering the water system.	
14	To minimise water consumption	In increasing the amount of residential development across the plan area, the policy will inevitably increase water consumption.	--	--	---	New residential development should be designed to the highest environmental standards, including the EcoHomes criteria. SuDS should be supported in new development wherever possible. Greywater recycling should be incorporated into residential development as standard.	Negative effects are likely to be more pronounced over time as more development is realised across the plan area.
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.	+/-	+/-	+/-	New residential development should be designed to the highest environmental standards, including the EcoHomes criteria. SuDS should be supported in new development wherever possible. Greywater recycling should be incorporated into residential development as standard.	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.	-/+	--/+	--/+	New residential development should be designed to the highest environmental standards, including EcoHomes criteria. 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.	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.	--	---	---	New residential development should be designed to the highest environmental standards, including EcoHomes criteria. New residential development should be well served by public transport, walking and cycling networks to minimise the impact	Negative effects will be more pronounced over time as the cumulative effects of increased development are realised.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						of transport based pollutants entering the atmosphere.	
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.	-	--	--/+	New residential development should be designed to the highest environmental standards, including EcoHomes criteria. 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. Renewable energy technologies should be promoted for use in schemes where practicable.	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 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.

Table F.6 - Policy SP6 – securing high quality design

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.

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.
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	The delivery of high quality design in all development should necessarily result in	++	+++	+++	None required as effects are positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	landscape	maintenance and, in some cases, enhancement of the quality of the countryside and landscape.					
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	
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.

Table F.7 - Policy CS1 – The location and supply of new homes

Policy CS1 – The location and supply of new homes	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: 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 Hertsme Core Strategy; and vi) the need to focus development within the boundaries of existing built-up areas.

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 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.	+	++	+++	There will be a need to ensure that all new residential development is well served by non-road transport infrastructure in advance of occupation.	The strategy of co-locating housing with existing settlements will only be successful against the objective if new development is fully networked by a range of transportation options. Increased benefits over time as a result of increased completion rates and thus a greater proportion of prospective residents 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	In including environmental constraints and a	?	?	?		There is a need for additional information relating to

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	previously developed land and existing buildings before Greenfield sites	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.					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 quality of the countryside and landscape	The consideration of environmental 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.	+++	++	++/-	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	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	++	++	+++	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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		travel and increase linked trips, all of which may contribute to an encouragement to adopt more sustainable transport practices.					
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.	++	++/-	+/-	Loss of land of biodiversity interest 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.	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.	++	++/-	+/-	Infrastructure associated with residential development should include run off filtration systems where appropriate. New residential development should incorporate SuDS where practicable. 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.	
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.	--	--	--/+	New residential development should be designed to the highest environmental standards, including the EcoHomes criteria. SuDS should be supported in new development wherever possible. Greywater recycling should be incorporated into residential development as standard.	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	++	++/-	+/-	SuDS should be supported in new development wherever practicable. Permeable surfacing should be incorporated into development where appropriate (e.g.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		increasingly replaced with impermeable development.				hardstanding)	
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.	--	---	---	New development should be well served by public transport, walking and cycling networks in advance of occupation. New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.	
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.	--	---	---	New development should be well served by public transport, walking and cycling networks in advance of occupation. New residential development should be designed to the highest environmental standards, including the EcoHomes criteria.	
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 degree by more widespread use of energy saving techniques and renewable energy technologies.	---	--	--/+	New residential development should be designed to the highest environmental standards, including the EcoHomes criteria. Opportunities for renewable energy technologies should be supported wherever possible.	Adverse effects may decrease over the longer term as renewable energy technologies become more advanced and more readily available.
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	++	++	+++	None as effects are positive.	Effects are likely to be increasingly beneficial in the longer term as the population expands.

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	existing and new commercial development, including the evening economy, which is an important element of vitality and viability.					

Table F.8 - Policy CS2 – housing beyond existing built up areas

Policy CS2 – housing beyond existing built up areas	New Policy CS2: Housing beyond existing built up areas: 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: Borehamwood: - Land to the west of Cowley Hill and Rowley Lane - Land to the north of Barnet Lane between Furzehill Road and Hartfield Avenue Potters Bar: - 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 The identification of individual sites will be based on a range of criteria including (but not restricted to): i) Air quality; ii) Noise; iii) Transport impact; iv) Flood risk; v) Nature conservation value; vi) Landscape conservation value v) Agricultural land quality; and vi) Accessibility to public transport and essential services					

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	No obvious effects	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	learning and employability						
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 and existing buildings before Greenfield sites	The allocation of green belt sites for housing development at the outset of the plan period is contrary to the aims of the objective.	---	---	---	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.	
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.

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	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 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	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		
						developed.	
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.	-	--	--	Infrastructure associated with residential development should include run off filtration systems where appropriate. New residential development should incorporate SuDS where practicable. 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.	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.	-	--	--	New residential development should be designed to the highest environmental standards, including the EcoHomes criteria. SuDS should be supported in new development wherever possible. Greywater recycling should be incorporated into residential development as standard.	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.	--	--	---	New residential development should be designed to the highest environmental standards, including EcoHomes criteria. 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.	
17	To reduce greenhouse gas emissions	550 new homes and associated transport movements will result in a net increase in GHG emissions.	-	--	--	New residential development should be designed to the highest environmental standards, including EcoHomes criteria.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						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.	
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.	--	--	-/+	New residential development should be designed to the highest environmental standards, including EcoHomes criteria. 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. Renewable energy technologies should be promoted for use in schemes where practicable.	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.	-	--	--	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	No obvious effects	0	0	0	n/a	

Table F.9 - Policy CS3 – Phasing of Housing Development

Policy CS3 – Phasing of Housing Development	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: 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) 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. 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. 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 - 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

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 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

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
							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 transport modes	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 will have a medium to long term negative effect.	+	-	-	As above	As above.

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	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	

Table F.10 - Policy CS4 – Affordable Housing

Policy CS4 – 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, in Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations, should make provision for an element of affordable housing. 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). 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.

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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	landscape character, historic buildings, archaeological sites and cultural features of importance to 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	++	++	++		

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

Table F.11 - Policy CS8 – Scale and Distribution of Employment Land

Policy CS8 – Scale and Distribution of Employment Land	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: <u>Employment Areas</u> ▪ Elstree Way, Borehamwood ▪ Stirling Way, Borehamwood ▪ Cranborne Road, Potters Bar ▪ Station Close, Potters Bar ▪ Otterspool Way, Bushey <u>Key Employment Site</u> ▪ Centennial Park, Elstree 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: 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

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	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	opportunities for lifelong learning and employability						
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 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 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	+	+	+		Measures should be taken during construction and operation to minimise contamination risk.

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	positive but not significant.					
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	+	+		
10	To maintain and enhance the quality of the countryside and landscape	+	+	+		
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	+	+	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 CS 21 relating to encouraging green travel plans.
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	+	+		
13	To improve the quality of surface and ground waters	-	-	-	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	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 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	+/-	+	+	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.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		existing areas are of high public transport accessibility. However during construction there maybe some negative effects on air quality in the short term.					
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.
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 Additional Alternatives (2010 and 2011)

Table G.1 - Assessment of alternative growth options , December 2010

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.

	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
3.	To meet identified housing needs and improve the quality and affordability of housing	-	This option involves the assumption of zero net migration. In case this projection proves to be 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.	++	This option is based on the recent modelling of projected increase of households up to 2026. Therefore, this option is considered beneficial, enabling the projected level of growth.	++	Effects are similar to those under option 2.	+++	Delivery of higher housing targets should help accommodate higher numbers of affordable homes.	+++	Delivery of higher housing targets should help accommodate higher numbers of 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,	--	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

	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
									and thus create conditions for anti-social activities and behaviour.		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 demographically	+	Indirect positive effects associated with higher level of accessibility to facilities and services for all. This includes 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.	+	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 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).	--	Negative effects on public health are likely due to more limited access to services and facilities, including 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.
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	++	This option is considered most positive in terms of safeguarding soil	+/-	This option is likely to involve a higher level of increase in hard surfacing, and thus higher rates of polluted	-	Compared to option 2, this option involves some use of Green Belt sites; therefore its	--	Both options 4 and 5 involve maximum use of Green Belt sites, therefore predicted	+/ ---	Take up of green field land and the level of increase in hard surfacing under this option are the

	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
	quantity		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.		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.		effects are more negative compared to option 2.		potential negative effects on soil quality and quantity are significant.		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 improving settings of heritage assets through sympathetic design under this option.	+/-	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 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	++	Both options 1 and 2	++	Both options 1 and 2	+	Option 3 involves	-	Maximum use of Green	--	In addition to land use

	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
	dependence on private car and achieve modal shift to more sustainable transport modes		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.		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.		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.		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.		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 water bodies.	--	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.
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	-	Any increase in	-	Any increase in development	-	Any increase in	--	Higher levels of housing	---	Higher levels of housing

	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
	risk of flooding and take account of climate change		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.		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.		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.		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.		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 from buildings and embodied carbon.	--	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
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.

	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
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 existing urban areas will be developed first with some benefits for 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 existing urban areas will be developed first with some benefits for town centres.

Table G.1 - Assessment of alternative options for employment development, November 2011

Option 1 – Do not allow the release of any existing designated employment land: Existing and emerging government policy advocates a flexible approach to employment land designations. This option would not allow the Council to respond to market signals.	Option 2 – Allow the release of existing employment land with no compensatory designations: The Hertfordshire London Arc Study identified small shortfalls in space for office and other B-class uses. This approach might not allow the Council to make an appropriate level of provision for existing jobs and any future employment growth in the Borough. This is especially the case given the current level of interest in redeveloping some sites within Employment Areas for housing and the reality that previously envisaged employment development in neighbouring districts, including business parks, may not come forward. Furthermore, such an approach would lead to applications for employment development beyond existing designated employment areas being considered on a case-by-case basis. This may result in unsatisfactory developments taking place in an unplanned way and in locations that are not well suited to B-class use.	Option 3 – Designate new business park / extension to an Employment Area: Although the Hertfordshire London Arc Study identified small shortfalls in space for office and other B-class uses, it is recognised that these may fall within the margin of error. Empirical evidence suggests that there is currently an oversupply of B-class accommodation in the Borough. On account of this, and given that it is considered that a flexible approach is required, the Council should not commit to a new designation at this stage.	Option 4 – Safeguard land for a new business park / extension to an Employment Area within the built up areas of an existing settlement: There are no known deliverable or developable locations for a new employment park or an extension to an existing Employment Area within the Borough's settlements. Most available urban sites are relatively small and bound by closely by residential properties and are not, therefore, well suited to accommodating B2, B8 and some B1 uses.	Option 5 – Safeguard land for a new business park elsewhere: This option would most likely have an unacceptable impact on the Green Belt in comparison to the impact that would result from an extension to an existing Employment Area. In addition to any new B-class accommodation, a new business park would require new access arrangements, services and other ancillary forms of development. Moreover, a new stand-alone business park would not benefit from links to the existing business community. Also, if located away from a settlement, a Business Park would most likely be heavily car-reliant and unsustainable, as it would not be within close proximity of a concentration of local services and facilities.	Option 6 - Safeguard land for an extension of the Stirling Way / Station Close / Otterspool Way / Centennial Park Employment Area: The land surrounding these existing Employment Areas was assessed to determine whether or not it was considered suitable for an extension of the adjoining Employment Area. All land was considered in relation to the likely impact of its development on the openness of the Green Belt, its accessibility and proximity to the strategic road network, and its availability, as well as any limitations imposed by other constraints and the location of the existing Employment Area.	Option 7 - Safeguard land for an extension of to existing employment area of Elstree Way, Borehamwood and Cranborne Road, Potters Bar: Elstree Way, Borehamwood - On balance, it is considered the development of this area of land would have a limited impact on the openness and purposes of the Green Belt. The A1 acts as a natural boundary to Borehamwood and a significant amount of hardstanding, currently used for the parking of vehicles, already exists. Cranborne Road, Potters Bar - the development of the safeguarded land would bring wider benefits to the employment area, which is the principle industrial estate in the town and currently has no capacity for growth.

Scale of Effect (SE): 0 – no effect; +++ strongly positive; ++ moderately positive; + slightly positive; --- strongly negative; -- moderately negative; - slightly negative

	SA/SE A Object ive		S E Comments/ explanation		S E Comments/ explanation		S E Comments/ explanation		S E Comments/ explanation		S E Comments/ explanation		S E Comments/ explanation		
			Option 1		Option 2		Option 3		Option 4		Option 5		Option 6		
1.	To improve educational achievement, training and opportunities for lifelong learning and employability	+	Retention of employment land may help maintain opportunities to learn on the job.	-	Loss of employment land with no compensatory designations or with case by case compensation may lead to the loss of opportunities to learn on the job.	+	Designation of a new business park / extension to an employment land may help create opportunities to learn on the job.	+	Designation of a new business park / extension to an employment land may help create opportunities to learn on the job.	+	Designation of a new business park / extension to an employment land may help create opportunities to learn on the job.	+	Extension of employment areas may help create opportunities to learn on the job.	+	Extension of employment areas may help create opportunities to learn on the job. Extending the Elstree Way is particularly beneficial, as this is the main settlement in the Borough, benefitting a larger proportion of the local population.
2.	To ensure ready access to essential services and facilities for all residents	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
3.	To meet identified housing needs and improve the quality and affordability of housing	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.
4.	To reduce poverty and social exclusion and promote equality of opportunities	+	Retention of employment land may help maintain opportunities to learn on the job and thus increase employment opportunities for local people and promote equality of opportunities.	-	Loss of employment land with no compensatory designations or with case by case compensation may lead to the loss of opportunities to learn on the job and thus lead to a	+	Designation of a new business park / extension to an employment land may help create opportunities to learn on the job and thus increase employment opportunities for	+	Designation of a new business park / extension to an employment land may help create opportunities to learn on the job and thus increase employment	+	Designation of a new business park / extension to an employment land may help create opportunities to learn on the job and thus increase employment opportunities for local people and	+	Extension of employment areas may help create opportunities to learn on the job and thus increase employment opportunities for local people and promote equality of opportunities.	+	Extension of employment areas may help create opportunities to learn on the job and thus increase employment opportunities for local people and promote equality of opportunities.

	SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	Comments/ explanation			
			Option 1		Option 2		Option 3		Option 4		Option 5	Option 6			
					decrease of employment opportunities for local people.		local people and promote equality of opportunities.		opportunities for local people and promote equality of opportunities.		promote equality of opportunities.		Extending the Elstree Way is particularly beneficial, as this is the main settlement in the Borough, thus benefitting a larger proportion of the local population.		
5.	To reduce and prevent crime, fear of crime and anti social behaviour	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.		
6.	To improve population's health and reduce inequalities both geographically and demographically	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	No obvious effects.		
7.	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-	Not allowing the release of any existing designated employment land may prevent the efficient use of land, as the underutilised land will not be available for redevelopment.	-	This option may not promote the efficient use of land, as compensatory measures on a case by case basis may lead to a piece meal development in locations which might not be the best suited locations.	-	As the evidence base does not support the case for a new business park, this option would not promote the efficient use of land.	0	This option could promote the efficient use of land, as it directs employment development towards the built-up area. However, this option is not a feasible option, as there are no known deliverable or developable	- -	This option sites a new business park with all ancillary forms of development within the Green Belt, which would lead to the loss of the Greenfield land within the Green Belt, representing an inefficient use of land.	-	Locations for extensions under this option are not considered to represent the efficient use of land, due to a number of constraints, including impacts on the Green Belt land, lack of good connectivity with other employment and housing	+	This option would help to optimise land use, as the proposed extensions have limited impacts on the openness of the Green Belt and their location would optimise the use value and use of these employment areas.

	SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	Comments/ explanation			
			Option 1		Option 2		Option 3		Option 4		Option 5	Option 6			
									locations for a new employment park or an extension to an existing Employment Area within the Borough's settlements. Therefore, effects are neutral.			areas, not sufficient area for development and bordering with not compatible land uses.			
8.	To reduce contamination and safeguard soil quality and quantity	+	This approach may help safeguard soil quality and quantity, as it may reduce an additional land take of Greenfield land.	0	No obvious effects.	-	Designation of new business park / extension to an employment area is likely to involve a Greenfield land take and thus may affect soil quality.	-	Designation of new business park / extension to an employment area is likely to involve a Greenfield land take and thus may affect soil quality.	-	This option specifies that it would most likely have an unacceptable impact on the Green Belt; therefore effects are deemed more negative compared to other options.	-	Development of some of these extensions is likely to have a detrimental effect on the Green Belt, e.g. Otterspool Way.	- / +	This option will also affect the land within the Green Belt, although its effects may be reduced, as there is already a significant amount of hardstanding within the extension at Elstree Way.
9.	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	This option may have some positive effects through avoiding an additional land take of the Green Belt land.	-	As this option may involve piecemeal development, it may have negative effects on landscape and heritage assets.	-	As this option may involve Greenfield land take, it may have negative effects on landscape and heritage assets.	+ / -	This option may perform slightly better than the options involving Greenfield land take, although the lack of suitable land for accommodating B2, B8 and some B1 uses, may result in negative effects on heritage assets and townscape.	-	This option specifies that it would most likely have an unacceptable impact on the Green Belt; therefore effects are deemed more negative compared to other options.	-	Development of some of these extensions is likely to have a detrimental effect on the Green Belt, e.g. Otterspool Way, affecting landscape quality.	- / +	This option will also affect the land within the Green Belt, although its effects on the landscape quality may be reduced, as there is already a significant amount of hardstanding within the extension at Elstree Way, and both extensions are bounded by roads.
10.	To maintain	+	Effects similar to	-	Effects similar to	-	Effects similar to	+	Effects similar to	-	Effects similar to	-	Effects similar to	-	Effects similar to

		SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation				
				Option 1		Option 2		Option 3		Option 4		Option 5		Option 6		
	and enhance the quality of the countryside and landscape			the objective above.		the objective above.		the objective above.	/ -	the objective above.	-	the objective above.		the objective above.	/ +	the objective above.
11.	To reduce dependenc e on private car and achieve modal shift to more sustainable transport modes	-	Not releasing existing land which becomes available may prevent development taking place at the locations with the existing transport connections, thus may indirectly lead to an increase in the reliance on the private car.	-	By allowing for a possibility of piecemeal development as a result of this option's implementation, dependence on private car may increase.	- / +	Location details of this option are not very clear – extension to the existing employment areas may be able to use the existing routes but a new business park is likely to lead to increasing the reliance on the private car.	+	This option would help minimise the reliance on the private car, as development would be sited within the settlements. This would enable the use of public transport and other sustainable modes.	- -	This option is likely to lead to the development of a heavily car-reliant Business Park.	- -	Analysis of the implications of the extensions considered under this option showed that some of them would exacerbate existing congestion problems.	+	Both extensions under this option have good connectivity with Borehamwood and Potters Bar and would enable the use of public transport or other sustainable modes and help reduce the reliance on the private car.	
12.	To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt. Piecemeal development may affect the wildlife through disruption to habitats connectivity and	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt.	+	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt.	- -	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt.	- / +	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for the local wildlife than the location within the Green Belt. Effects may be reduced to some extent under this option, as the larger extension at Elstree Way	

	SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	Comments/ explanation			
			Option 1		Option 2		Option 3		Option 4		Option 5		Option 6		
					migration routes.									already includes a significant amount of hardstanding currently used for the parking of vehicles.	
13.	To improve the quality of surface and ground waters	+	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a potentially smaller increase of hardsurfacing and rate of runoff.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a lower increase of hardsurfacing and rate of runoff. Piecemeal development is not likely to represent efficient use of land and thus the overall amount of hardsurfacing may increase.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a lower increase of hardsurfacing and rate of runoff.	+	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a potentially smaller increase of hardsurfacing and rate of runoff.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a lower increase of hardsurfacing and rate of runoff. This option is likely to involve the largest land take of Greenfield land within the Green Belt compared to other options involving Greenfield land take.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a potentially smaller increase of hardsurfacing and rate of runoff.	- / +	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for water quality due to a potentially smaller increase of hardsurfacing and rate of runoff. Effects may be reduced to some extent under this option, as the larger extension at Elstree Way already includes a significant amount of hardstanding currently used for the parking of vehicles.
14.	To minimise water consumption	0	The options are mainly concerned with the location aspects of employment development rather than its quantity. Therefore, it is not	0	The options are mainly concerned with the location aspects of employment development rather than its quantity. Therefore, it is not	0	The options are mainly concerned with the location aspects of employment development rather than its quantity.	0	The options are mainly concerned with the location aspects of employment development rather than its	0	The options are mainly concerned with the location aspects of employment development rather than its quantity. Therefore, it is not	0	The options are mainly concerned with the location aspects of employment development rather than its quantity.	0	The options are mainly concerned with the location aspects of employment development rather than its quantity.

	SA/SE A Objective	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	Comments/ explanation	
			Option 1		Option 2		Option 3		Option 4		Option 5	Option 6	
			possible to differentiate between them in terms of water consumption.		possible to differentiate between them in terms of water consumption.		Therefore, it is not possible to differentiate between them in terms of water consumption.		quantity. Therefore, it is not possible to differentiate between them in terms of water consumption.		possible to differentiate between them in terms of water consumption.	Therefore, it is not possible to differentiate between them in terms of water consumption.	Therefore, it is not possible to differentiate between them in terms of water consumption.
15.	To minimise the risk of flooding and take account of climate change	+	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for reducing the risk of flooding due to a potentially smaller increase of hardsurfacing and rate of runoff.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for reducing the risk of flooding due to a lower increase of hardsurfacing and rate of runoff. Piecemeal development is not likely to represent efficient use of land and thus the overall amount of hardsurfacing may increase.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for reducing the risk of flooding due to a potentially smaller increase of hardsurfacing and rate of runoff.	+	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for reducing the risk of flooding due to a potentially smaller increase of hardsurfacing and rate of runoff	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for reducing the risk of flooding due to a lower increase of hardsurfacing and rate of runoff. This option is likely to involve the largest land take of Greenfield land within the Green Belt compared to other options involving Greenfield land take.	-	This high level assessment assumes that location of development within the existing designated employment land and settlements is generally more beneficial for reducing the risk of flooding due to a potentially smaller increase of hardsurfacing and rate of runoff. Effects may be reduced to some extent under this option, as the larger extension at Elstree Way already includes a significant amount of hardstanding currently used for the parking of vehicles.
16.	To improve local air quality	-	Not releasing existing land which becomes available may prevent development taking place at the	-	By allowing for a possibility of piecemeal development as a result of this option's	- / +	Location details of this option is not very clear – extension to the existing employment	+	This option would help minimise the reliance on the private car, as development	-	This option is likely to lead to the development of a heavily car-reliant Business Park, affecting local air	-	Analysis of the implications of the extensions considered under this option showed that some of them
													Both extensions under this option have good connectivity with Borehamwood and Potters Bar and

	SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	Comments/ explanation			
			Option 1		Option 2		Option 3		Option 4		Option 5	Option 6			
			locations with the existing transport connections, thus may indirectly lead to an increase in the reliance on a car and reduce air quality.		implementation, dependence on private car may increase, affecting local air quality.		areas may be able to use the existing routes but a new business park is likely to lead to increasing the reliance on the private car, affecting local air quality.		would be sited within the settlements. This would enable the use of public transport and other sustainable modes, benefitting local air quality.		quality.	would exacerbate the existing congestion problems affecting local air quality.	would enable the use of public transport or other sustainable modes and help reduce the reliance on the private car and effects on the local air quality.		
17.	To reduce greenhouse gas emissions	-	Not releasing existing land which becomes available may prevent development taking place at the locations with the existing transport connections, thus may indirectly lead to an increase in the reliance on a car and transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.	-	By allowing for a possibility of piecemeal development as a result of this option's implementation, dependence on private car may increase. This will lead to an increase in transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.	- / +	Location details of this option is not very clear – extension to the existing employment areas may be able to use the existing routes but a new business park is likely to lead to increasing the reliance on the private car and thus transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.	+	This option would help minimise the reliance on the private car, as development would be sited within the settlements. This would enable the use of public transport and other sustainable modes and help reduce the growth of transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.	-	This option is likely to lead to the development of a heavily car-reliant Business Park, increasing transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.	-	Analysis of the implications of the extensions considered under this option showed that some of them would exacerbate the existing congestion problems and lead to an increase in transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.	+ +	Both extensions under this option have good connectivity with Borehamwood and Potters Bar and would enable the use of public transport or other sustainable modes and help reduce the reliance on the private car and the growth of transport related GHG emissions. This assessment does not differentiate between GHG emissions from development itself, as the options are more concerned with the location aspects rather than quantum and design.

	SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	Comments/ explanation	
			Option 1		Option 2		Option 3		Option 4		Option 5	Option 6	
									and design.				
18.	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	The options are mainly concerned with the location aspects of employment development rather than its quantity and design. Therefore, it is not possible to differentiate between them in terms of energy use.	0	The options are mainly concerned with the location aspects of employment development rather than its quantity and design. Therefore, it is not possible to differentiate between them in terms of energy use.	0	The options are mainly concerned with the location aspects of employment development rather than its quantity and design. Therefore, it is not possible to differentiate between them in terms of energy use.	0	The options are mainly concerned with the location aspects of employment development rather than its quantity and design. Therefore, it is not possible to differentiate between them in terms of energy use.	0	The options are mainly concerned with the location aspects of employment development rather than its quantity and design. Therefore, it is not possible to differentiate between them in terms of energy use.	0	The options mainly concerned with the location aspects of employment development rather than its quantity and design. Therefore, it is not possible to differentiate between them in terms of energy use.
19.	To reduce the generation of waste and encourage re-use and recycling of waste	+	This high level assessment can only differentiate between the options with potential for re-use of buildings/ materials and the options involving construction on Greenfield sites where there is no such potential.	+	This high level assessment can only differentiate between the options with potential for re-use of buildings/ materials and the options involving construction on Greenfield sites where there is no such potential.	-	This high level assessment can only differentiate between the options with potential for re-use of buildings/ materials and the options involving construction on Greenfield sites where there is no such potential.	-	This high level assessment can only differentiate between the options with potential for re-use of buildings/ materials and the options involving construction on Greenfield sites where there is no such potential.	-	This high level assessment can only differentiate between the options with potential for re-use of buildings/ materials and the options involving construction on Greenfield sites where there is no such potential.	-	This high level assessment can only differentiate between the options with potential for re-use of buildings/ materials and the options involving construction on Greenfield sites where there is no such potential.
20.	To provide a prosperous, balanced and stable economy	- / +	Although this option aims to safeguard existing designated employment land, it may fail to respond to market signals, therefore, compromising economic development.	-	Allowing the release of employment land with no or case-by-case compensation, may lead to the shortage of employment land over the Plan period and, therefore, compromising	+	Designation of a new business park / extension to an employment land should help keep enough employment land available over the Plan period.	+	Designation of a new business park / extension to an employment land should help keep enough employment land available over the Plan period.	+	Designation of a new business park / extension to an employment land should help keep enough employment land available over the Plan period.	+	Extension of employment areas should help keep enough employment land available over the Plan period.
													Extending the Elstree Way and Cranborne Road areas are particularly

		SA/SE A Object ive	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation	S E	Comments/ explanation				
				Option 1		Option 2		Option 3		Option 4		Option 5		Option 6		
						economic development.									beneficial, as they would bring wider benefits to the existing employment areas in the two main settlements in the Borough.	
21.	To sustain and enhance the viability and vitality of town centres		0	No obvious effects.	0	No obvious effects.	0	No obvious effects.	0	Safeguarding land for employment development within the built up areas of existing settlements may have positive effects on the vitality of town centres through an increase of footfall.	0	No obvious effects.	0	No obvious effects.	0	Extending the Elstree Way area should be beneficial for the Borehamwood town centre, as new jobs are likely to be taken by the local residents, which should increase footfall in the town centre, in particular in early evenings.

Appendix H - Assessment of Preferred Policies (December 2010)

H.1 Revised Core Strategy for Consultation, 2010

H.1.1 The Core Strategy version submitted to the Secretary of State in 2008 was later withdrawn by the Council following concerns about soundness and in order to ensure that the document was compliant with revised government guidance. The revised Core Strategy (2010) took account of previous consultations, government guidance and evidence base documents. The updated policies are shown in Table 6.4. A commentary of policy changes and likely effects are shown for each policy below. Where no significant changes were identified, the previous assessment results were briefly summarised for each policy. Two new policies: Policy CS16 'Energy and CO₂ Reductions' and Policy CS22 'Elstree Way Corridor' added to the Core Strategy were subject to full assessment presented in Appendix H.

SP1 - Creating Sustainable Development

H.1.2 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remains valid. This overarching policy on various aspects of sustainability steers the implementation of the other, more specific, Core Strategy policies towards a more sustainable path.

CS1 -The supply of new homes

H.1.3 This policy was updated to reflect the reduced number of houses that needs to be supplied following the anticipated abolition of the Regional Spatial Strategies – 3,200 over 15 years rather than 5,000 new homes over 20 years (a 13% annual reduction) need to be provided. Originally, some Green Belt land release would have been required, but with reduced numbers, it was no longer anticipated that Green Belt land would be required.

H.1.4 In the assessment on the Policy CS1 at the preferred option stage (see Appendix F), the Policy had been assessed, assuming the delivery of 5,000 houses. Taking into account the changes to the Policy, there would be a number of changes to the assessment as discussed below.

H.1.5 In terms of social objectives, there was no change to the assessment undertaken in Appendix F; significant beneficial effects have been identified in terms of providing access to services (Objective 2) and meeting identified housing needs (Objective 3). Although fewer dwellings were to be provided, this was based on the updated projections of the Chelmer model used to predict the number of households required for Hertsmere in the period up to 2026. The revised housing provision equated to 218 dwellings per annum, meeting realistic local housing needs.

H.1.6 In terms of environmental objectives there were the following changes to the assessment:

- As the Policy no longer required the release of greenfield land in the Green Belt and given that the new target of 3,200 homes reflected the predicted availability of previously developed sites, its performance against objective 7 (making use of previously developed land) was likely to improve to moderately positive effects from uncertain effects in the previous assessment.
- Similarly the Policy's performance was strengthened against objective 8 (reducing land contamination and safeguarding soil quantity and quality). A mix of negative and positive effects against this objective was predicted previously. Given the fact that housing development would no longer require release of greenfield land in the Green Belt, this was assessed as having a slight beneficial effect.
- In the previous assessment, a long term negative effect was identified against maintaining and enhancing the quality of the countryside and landscape (objective 10); given that development would not be on the Green Belt land, this effect was slight positive.
- Objective 12 on protecting and enhancing wildlife and habitats was previously assessed as having a significant negative effect in the long term. The significance of the effects was

tempered and it was assessed as having only a slight negative effect as the loss of significant quantities of greenfield land, and thus loss and severance of habitats, would be avoided.

- A mix of positive and negative effects with negative effects prevailing in the longer term was previously predicted against objectives 13 (water quality) and 15 (flooding). As the number of new homes each year was then reduced by 13%, the increase in hardstanding and impermeable surfaces associated with their delivery would be reduced. This would lessen the predicted effects on the water cycle and rate of runoff, thus improving the Policy's performance against these objectives, which was deemed neutral overall for both objectives.
- The significance of previously predicted strong negative effects against objectives 16 (air quality) and 17 (greenhouse gas emissions) was likely to lessen due the decreased number of housing provision, as the level of GHG emissions from new development and related transport would be lower. Therefore, the re-appraised effects against these objectives were likely to be moderately negative.
- The significance of previously predicted strong negative effects against objectives 19 (waste) was likely to diminish due to the decreased number of housing provision and, hence, lower levels of construction and household waste. Additionally, effective implementation of the other policies aiming to ensure waste minimisation and encourage recycling within the development would help mitigate effects against this objective. Therefore, the re-appraised effects against this objective were likely to be minor negative.

H.1.7 There was no change to the assessment of the economic objectives.

Former CS2 – Housing beyond existing built up areas

H.1.8 The former policy CS2 'Housing beyond existing built up areas' was recalled, as the identification of new sites within the Green Belt was no longer required. This change resulted in the removal of previously predicted significant negative effects against SA objectives 7 (efficient use of use of land), 9 (historic buildings and archaeological sites), 10 (countryside and landscape), 12 (wildlife and habitats), 15 (flooding), 16 (air quality) and 18 (energy).

CS2 – The location of new homes

H.1.9 Policy CS2 previously formed part of Policy CS1. It directs new development to Borehamwood, Potters Bar, Bushey and Radlett. The percentage split of the development in these settlements was slightly revised to reflect the findings of the Council's Strategic Housing Land Availability Assessment (SHLAA). This did not affect the findings of the previous assessment of this Policy as part of Policy CS1; however, the changes to the assessment of Policy CS1 outlined above also applied to Policy CS2.

CS3 – Phasing of Development

H.1.10 Policy CS3 on Phasing of Development was updated to reflect the anticipated abolition of the East of England Plan. Previously the policy referred to the East of England Plan and stated that sites would be provided in three predefined five year phases. It also stated that based on the findings of Annual Monitoring Reports, allocated land in later phases would be brought forward, if necessary, to maintain the five year supply of land for housing. The updated policy stated that Housing sites would be phased in five year periods from 2011 and it also made reference to Annual Monitoring Reports for land allocation in later phases, which would be brought forward if necessary to meet targets. As the updates on this policy related mainly to the removal of the reference to the East of England Plan, they did not affect the policy's sustainability performance.

H.1.11 A phased programme for housing was likely to ensure the delivery of sustainable communities across Hertsmere and ensure that infrastructure is in place to reduce the burden on existing infrastructure. Therefore this policy was assessed as having overall positive effects on the relevant social objectives (2, 3 and 4) and economic objective 20 (stable economy). The assessment of the policy against the environmental objectives mirrored that of the assessment of

Policy CS1 and, hence, the improvements to the scoring against the environmental objectives outlined above for Policy CS1 also applied to Policy CS3.

CS4 - Affordable Housing

- H.1.12 Policy CS4 was updated to ensure that the targets for the affordable housing provision and thresholds were realistic and that they took account of a recent study, examining the impact of affordable housing requirements on the viability of development. The Council aimed to balance the need to maximise provision with deliverability. The level of affordable housing required was still set at 35%, however, the threshold for requiring an affordable contribution was lowered to 10 units or sites of 0.3 hectares from the previously set 15 units or 0.5 hectares. Therefore, although in real terms the number of affordable houses would be lower due to fewer houses being delivered in total; this was considered to be counterbalanced by lowering the threshold for an affordable contribution. For that reason, the findings of the previous assessment were deemed to remain valid. Specifically, this included significant positive effects in terms of providing sufficient housing that is affordable (SA03) and helping to tackle poverty and social exclusion (SA04).

CS5 - Affordable Housing in rural areas on “Exception” sites

- H.1.13 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid. Specifically, similar to Policy CS4, significant positive effects were expected in relation to sufficient affordable housing provision (SA03) and help in tackling poverty and social exclusion (SA04).

CS6 – Gypsy and Travellers sites

- H.1.14 Policy CS6 was updated to indicate that the East of England Plan requirement based on the Gypsy and Traveller Accommodation Assessment (2005) would be rolled forward to around 2015, which would involve the allocation of additional eight pitches, in addition to pitch requirements to 2011. In the later period of the Core Strategy, the need for this type of accommodation would be reviewed in line with the government’s future intentions. These changes did not materially affect the previous assessment which indicated that the policy would deliver moderate and minor positive effects across the SA social objectives: SA02 – by ensuring reasonable proximity to key local services; SA03 – by meeting housing need for gypsies and travellers; SA04 – by contributing to social inclusion of the gypsy and traveller community; SA 05 – by preventing illegal behaviour and reducing fear of crime; and SA06 - by ensuring that sites are serviced by appropriate sanitation arrangements.

CS7 - Housing Mix

- H.1.15 Policy CS7 was updated to include reference to minimum floorspace guidance in the Planning and Design Guide SPD. This change did not materially affect the previous assessment which was still valid. This policy set out the proposals for housing in terms of size, type and tenure and in terms of providing an appropriate mix of dwellings to meet these needs. This policy was highly compatible with objectives SA3 (housing) and SA4 (poverty and social exclusion), achieving positive but not significant effects.

CS8 - Scale and distribution of employment land

- H.1.16 This policy was updated to include provision for 110 hectares of designated employment land up to 2026 rather than 100 hectares up to 2021. Requirements for the Elstree Way Employment Area were detailed in the new Policy CS22. These changes did not materially affect the previous assessment which is still valid. Specifically, the policy was expected to deliver moderate positive effects against the SA economic objectives and minor positive effects SA objective 3 (housing), as the policy allowed for the release of existing employment sites for new housing, where appropriate. In terms of the environmental objectives a range of positive and negative but not significant effects were identified due to the potential negative effects of new development on the environment.

CS9 - Local significant employment sites

- H.1.17 This policy was updated to include the list of those sites that were identified as local significant employment sites indicated on the Key Diagram. This change improved clarity of the policy. However, the previous assessment remained valid, as the boundaries of these locations would be clarified in the Site Allocation DPD, which is subject to a separate SA process. This policy was assessed as having significant positive effects on economic objective 20, as it aims to help achieve a balanced stable economy. The policy was also assessed as having a range of minor positive and negative effects on objectives SA2 (accessibility to services), SA11 (reducing reliance on the car and promoting sustainable modes of transport), SA16 (local air quality), and SA17 (reduce greenhouse gases). An opportunity to promote initiatives such as car sharing and green travels plans through employment in order to help decarbonise transport was identified.

CS10 - Land use within employment areas

- H.1.18 There was no change to this policy and thus the previous assessment remains valid. Specifically, the policy was assessed as having minimal or no harm on the environment. Significant positive effects against SA Objective 20 (a prosperous, balanced and stable economy) were predicted, as the policy allowed for flexibility of uses within employment sites and seeks to provide training opportunities.

CS11 - Promoting film and television production in Hertsmere

- H.1.19 Changes to this policy include removal of an action that the Council would seek to make Local Development Order on the principal studio sites; this change does not materially affect the previous assessment which is still valid. Specifically, this policy was assessed as having positive but not significant effects on the economic objectives. It was assessed as having no effects on the social objectives and having minor positive effects on environmental objectives SA16 (air quality) and SA17 (greenhouse gases).

CS12 - Protection and enhancement of the natural environment

- H.1.20 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid. Specifically, this policy was assessed as having significant positive effects on the environmental SA objectives, as it sets out safeguards for the conservation and enhancement of various environmental assets of the Borough. It was also expected to lead to minor positive effects against SA social objective 6 (health), by preserving local amenities and allowing for recreation use, and against SA economic objectives by making the area more attractive for tourism and recreation use and contributing to the enhancement of the viability of town centres. Additionally, effective implementation of this policy should help mitigate negative effects predicted to arise as a result of the implementation of other policies (e.g. those pertaining to housing and employment).

CS13 Protection or enhancement of historic assets

- H.1.21 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid. Specifically, the policy was predicted to have significant positive effects against SA objectives 9 and 10 (historic assets and landscape) by virtue of its nature. Minor positive effects were also expected against SA economic objective 20 (economy) by making the area more attractive for tourism. Additionally, effective implementation of this policy should help mitigate negative effects predicted to arise as a result of the implementation of other policies (e.g. those pertaining to housing and employment).

CS14 - Promoting recreational access to open spaces and the countryside

- H.1.22 There were minor wording changes to this policy; however there is no significant change to the meaning or emphasis of the policy and thus the previous assessment remains valid. Specifically, this policy was assessed as having positive effects on SA objectives 2, 5 and 6 as it seeks to

promote access to recreational and countryside attractions, potentially reducing the fear of crime through increased natural surveillance and improving health. The policy was also expected to result in minor positive effects on the environmental objectives 9 (heritage), 10 (countryside) and 11 (biodiversity).

CS15 - Environmental Impact of development

- H.1.23 This policy was updated to remove a requirement to reduce carbon emissions in new development and a requirement for the Code for Sustainable Homes minimum standards in new residential development (both now included and assessed in Policy CS16). Likewise, the need to support the development of on-site renewable energy generation, where there is no adverse environmental impact on nearby communities, was also moved and assessed as part of Policy CS16. Given that the changes were reassessed as part of Policy CS16 and that these changes did not weaken the overall message and requirements of the Core Strategy, the previous assessment for Policy CS15 remained valid. This assessment indicated that this policy encompassing all environmental considerations for new development was likely to deliver significant beneficial effects against SA environmental objectives.

CS16- Energy and CO₂ Reductions

- H.1.24 This is a new policy that was included in the updated Core Strategy and therefore was subject to a full assessment (see Appendix H). The policy is related to the reduction of energy and CO₂ emissions through the requirement for Code for Sustainable Homes in residential development; CO₂ emissions reductions in non-residential development and promotion of renewable energy generation.
- H.1.25 In terms of social objectives, in many cases there were no effects. A slight beneficial effect was identified against objective 3 (meeting housing needs and improving housing quality and affordability), as residential properties built to the Code for Sustainable Homes levels are likely to be of a good quality, with good thermal insulation, etc, and thus having a beneficial effect. Potential adverse effects of building homes to higher standards on affordability are deemed to be neutralised, as this consideration was factored in, whilst setting the requirements for affordable housing delivery. Slight beneficial effects were also identified against objective 4 (reducing poverty and social exclusion) and objective 6 (improving health), as homes will be built to higher levels of thermal insulation, thus reducing heating costs and helping eliminate fuel poverty; and having beneficial effects on health through reducing cold related illnesses.
- H.1.26 As would be expected from a policy to reduce energy consumption and CO₂ emissions, there were no negative effects identified against the environmental objectives. In many cases there was no obvious effect: Objectives 7 (Efficient use of land), 8 (Land contamination and soil), 9 (Landscape character and archaeology), 11 (Sustainable transport) and 16 (Air quality). Slight positive effects were identified against maintaining and enhancing the quality of the countryside and landscape (Objective 10) due to renewable energy generation schemes having to have regard to the landscape. Moderate or large beneficial effects were identified against the following objectives: 12 (Protecting and enhancing wildlife), 13 (Water quality), 14 (Water consumption), 15 (Flooding), 17 (GHG emissions), 18 (Energy consumption) and 19 (Waste). These positive effects were in many cases related to there being a corresponding credit in the Code for Sustainable Homes, therefore ensuring that this topic will be addressed in new housing development.
- H.1.27 Moderate positive effects were identified against the economic objective 20 (prosperous, and stable economy), as 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. Significance of effects would become more prominent in the medium to longer term when the scale of clean energy technology development and utilisation is anticipated to increase.

CS17 - Access to services

- H.1.28 There was no change to this policy (apart from policy numbering) and thus the previous assessment remains valid. It demonstrated that the policy was likely to lead to positive effects on SA1 (the extent to which new provision will comprise educational facilities), SA2 (ensuring fair access to services), SA5 and SA6 (through the provision of new community facilities).

CS18 - Key Community Facilities

- H.1.29 There was no change to this policy (apart from policy numbering) and thus the previous assessment remains valid. This policy was assessed primarily as having minor and significant positive effects against the majority of the social objectives by lending strong support to the provision or dual use of key community facilities.

CS19 - Securing mixed use development

- H.1.30 There were minor wording changes to this policy; however there is no significant change to the meaning or emphasis of the policy and thus the previous assessment remains valid. The assessment of mixed use developments is similar to the assessment of any development and, whilst this policy was assessed as having overall positive but not significant effects on the social and economic objectives, it was assessed as having a mix of negative and positive effects on the environmental objectives.

CS20 – Standard charges and other planning obligations

- H.1.31 There were minor wording changes to this policy; however there is no significant change to the meaning or emphasis of the policy and thus the previous assessment remains valid. As this policy represents a proactive approach to achieving benefits for the community (e.g. the provision of a range of community facilities and infrastructure improvements) and the environment through developer contributions, it was assessed, in general, as having positive effects on SA social, environmental and economic objectives. The effects on the economic objectives were deemed significant.

CS21 - Securing a high quality and accessible environment

- H.1.32 This policy had minor updated wording to include a sentence that development should be planned with the principles of crime prevention and community safety integrated. This addition scored well with regard to SA objective 5 (reduce and prevent crime). However, as the effects predicted previously against this objective were already deemed moderately beneficial, they remained unchanged. The rest of the previous assessment also remained valid. Specifically, the policy was assessed as having significant positive effects against SA Objective 3 (improve the quality of housing). In addition, the emphasis on ensuring that development proposals take advantage of opportunities to improve the character and quality of an area was likely to result in positive effects on objective SA09 (enhance the landscape character, historic buildings, archaeological sites and cultural features).

CS22 - Elstree Way Corridor

- H.1.33 Policy CS22 on Elstree Way Corridor is a new policy that has undergone full assessment (see Appendix H). The policy is concerned with encouraging employment and community use development in the corridor and will seek to allow residential development on appropriate sites and bring forward development in a coordinated manner.
- H.1.34 The policy scored well against social objectives, with positive effects being identified against all social objectives. By facilitating residential development and thus promoting a mixed use site, there will be opportunities for employment (objective 1), access to services (objective 2), housing provision (objective 3), equality of opportunities through improved access and transport linkages (objective 4), reduction of crime through promotion of active frontages (objective 5) and improvements to health through providing active travel opportunities and access to health facilities (objective 6).

H.1.35 There were a range of effects identified against the environmental objectives. Negative effects were identified against objective 12 (Wildlife and habitats) due to new development having the potential to affect biodiversity; objective 13 (Water quality) due to the potential risk of construction activity causing pollution and objective 19 (Waste) as construction activity inevitably generates waste. In contrast, there were positive effects identified against objective 7 (Efficient use of land), as land used will be previously developed; objective 9 (Landscape character and archaeology) due to the policy wanting to avoid a piecemeal approach to development; objective 11 (Sustainable transport) due to the promotion of sustainable modes of transport; objective 15 (Flooding) due to the use of previously developed land; objective 16 (Air quality) linked to the promotion of sustainable transport; objective 17 (GHG emissions) due to a mixed use site requiring less travel and objective 18 (Energy use), as new development will be required to reduce energy use and CO₂ emissions in line with Policy CS16. A mix of minor positive and negative effects was identified against objective 8 (Contamination and soil quality), as in case contaminated sites are present within the Corridor, their redevelopment would require remediation; 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.

H.1.36 By promoting employment and a mixture of uses within the corridor, the policy scored well against the economic objectives: providing a prosperous economy (objective 20) and sustainability and enhancing the vitality of the town centres, in this case Borehamwood (objective 21).

CS23 - Development and accessibility to services and employment

H.1.37 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid (see below).

CS24 - Accessibility and parking

H.1.38 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid (see below).

CS25 - Promoting alternatives to the car

H.1.39 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid.

H.1.40 The transport and parking policies as a whole (CS23, CS24 and CS25) were assessed as having positive effects on improving accessibility (SA02) and improving health through seeking alternatives to the car (SA06). These policies were assessed as having positive effects on objective SA11 (modal shift) as with reference to travel plans, creation of accessible zones and promoting alternatives to the car, this is highly complementary with this objective. The extent of the positive effects would be dependent on the measures outlined in the review of Hertfordshire's Local Transport Plan and behavioural change.

CS26 - Town Centre Strategy

H.1.41 As well as minor wording changes, this policy was updated to include a requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace. These changes did not have a significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid (see below).

CS27 - Strengthening Town Centres

H.1.42 The wording of this policy was updated to include that Policy Proposals for rural diversification will be supported, where they do not conflict with other policies, although to protect the role of town centres, further retail development at Battlers Green Farm or further afield at the Willows Farm, will not be sought. This change does not have significant implications from the SA perspective, and thus the previous assessment remains valid (see below).

CS28 - Retail and commercial development in Shenley

- H.1.43 There was no change to this policy (apart from policy numbering) and thus the previous assessment remains valid (see below).

CS29 - Safe and attractive evening economy

- H.1.44 There were minor wording changes to this policy; however there was no significant change to the meaning or emphasis of the policy and thus the previous assessment remained valid.
- H.1.45 The town centres policies as a whole (CS26, CS27, CS28 and CS29) were assessed as achieving positive effects against SA objectives 2 (access to services and facilities) and 5 (crime and fear of crime) and also environmental objectives 16 (air quality) and 17 (greenhouse gases) through the creation of accessible zones (in combination with the transport policies) and by seeking to reduce anti-social behaviour. Significant positive effects were assessed against the economic objectives as these policies strongly support the development of diverse town centres.

Table H.1 - Update to Core Strategy Policies (November 2010)

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
Policy SP1 -Creating Sustainable Development The Council will work with Hertfordshire County Council, Hertfordshire Constabulary, West Hertfordshire Primary Care Trust, Registered Social Landlords and other key local stakeholders to enable development in the Borough to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to prioritise the efficient use of brownfield land in delivering the land use requirements of the private sector, local service providers and the different needs of the hierarchy of settlements across the Borough. There will be a focus on prioritising development in Borehamwood and Potters Bar and within the boundary of existing built up areas but all urban settlements will be expected to accommodate opportunities which arise for meeting local housing, jobs growth and other development and service needs. All development across the Borough should: i) ensure a safe, accessible and healthy living environment for residents and other users of a development; ii) seek to mitigate the environmental impact of transport by promoting alternatives to the car and opportunities for linked trips; iii) be constructed and operated using a minimum amount of non-renewable resources and be required to use energy efficiently; iv) be of high quality design and appropriate in scale, appearance and function to the local context and settlement hierarchy, taking advantage of opportunities to improve the character and quality of an area v) avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment; vi) minimise and mitigate the impact on local infrastructure and services; and vii) comply with the key environmental policies set out in the Core Strategy	Policy SP1 - Creating Sustainable Development The Council will work with Hertfordshire County Council, Hertfordshire Constabulary, ~~West~~ NHS Hertfordshire ~~Primary Care Trust~~, Registered Social Landlords and other key local stakeholders to enable development in the Borough to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to prioritise the efficient use of brownfield land in delivering the land use requirements of the private sector, local service providers and the different needs of the hierarchy of settlements across the Borough. There will be a focus on prioritising development opportunities in Borehamwood ~~and Potters Bar and within the boundary of~~ but all existing built up areas within but all urban settlements will be expected to accommodate opportunities which arise for meeting local housing, jobs growth and other development and service needs. All development across the Borough should: (i) ensure a safe, accessible and healthy living environment for residents and other users of a development; (ii) seek to mitigate the environmental impact of transport by promoting alternatives to the car and opportunities for linked trips; (iii) be constructed and operated using a minimum amount of non-renewable resources and be required to use energy efficiently; (iv) be of high quality design and appropriate in scale, appearance and function to the local context and settlement hierarchy, taking advantage of opportunities to improve the character and quality of an area; (v) avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment; (vi) minimise and mitigate the impact on local infrastructure and services; and (vii) Comply with the key environmental policies set out in the Core Strategy;
CS1 -The location and supply of new homes	CS1 -The ~~location and~~ supply of new homes

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
The Council will make provision for the supply of at least 5,000 new homes between 2001 and 2021 in accordance with in the requirements of the East of England Plan (RSS14) with a focus on development within the three Strategic Housing Locations of Borehamwood, Potters Bar and Bushey. In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of: i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15); 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 taking account of local infrastructure capacity; 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. Unless there are exceptional circumstances, no more than 50% 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. 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, CS12, 14, 15 and other relevant planning policies.	The Council will make provision for ~~the supply of at least 5,000 new homes~~ 3,200 additional dwellings within the District between 2011 and 2026, a development rate of 213 dwellings per year. ~~in accordance with in the requirements of the East of England Plan (RSS14) with a focus on development within the three Strategic Housing Locations of Borehamwood, Potters Bar and Bushey.~~ In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of: i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15); ii) the character, pattern and density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations taking account of local infrastructure capacity; 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. ~~Unless there are exceptional circumstances, no more than 50% 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. 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, CS12, 14, 15 and other relevant planning policies.~~
CS2 - Housing beyond existing built up areas Changes to the boundaries to the existing built up areas to accommodate up to 460 new homes will be focused on sites to be identified through the Site Allocations DPD, broad locations for which are shown on the Key Diagram to the south and east of Borehamwood and to the south, west and north-west of Potters Bar. The identification of individual sites will be based on a range of criteria including (but not restricted to): i) Air quality; ii) Noise; iii) Transport impact; iv) Flood risk; v) Nature conservation value and impact; vi) Landscape conservation value and impact vii) Agricultural land quality; and viii) Accessibility to and capacity of public transport and essential services ix) The extent of previously developed land on the site	CS2 – The location of new homes Priority will be given to locating major residential development within the main settlements of Borehamwood, Potters Bar and Bushey. Between 2011 – 2026, 60% of new housing will be sought in Borehamwood, up to 15% in Potters Bar, up to 25% in Bushey and up to 10% in Radlett and other suitable locations. Windfall developments will be supported on appropriate sites in all towns, subject to local environmental constraints, the relationship with the surrounding pattern of development and the requirements of Policies SP1, CS12, 14, 15 and other relevant planning policies. Housing beyond existing built up areas ~~Changes to the boundaries to the existing built up areas to accommodate up to 460 new homes will be focused on sites to be identified through the Site Allocations DPD, broad locations for which are shown on the Key Diagram to the south and east of Borehamwood and to the south, west and north-west of Potters Bar. The identification of~~

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
	individual sites will be based on a range of criteria including (but not restricted to): i) ~~Air quality;~~ ii) ~~Noise;~~ iii) ~~Transport impact;~~ iv) ~~Flood risk;~~ v) ~~Nature conservation value and impact;~~ vi) ~~Landscape conservation value and impact~~ vii) ~~Agricultural land quality; and~~ viii) ~~Accessibility to and capacity of public transport and essential services~~
CS3 – Phasing of New Development To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policies CS1 and CS2, the Council will permit phased levels of new housing development, measured from the start of the plan period in 2001: - Phase 1: Up to 57% of new homes by March 2011 - Phase 2: Up to 74% of new homes by March 2016 - Phase 3: Up to 100% of new homes by March 2021 Housing sites will be phased for periods up to March 2011, March 2016 and March 2021 through the Site Allocations DPD, to facilitate the required levels of housebuilding 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. New housing between 2021 and 2024 will be permitted on unallocated sites at the same rate as housing delivered between 2001 and 2021. Sufficient Greenfield sites should be identified in the Site Allocations DPD to enable the provision of land for new homes in Phase 3, if required. To prevent the overdevelopment of housing in the Borough ahead of required infrastructure and community facilities, unimplemented residential land allocations and new residential proposals of 50 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 20% of the proportion sought in each phase over the following three years; or - the East of England Plan target of 5,000 before 2021 Where housing delivery is projected to fall below the proportion sought in each phase by at least 20% over the following three years, a review of the phasing of housing allocations will be undertaken.	CS3 – Phasing of New Development To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policies CS1 and CS2, Housing sites will be phased in five year periods from 2011. 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. ~~the Council will permit phased levels of new housing development, measured from the start of the plan period in 2001:~~ ~~Phase 1: Up to 57% of new homes by March 2011~~ ~~Phase 2: Up to 74% of new homes by March 2016~~ ~~Phase 3: Up to 100% of new homes by March 2021~~ ~~Housing sites will be phased for periods up to March 2011, March 2016 and March 2021 through the Site Allocations DPD, to facilitate the required levels of housebuilding 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. New housing between 2021 and 2024 will be permitted on unallocated sites at the same rate as housing delivered between 2001 and 2021.~~ ~~Sufficient Greenfield sites should be identified in the Site Allocations DPD to enable the provision of land for new homes in Phase 3, if required.~~ To prevent the overdevelopment of housing in the Borough ahead of required infrastructure and community facilities, unimplemented residential land allocations and new residential proposals of 50 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 20% of the proportion sought in each phase ~~over the following three years; or~~ ~~the East of England Plan target of 5,000 before 2021.~~ Where housing delivery is projected to fall below the proportion sought in each phase by at least 20% over the following three years, a review of the phasing and location

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	of housing allocations will be undertaken.
CS4 - Affordable Housing In order to optimise increase the supply of Affordable Housing, developments involving more than 15 residential units (gross), or residential sites of more than 0.5 hectares, should make provision for an element of Affordable Housing. The Council will seek the provision of 35% Affordable Housing on qualifying sites, pending the finalisation of Affordable Housing requirements in the East of England Plan, equating to an overall Affordable Housing target of 1,315 homes (out of an overall government housing target of 5,000 homes). 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 managed delivered through a Registered Social Landlord unless otherwise agreed with the Council's Housing Department. The Affordable Housing tenure mix will be considered on a site-by-site basis with recognising that approximately 75% of all new Affordable Housing in the Borough should be delivered as social rented housing and the remainder as intermediate housing.	CS4 - Affordable Housing ~~In order~~ To optimise increase the supply of Affordable Housing, developments ~~involving more than~~ of 105 residential units or more (gross), or residential sites of more than ~~0.35~~ hectares, should make provision for an element of Affordable Housing. On qualifying sites, 35% of the housing units should be affordable, equating to an Affordable housing target of 975 homes from 2011 to 2026. The Council will seek the maximum level of Affordable Housing on site. A lower level of provision will not be acceptable unless the Council agrees that its Affordable Housing objectives are being met. As a guideline, the council expect that 75% of the Affordable Housing units will be delivered as social rented housing and the remainder as intermediate housing. The precise tenure and dwelling mix will be agreed with the Council on a site by site basis and reflect current housing needs or updated supplementary guidance. ~~The Council will seek the provision of 35% Affordable Housing on qualifying sites, pending the finalisation of Affordable Housing requirements in the East of England Plan, equating to an overall Affordable Housing target of 1,315 homes (out of an overall government housing target of 5,000 homes).~~ ~~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 managed delivered through a Registered Social Landlord unless otherwise agreed with the Council's Housing Department. The Affordable Housing tenure mix will be considered on a site-by-site basis with recognising that approximately 75% of all new Affordable Housing in the Borough should be delivered as social rented housing and the remainder as intermediate housing.~~
CS5 - Affordable Housing in rural exception sites The inclusion of small scale Affordable Housing schemes, as an exception to normal policies, will be permitted in designated "smaller" settlements in the Green Belt, as set out on the Core Strategy Key Diagram. "Exception" sites should be small in scale in relation to the size of settlements and 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 or have adverse effects on the natural and built environment.	CS5 - Affordable Housing in rural areas on "eException" sites The inclusion of small scale Affordable Housing schemes, as an exception to normal policies, will be permitted in designated "smaller" settlements in the Green Belt, as set out on the Core Strategy Key Diagram. "Exception" sites should be small in scale in relation to the size of settlements and 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 or have adverse effects on the natural and built environment.
CS6 - Gypsies and Travellers The Council will seek to provide for the further needs of Gypsies and Travellers (as defined in Circular 01/06). On the basis of identified need within south and west Hertfordshire,	CS6 – Gypsiesy and Travellers sites The Council will ~~seek to~~ provide for the further needs of Gypsies and Travellers ~~(as defined in Circular 01/06)~~. On the basis of identified need within south and west

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the Council will seek to provide for up to 12 additional pitches up to 2011 through the identification of land in the Site Allocations DPD. In identifying any required potential sites, as well as accommodating identified needs after 2011, consideration will be based on a range of criteria including: i) the potential of existing sites to accommodate additional pitches; ii) a sequential site selection process with an emphasis on land which has been previously developed; iii) safe and convenient access to the primary road network with proximity to the major road network and without blocking or inhibiting use of any existing rights of way; iv) avoiding prejudicing adjacent nearby residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; v) avoiding overdominating and respecting the size and scale of the nearest settled community, ensuring that there is not an undue level of Gypsy and Traveller pitches in any one part of the Borough which might result in an adverse impact on the local environment and / or infrastructure; vi) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land; vii) an ability to receive essential services including water, sewerage, drainage and water disposal; viii) an ability for the site to be effectively managed for Gypsies and Travellers with local connections; ix) a location within reasonable proximity to key local services; x) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing; xi) the potential risk of flooding or the ability to mitigate this risk; and ensuring any other adverse effects on the built and natural environment are avoided and / or mitigated including compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15); and xii) the likely availability of the site to accommodate Gypsy and Traveller pitches.	Hertfordshire, the Council will seek to provide for up to 12 additional pitches up to 2011 and a further 8 pitches by 2015 through the identification of land in the Site Allocations DPD. In identifying any required potential sites, ~~as well as accommodating identified needs~~, after 2011 consideration will be based on a range of criteria including: i) the potential of existing sites to accommodate additional pitches; ii) a sequential site selection process with an emphasis on land which has been previously developed; iii) safe and convenient access to the primary road network with proximity to the major road network and without blocking or inhibiting use of any existing rights of way; iv) avoiding prejudicing adjacent nearby residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; v) avoiding overdominating and respecting the size and scale of the nearest settled community, ensuring that there is not an undue level of Gypsy and Traveller pitches in any one part of the Borough which might result in an adverse impact on the local environment and / or infrastructure; vi) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land; vii) an ability to receive essential services including water, sewerage, drainage and water disposal; viii) an ability for ~~the~~ a site with over 5 pitches to be effectively managed for Gypsies and Travellers with local connections; ix) a location within reasonable proximity to key local services; x) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing; xi) the potential risk of flooding or the ability to mitigate this risk; and ensuring any other adverse effects on the built and natural environment are avoided and / or mitigated including compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15); and xii) the likely availability of the site to accommodate Gypsy and Traveller pitches.
CS7 - 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 within each tenure. Development proposals will be permitted, subject to the requirements of other relevant DPD / Local Plan policies, so long as: iii) housing developments in excess of 10 units	CS7 - Housing Mix To help meet local housing needs, proposals for new housing should provide an appropriate mix and size of new homes in terms of housing size and type within each tenure. Development proposals will be permitted, subject to the requirements of other relevant DPD / Local Plan policies, so long as:

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(gross) contain some variation within their housing mix, with sites over 25 units or 1 hectare reflecting identified variations within the Borough's housing need, subject to proposals respecting the prevailing character of the area; and iv) on large sites allocated in the Site Allocations DPD, development sites of 100 or more units (gross), a proportion of sheltered or very sheltered housing is provided will be sought as part of the overall housing mix.	v) housing developments in excess of 10 units (gross) contain some variation within their housing mix, with sites over 25 units or 1 hectare reflecting identified variations within the Borough's housing need, subject to proposals respecting the prevailing character of the area; and i) on large sites allocated in the Site Allocations DPD, development sites of 100 or more units (gross), a proportion of sheltered or very sheltered housing is provided will be sought as part of the overall housing mix. Consideration will be given to the incorporation of minimum floorspace guidance in revisions to Part D of the Planning and Design Guide Supplementary Planning Document in support of the provision of high quality residential environments.
CS8 - Scale and distribution of employment land The Council will support development proposals in appropriate locations which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. In order to encourage economic development and promote a competitive local economy, provision will be sought for the supply of at least 100 ha of strategically designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as indicated identified on the Key Diagram: Employment Areas • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranbourne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey Key Employment Site • Centennial Park, Elstree The boundaries of these locations will be clarified in the Site Allocations DPD including the limited release of any vacant or surplus previously designated land within the Elstree Way Employment Area for new housing-led or mixed-use development where appropriate. The precise boundary of any individual sites to be released will be based on an assessment of whether: 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	CS8 - Scale and distribution of employment land The Council will support development proposals in appropriate locations which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. In order to encourage economic development and promote a competitive local economy, provision will be sought for the supply of at least 1010 ha of strategically designated employment land for B-class development within the Borough up to 20246, focused on the following locations and as indicated ~~identified~~ on the Key Diagram: Employment Areas • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranbourne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey Key Employment Site • Centennial Park, Elstree The boundaries of these locations will be clarified in the Site Allocations DPD, ~~including the limited release of any vacant or surplus previously designated land within the Elstree Way Employment Area for new housing-led or mixed-use development where appropriate. The precise boundary of any individual sites to be released will be based on an assessment of whether:~~ 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~~

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can be avoided, mitigated and/or compensated Any further releases of vacant or surplus strategically designated employment land will only be considered following an assessment of the suitability of a site for continuing employment use and as required, an employment land needs assessment. Exceptionally, compensatory allocations elsewhere will be sought, through the Site Allocations DPD.	~~compensated~~ Any ~~further~~ releases of vacant or surplus strategically designated employment land will only be considered following an assessment of the suitability of a site for continuing employment use and as required, an employment land needs assessment. Exceptionally, compensatory allocations elsewhere will be sought, through the Site Allocations DPD. Following the introduction of a Local Development Order to support economic development within the Elstree Way Employment Area, the Council will consider the promotion of similar Local Development Orders in other employment areas, which will grant permission for small-scale changes to properties within these locations,
CS9 - 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. In order to achieve this, 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 subject to the provisions of Policies CS22, CS23 and other relevant DPD / Local Plan environmental policies. These sites will be identified in the Site Allocations DPD and comprise economically viable business accommodation of 0.25 hectares or more 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 CS8.	CS9 - 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. These designated local significant employment sites which are focused on employment generating uses are located at following locations and are indicated on the Key Diagram: • Wrotham Business Park • Borehamwood Enterprise Centre and adjoining sites • Theobald Court and adjoining site, Borehamwood • Lismirrane Industrial Park, Elstree • Hollies Way Business Park, Potters Bar • Beaumont Gate, Radlett • Farm Close sites, Shenley ~~In order to achieve this, 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 subject to the provisions of Policies CS22, CS23 and other relevant DPD / Local Plan environmental policies. These~~ The boundaries of these locations ~~sites will be identified in the Site Allocations DPD and comprise economically viable business accommodation of 0.25 hectares or more 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 CS8.~~
CS10 - Land use within employment areas Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development across the Borough. 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. Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships	CS10 - Land use within employment areas Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development across the Borough. 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. Certain other uses will also be permitted within Employment Areas, comprising waste management,

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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. All development should meet the requirements of Policies CS12 and CS15 to ensure that potential contamination is minimised and remediated.	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. All development should meet the requirements of Policies CS12 and CS15 to ensure that potential contamination is minimised and remediated.
CS11 - Promoting film and television production in Hertsmere 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 develop, refurbish and upgrade film and television studios will be supported subject to environmental constraints and other relevant policies. 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.	CS11 - Promoting film and television production in Hertsmere 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 develop, refurbish and upgrade film and television studios will be supported subject to environmental constraints and other relevant policies. ~~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.~~
CS12 - Protection and enhancement of the natural environment All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, landscape character and sites of ecological and geological value, in order to maintain and improve environmental quality. Development proposals should provide opportunities for habitat creation and enhancement throughout the life of a development. There will be a presumption against inappropriate development and other development which causes harm to the openness and appearance of the Green Belt, as defined in PPG2 (Green Belts) and in the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised. A strategic gap in the Green Belt between Bushey and Watford, and Bushey and Stanmore will be maintained within which any limited development, deemed acceptable in the Green Belt, should serve to retain the separation between the two towns.	CS12 - Protection and enhancement of the natural environment All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, protected trees, landscape character and sites of ecological and geological value, in order to maintain and improve environmental quality. ~~Development P~~ proposals should provide opportunities for habitat creation and enhancement throughout the life of a development. There will be a presumption against inappropriate development and other development which causes harm to the openness and appearance of the Green Belt, as defined in PPG2 (Green Belts) and in the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised. A strategic gap in the Green Belt between Bushey and Watford, and Bushey and Stanmore will be maintained within which any limited development, deemed acceptable in the Green Belt, should serve to retain the separation between the two towns.
CS13 Protection and enhancement of historic assets All development proposals must conserve and enhance the historic environment of the Borough in order to maintain and improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites or locations of historic or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological Remains.	CS13 Protection ~~or~~ and enhancement of historic assets All development proposals must preserve ~~conserve~~ or enhance the historic environment of the Borough in order to maintain and where possible improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites or locations of historic or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological Remains.
CS14 - Promoting recreation access to the countryside The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to parks, open spaces and to the local countryside. Measures which secure	CS14 - Promoting recreational access to open spaces and the countryside The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to

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the provision of safer and more secure car-free access including enhancements and additions to the rights of way / Greenways network as set out in the Council's Greenways Strategy, will be actively sought where they do not present a risk to the biodiversity value and intrinsic environmental quality of the locality. The provision or enhancement of visitor facilities in the countryside, including Watling Chase Community Forest Gateway Sites and Historic Parks and Gardens, will only be encouraged where this: i) specifically enhances access for the local population ii) does not harm the character, appearance and openness of the Green Belt, landscape and wider countryside; iii) does not cause new road congestion; iv) does not exacerbate existing road congestion; and v) will ensure that biodiversity is protected and enhanced in accordance with Policy CS	parks, open spaces and to the local countryside. Measures which secure the provision of safer and more secure car-free access including enhancements and additions to the rights of way / Greenways network as set out in the Council's Greenways Strategy, will be actively sought where they do not present a risk to the biodiversity value and intrinsic environmental quality of the locality. The provision or enhancement of visitor facilities in the countryside, including Watling Chase Community Forest Gateway Sites and Historic Parks and Gardens, will only be encouraged where this: i) specifically enhances access for the local population ii) does not harm the character, appearance and openness of the Green Belt, landscape and wider countryside; iii) does not cause new road congestion; iv) does not exacerbate existing road congestion; and v) promotes uses which can be considered as appropriate in The Green Belt vi) will ensure that biodiversity is protected and enhanced in accordance with Policy CS¹²
CS15 - Environmental Impact of new development 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 to occupiers of a site, the local community and the wider environment. Development proposals should take account of the guidance set out in the jointly produced guidance of the Hertfordshire Planning Authorities Hertfordshire County Council guide 'Building Futures' the Hertfordshire Guide to Promoting Sustainability in Development. Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by measures including: i) avoiding development in the floodplain and close to river corridors unless the requirements of the exceptions test have been met and flood prevention/mitigation measures are in place as required by the Environment Agency; ii) ensuring that developments larger than 1,000 sq m or 10 new homes include measures to offset at least 10% of total predicted carbon emissions*, subject to local environmental and amenity constraints, through a combination of sustainable design and construction and on-site renewable energy generation; iii) reducing water consumption through measures such as water saving devices and incorporating the use of Sustainable Urban Drainage Systems (SUDS); iv) ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise); v) remediating land affected by instability and contamination, and maintaining appropriate distance from establishments containing hazardous substances; vi) ensuring efficient use is made of natural resources through their layout, design and construction, including	CS15 - Environmental Impact of new development 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 to occupiers of a site, the local community and the wider environment. Development proposals should take account of the guidance set out in the jointly produced guidance of the Hertfordshire Planning Authorities ~~Hertfordshire County Council~~ guide 'Building Futures' the Hertfordshire Guide to Promoting Sustainability in Development. Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by measures including: i) avoiding development in the floodplain and close to river corridors unless the requirements of the exceptions test have been met and flood prevention/mitigation measures are in place as required by the Environment Agency; ii) ~~ensuring that developments larger than 1,000 sq m or 10 new homes include measures to offset at least 10% of total predicted carbon emissions*, subject to local environmental and amenity constraints, through a combination of sustainable design and construction and on-site renewable energy generation;~~ iii) reducing water consumption through measures such as water saving devices and incorporating the use of Sustainable Urban Drainage Systems (SUDS); ~~iii~~ iv) ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise); iv) remediating land affected by instability and contamination, and maintaining appropriate distance from establishments containing hazardous substances;

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locally sourced materials where possible; vii) achieving reduced levels of energy consumption and the use of energy from renewable resources; viii) making provision for waste minimisation and recycling within the development; and ix) seeking to exceed the minimum standards as set out in The Code for Sustainable Homes within new residential developments. xii) Development proposals must demonstrate that they accord with Policy CS12 and that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with Policy CS19. xiii) To facilitate waste minimisation and recycling, 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	vi) ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible; vii) achieving reduced levels of energy consumption and the use of energy from renewable resources; viii) making provision for waste minimisation and recycling within the development; and ix) ~~seeking to exceed the minimum standards as set out in The Code for Sustainable Homes within new residential developments.~~ viii) Development proposals must demonstrate that they accord with Policy CS12 and that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with Policy CS19. ~~To facilitate waste minimisation and recycling, 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~~
CS16- -	Policy CS16: Energy and CO₂ Reductions 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: • 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. 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: • 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. 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

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	permit new development of sources of renewable energy generation subject to: • 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
CS16 - Access to services The Council will work with local service providers to facilitate and promote their stated land use and buildings requirements through the identification of mixed-use and other development opportunities in the Site Allocations DPD. The Council will also require new development to contribute to the Community Strategy aim of achieving fair access to key community facilities 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 of required key community facilities should be made as part of the development in consultation with the local community and local service providers and in order to meet or fund any infrastructure impact, having regard to the provisions of Policy CS19.	CS176 - Access to services The Council will work with local service providers to facilitate and promote their stated land use and buildings requirements through the identification of mixed-use and other development opportunities in the Site Allocations DPD. The Council will also require new development to contribute to the Community Strategy aim of achieving fair access to key community facilities 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 of required key community facilities should be made as part of the development in consultation with the local community and local service providers and in order to meet or fund any infrastructure impact, having regard to the provisions of Policy CS19.
CS17 - Key Community Facilities Proposals for the provision or dual use of key community facilities, including educational, healthcare and recreational facilities, will be supported, subject to any environmental constraints and other relevant policies. The loss, reduction or displacement of facilities and sites will not be permitted unless it can be demonstrated that they are surplus to the needs of the local community, there is no scope for alternative community uses to be provided and that any replacement accommodation elsewhere is satisfactory for all of its users, having regard to the provisions of Policy CS19. 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.	CS178 - Key Community Facilities Proposals for the provision or dual use of key community facilities, including educational, healthcare and recreational facilities, will be supported, subject to any environmental constraints and other relevant policies. The loss, reduction or displacement of facilities and sites will not be permitted unless it can be demonstrated that they are surplus to the needs of the local community, there is no scope for alternative community uses to be provided and that any replacement accommodation elsewhere is satisfactory for all of its users, having regard to the provisions of Policy CS19. 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.
CS18 - Securing mixed use development 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: - the need for additional services and facilities in an area; - the potential to create linkages with other nearby land uses; - public transport accessibility and local road capacity; and - the impact on the environment within and around the development site. 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	CS189 - Securing mixed use development 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: - the need for additional services and facilities in an area; - the potential to create linkages with other nearby land uses; - public transport accessibility and local road capacity; and - the impact on the environment within and around the development site. 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

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
and facilities. CS19 - Planning tariff and obligations Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, in addition to contributions towards off-site Affordable Housing, will be secured through: (i) the use of individually negotiated planning obligations and subsequently any standard charge on the approval of each new home, on sites of fewer than 15 units (gross), to be secured through a planning obligation under Section 106 of the Town and County Planning Act; and (ii) the use of individually negotiated planning obligations entered into by the Council under Section 106 of the Town and County Planning Act, on sites of 15 or more units (gross). The standard charge will be set at a suitable level to ensure that the development of new housing does not adversely affect existing key community facilities and services, having regard to the viability of developing land in the Borough. 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. Specific details on arrangements for securing developer contributions will be set out in the Planning Obligations Supplementary Planning Document.	and facilities. CS2019 – Standard charges and other pPlanning tariff and obligations Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, in addition to obligations ~~contributions~~ towards off-site Affordable Housing, will be secured through: (i) the use of individually negotiated planning obligations and ~~/ or subsequently~~ any standard charge(s) on the approval of each new home on smaller sites, typically on sites of fewer than 15 units (gross), to be secured through a planning obligation under Section 106 of the Town and County Planning Act; and (ii) the use of individually negotiated planning obligations entered into by the Council under Section 106 of the Town and County Planning Act, on sites of 15 or more units (gross). ~~The standard~~ Local and Strategic standard charges will be set at a suitable level to ensure that the development of new housing does not adversely affect existing key community facilities and services, having regard to the viability of developing land in the Borough. 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. Specific details on arrangements for securing developer contributions for strategic and local infrastructure through a standard charge will be set out in ~~the Planning Obligations Supplementary Planning Document~~ a separate Local Development Document.
CS20 - Securing a high quality and accessible environment The Council will require all development to be of high quality design which ensures the creation of attractive and usable places. Development proposals should take advantage of opportunities to improve the character and quality of an area and the Council will take account of the cumulative impact of new development, including the impact arising from residential intensification and redevelopment. All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility requirements. Where practicably possible 100% of new residential units should be built to the Lifetime Homes Standards based on the Joseph Rowntree Foundation 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.	CS210 - Securing a high quality and accessible environment The Council will require all development to be of high quality design which ensures the creation of attractive and usable places. Development proposals should take advantage of opportunities to improve the character and quality of an area and the Council will take account of the cumulative impact of new development, including the impact arising from residential intensification and redevelopment. Development should be planned with the principles of crime prevention and community safety integrated. All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility requirements. Where practicably possible 100% of new residential units should be built to the Lifetime Homes Standards based on the Joseph Rowntree Foundation 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.

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as ~~strikethrough text~~
	Policy CS22 Elstree Way Corridor 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. 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.
CS21 - Development and accessibility to services and employment The Council will work towards Hertfordshire County Council's vision of providing a safe, efficient and affordable transport system that allows access for all to everyday facilities. To obtain the best use of the existing highway network, major commercial trip generating development should be focused principally on Transport Development Areas, Transport Corridors and town centres, as indicated on the Key Map. All major developments over 2,500 sq m or 25 residential units will only be permitted where: i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy; ii) it is accompanied by a suitable Travel Plan, prepared in accordance with guidance set out in the Parking Supplementary Planning Document; iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular, and pedestrian and equestrian safety; and iv) it contributes, where required, to the provision or funding of new or improved public transport and non-motorised pedestrian and cycle routes.	CS24~~23~~ - Development and accessibility to services and employment The Council will work towards Hertfordshire County Council's vision of providing a safe, efficient and affordable transport system that allows access for all to everyday facilities. To obtain the best use of the existing highway network, major commercial trip generating development should be focused principally on Transport Development Areas, Transport Corridors and town centres, as indicated on the Key Map. All ~~major~~ non-residential developments over 2,500 sq m or schemes of 25 residential units will only be permitted where: i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy; ii) it is accompanied by a suitable Travel Plan (for developments over 2500 sq m or 100 residential units), prepared in accordance with guidance set out in the Parking Supplementary Planning Document; iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular, and pedestrian and equestrian safety; and iv) it contributes, where required, to the provision or funding of new or improved public transport and non-motorised ~~pedestrian and cycle~~ routes.
CS22 - Accessibility and parking In order to facilitate fair access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table 18 for residential development); iv) housing tenure v) the potential for shared parking, over various times of the day and week, with other uses	CS22~~24~~ - Accessibility and parking In order to facilitate fair and convenient access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table ~~18~~ 17 for residential development); iv) housing tenure v) the potential for shared parking, over various times of

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
vi) local on-street parking conditions and controls; vii) highway and pedestrian safety considerations; viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted; ix) the Accessibility Zones for the Borough; together with the extent of compliance with requirements set out in the Parking Supplementary Planning Document; and x) the extent to which permeable and semi-permeable surfaces are incorporated into the area of off-street parking to be provided	the day and week, with other uses vi) local on-street parking conditions and controls, including those likely to be available within the new development; vii) highway and pedestrian safety considerations; including whether roads have been designed to an adoptable standard; viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted; ix) the Accessibility Zones for the Borough; together with the extent of compliance with requirements set out in the Parking Supplementary Planning Document; and x) the extent to which permeable and semi-permeable surfaces are incorporated into the area of off-street parking to be provided.
CS23 - Promoting alternatives to the car The Council will support a wide range of measures to provide safer and more reliable alternatives to the car for accessing new development and existing development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing rights of way and highways network, which increase walking, cycling or riding opportunities; and; iv) The safeguarding of proposed non-motorised routes, where necessary, to prevent development occurring which would prevent their future implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme, having regard to the requirements of the Parking Supplementary Planning Document.	CS23²⁵ - Promoting alternatives to the car The Council will support a wide range of measures to provide safer and more reliable alternatives to the car for accessing new development and existing development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing rights of way and highways network, which increase walking, cycling or riding opportunities; and; iv) The safeguarding of proposed non-motorised routes, where necessary, to ~~prevent~~ preclude development occurring which would prevent their future implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme, having regard to the requirements of the Parking Supplementary Planning Document.
CS24 - Town Centre Strategy Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses. Retail activity elsewhere will be focused on local centres and parades which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position within the town centre hierarchy. Proposals to create in excess of 2,500 sq m of new retail floorspace will be subject to the sequential test and should be focused on Borehamwood and Darkes Lane, Potters Bar town centres and will only be permitted where a clear quantitative need has been established and where it can be demonstrated that it would not harm any existing shopping centre.	CS24²⁶ - Town Centre Strategy Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses (as defined within PPS4). Retail activity elsewhere ~~will~~ should be focused within ~~on~~ local centres and parades which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position within the town centre hierarchy. Proposals to create in excess of 2,500 sq m of new retail ~~F~~floorspace that is outside of an existing town centre will be subject to the sequential test. Proposals to create in excess of 2500 sq m of new retail floorspace will be subject to the (significant adverse) impact assessment to enable the impact on existing shopping centres to be considered. and should be focused on Borehamwood and Darkes Lane,

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	~~Potters Bar town centres and will only be permitted where a clear quantitative need has been established and where it can be demonstrated that it would not harm any existing shopping centre.~~
CS25 - Strengthening Town Centres The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate arts, leisure and entertainment uses. Details of frontages and uses will be set out in the Site Allocations DPD.	CS25-27 - Strengthening Town Centres The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate arts, leisure and entertainment uses. Details of frontages and uses will be set out in the Site Allocations DPD. Policy Proposals for rural diversification will be supported where they do not conflict with other policies although to protect the role of town centres, further retail development at Battlers Green Farm or further afield at the Willows Farm, will not be sought.
CS26 - Retail and commercial development in Shenley Small scale retail and commercial development in Shenley should be restricted to suitable sites within existing commercial areas. Locations will be identified in the Site Allocations DPD, based on those defined in the Shenley Parish Plan: • along London Road in the south east of the village; and • at Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site). Retail and commercial development in identified locations in Shenley should be of a size and scale which primarily serves the local community rather than drawing in large numbers of visitors from further afield.	CS2628 - Retail and commercial development in Shenley Small scale retail and commercial development in Shenley should be restricted to suitable sites within existing commercial areas. Locations will be identified in the Site Allocations DPD, based on those defined in the Shenley Parish Plan: • along London Road in the south east of the village; and • at Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site). Retail and commercial development in identified locations in Shenley should be of a size and scale which primarily serves the local community rather than drawing in large numbers of visitors from further afield.
CS27 - Safe and attractive evening economy The Council wishes to promote a range of uses in town centres for the whole community, creating a balanced evening economy including entertainment and late night retailing as well as eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Crime, Disorder and Drugs Reduction Strategy for Hertsmere, including the need to reduce anti-social behaviour, crime and the fear of crime. Where new A3, A4 and A5 uses are permitted, financial contributions will be sought for related town centre improvements including additional CCTV, improved lighting and improved signage for CCTV and Alcohol Free Zones. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night uses have caused existing anti-social problems, there will be	CS2729 - Safe and attractive evening economy The Council wishes to promote a range of uses in town centres that cater for the whole community, creating a balanced evening economy including entertainment and late night retailing as well as the provision of a range of eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Hertsmere Crime and Disorder and drugs Reduction Strategy for Hertsmere Partnership Plan, including the need to reduce anti-social behaviour, crime and the fear of crime. Where new A3, A4 and A5 uses are permitted, financial contributions will be sought for related town centre improvements including additional CCTV, improved lighting and improved signage for CCTV and Alcohol Free Zones. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night

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a presumption against further consents for such uses.	uses have caused existing anti-social problems, there will be a presumption against further consents for such uses.

Table H.2 - Assessment of Policy CS16: Energy and CO₂ Reductions

Policy CS16: Energy and CO₂ Reductions	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: • 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. 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: • 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. 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: • 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

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 delivery. Therefore the	0	+	+	None identified.	n/a

		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	++	+++	+++	None identified.	n/a

		beneficial effect against this objective.					
19	To reduce the generation of waste and encourage re-use and recycling of waste	The Code awards credits for reducing both domestic and construction waste, thus 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.	+	++	++	None identified.	n/a
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 H.3 - Assessment of Policy CS22 Elstree Way Corridor

Policy CS22 Elstree Way Corridor	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. 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.

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	0	0	+	None identified.	n/a

		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 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	+/-	0	0	Ensure that best practice pollution control measures are used during construction.	n/a

		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, 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	-	-	-	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

		pollution incidents, and this should be managed appropriately.					
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 Way SPG) there is likely to be a reduction in car use to the area and thus an improvement in air quality.	0	+	+	None identified.	n/a
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

Table I.1 – 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
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
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 these two policies.	The Sustainability Appraisal guided the Council in the overall framing of these policies.
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	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.

Appendix J – Assessment of Revised Core Strategy Policies (2011)

Table J.1 – Policy SP1 - Creating Sustainable Development

Policy SP1 - Creating Sustainable Development	Policy SP1 - Creating Sustainable Development The Council will work with Hertfordshire County Council, Hertfordshire Constabulary, NHS Hertfordshire, Registered Social Landlords and other key local stakeholders to enable development in the Borough to make a sustainable contribution to delivering the Core Strategy Spatial Vision and Strategy. Accordingly new development will be required to prioritise the efficient use of brownfield land in delivering the land use requirements of the private sector, local service providers and the different needs of the hierarchy of settlements across the Borough. There will be a focus on prioritising development opportunities in Borehamwood but all existing built up areas within urban settlements will be expected to accommodate opportunities which arise for meeting local housing, jobs growth and other development and service needs. All development across the Borough should: i) ensure a safe, accessible and healthy living environment for residents and other users of a development; ii) seek to mitigate the environmental impact of transport by promoting alternatives to the car and opportunities for linked trips; iii) be constructed and operated using a minimum amount of non-renewable resources and be required to use energy efficiently; iv) be of high quality design and appropriate in scale, appearance and function to the local context and settlement hierarchy, taking advantage of opportunities to improve the character and quality of an area; v) avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment; vi) minimise and mitigate the impact on local infrastructure and services; and vii) Comply with the key environmental policies and designations set out in the Core Strategy.

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	The incorporation of the recommendations provided below on ensuring efficient and affordable transport systems, improving connectivity and the delivery of affordable housing could deliver indirect positive effects against this objective in terms of enabling good access to learning and employment opportunities for all.	
2	To ensure ready access to essential services and facilities for all residents	The policy should improve alternative means of transport which are likely to improve accessibility to services and facilities. These positive effects are likely to be permanent, long term. By locating new developments in existing areas and in most accessible locations, it is likely that these areas are already well served by key services, and located within distance of transport links and employment opportunities and are sustainable.	+	+	+	It is recommended that the key aspects of Policy CS23 Development and accessibility to services and employment and Policy CS17 Access to services are included in this policy in order to promote sustainability. This should include: • fair access to key community facilities and the wider goal of creating a safer and more sustainable environment • a safe, efficient and affordable transport	The significance of these effects are likely to be confirmed through the Site Allocations DPD when housing sites are allocated. Performance of this objective will depend on the implementation of Policy CS17 Access to services and CS23 Development and accessibility to services and employment

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						system that allows access for all to everyday facilities	
3	To meet identified housing needs and improve the quality and affordability of housing	The policy seeks development of high quality design this likely to result in a positive effect.	+	+	+	It is recommended that the key aspects of Policy CS4 Affordable Housing and CS 21 are included in this policy in order to promote sustainability. This should include: - seek the maximum level of Affordable Housing on site. - Where practicable possible 100% of new residential units should be built to the Lifetime Homes Standards based on the Joseph Rowntree Foundation standards highlighted in the Council's Planning and Design Guide Supplementary Planning Document	It will also be depend on the effective implementation of Policy CS4 Affordable Housing and Policy CS21 Securing a high quality and accessible environment (e.g. Lifetime Homes Standards).
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0	See objectives 2 and 3.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	This policy aims to ensure that all developments are safe which will result in a direct positive effect against this objective.	+	+	+	See objective 2.	Performance against this objective will depend on the effective implementation of a number of policies including Policy CS17, 21 and 23.
6	To improve population's health and reduce inequalities both geographically and demographically	The policy seeks to promote a healthy living environment for residents and other users of a development.	+	+	+	It is recommended that reference is made to the need for compliance with the Code for Sustainable Homes. This should promote delivery of health and wellbeing standards.	Performance against this objective will depend on the effective implementation of Policy CS4 (Affordable Housing) and Policy CS21 (Securing a high quality and accessible environment) (e.g. Lifetime Homes Standards).
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 prioritising development on brownfield sites before Greenfield sites.	++	++	++		Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
8	To reduce contamination	By prioritising brownfield development this should lead to	-	++	++	Mitigation includes remediation of identified	Performance against this objective

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and safeguard soil quality and quantity	contaminated sites being remediated which should lead to long term positive effects in the medium to long term. There may be some short term negative effects due to construction /remediation activities.				contaminated land.	will depend on the effective implementation of Policy CS15 through the requirement of incorporating SUDS into development.
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	It is recommended that the key aspects of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment) are included in this policy in order to promote sustainability. This should include: • conserve and enhance the natural environment of the Borough. • a presumption against inappropriate development, which causes harm to the openness and appearance of the Green Belt. • conserve or enhance the historic environment of the Borough in order to maintain and where possible improve local environmental quality.	Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
10	To maintain and enhance the quality of countryside and landscape	No obvious effect.	0	0	0	See policy 9.	Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	This policy will seek to mitigate the environmental impact of transport by promoting alternatives to the car and opportunities for linked trips and should have a positive effect against this SA objective	+	+	+	It is recommended that the key aspects of Policy CS25 (promoting alternatives to the car and ensuring green travel plans are in place in new developments) and Policy CS23 (the development and accessibility to services and employment) are included in this policy in order to promote sustainability. This should include: • providing a safe, efficient and affordable transport system that allows access for all	Recommend cross referencing to Core Policy CS25 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 23) 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		
						to everyday facilities.	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Development is likely to be accommodated within the available brownfield sites. This should minimise its potential effects on biodiversity. It also requires compliance against other CS Policies in regards to key environmental policies which should avoid any significant environmental impacts and may even enhance some developments. Effects in the short term are deemed neutral as construction activities will have short term effects. Overall it will have beneficial medium to long term effects.	0	+	+	It is recommended that reference is made to the need for compliance with Code for sustainable homes and BREEAM excellent as a minimum standard. This should ensure that developments considered ecological issues. It is also recommended that the key aspects of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development) are included in this policy in order to promote sustainability. This should include: - conserve and enhance biodiversity, protected trees, and sites of ecological value in the borough. Proposals should provide opportunities for habitat creation and enhancement throughout the life of a development - to ensure that development proposals do not create an unacceptable level of risk to occupiers of a site, the local community and the wider environment	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
13	To improve the quality of surface and ground waters	Additional development will increase impermeable surfaces and rate of surface water runoff which may be contaminated. However, as development is preferred to be located on brownfield land this increase may be minimal. Development on contaminated sites may have short term negative effects due to disturbance. However, remediation of contaminated land as part of new development may benefit water quality in the future.	-/+	0	0	It is recommended that reference is made to the need for compliance with Code for sustainable homes and BREEAM excellent as a minimum standard. This should ensure that developments considered surface water runoff. As objective 12.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
14	To minimise water consumption	No obvious effect	0	0	0	It is recommended that reference is made to the need for compliance with Code for sustainable homes and BREEAM excellent as a minimum standard. This should ensure that developments consider improving water efficiency of new development.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
15	To minimise the risk of flooding taking account of	New development may increase impermeable surfaces and rate of polluted runoff or impede the flow or storage of	0	0	-	It is recommended that reference is made to the need for compliance with Code for sustainable	Performance against this objective will depend on the effective

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	climate change	floodwater leading to an increase in localised risk of flooding. However, as development is planned to be prioritised on brownfield land, a significant increase in impermeable surfaces is unlikely. Neutral effects are predicted in the short to medium term. Negative effects are likely in the longer term, when more development is delivered, impermeable surfaces extend and external factors such as climate change consequences play a more visible role.				homes and BREEAM excellent as a minimum standard. This should ensure that developments considered flooding risks and SUDS. It is also recommended that the key aspects of Policy CS 15 (Environmental impact of development) are included in this policy in order to promote sustainability. This should include: - avoiding development in the floodplain and close to river corridors unless the requirements of the sequential and exceptions tests have been met and flood prevention/mitigation measures are in place. - incorporating the use of Sustainable Urban Drainage Systems (SUDS) where appropriate and where required by the Flood and Water Management Act 2010 to help reduce the risk of flooding.	implementation of Policy CS 15 (Environmental impact of development).
16	To improve local air quality	Additional development will increase energy demand and potentially more vehicle movement may have a negative effect on air quality. However, the policy promotes that new development will help promote the use of sustainable transport modes and reduce the reliance on private car. Further, the policy promotes energy efficiency. Therefore, minor localised effects on air quality may arise during construction (short term).	0	+	+	Reference should be made to the adherence to the Code for Sustainable Homes and BREEAM. It is also recommended that key aspects of Policy CS 15 (Environmental impact of development) are included in this policy in order to promote sustainability. This should include: ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise).	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
17	To reduce greenhouse gas emissions	Neutral effects are likely in the short term, and positive effects are predicted in the long term, when zero carbon development will become a norm and there is a step change in public behaviour towards more 'pro-environmental' habits, use of sustainable transport modes, etc.	0	+	+	It is also recommended that the key aspects of Policy CS 16: Energy and CO₂ Reductions are included in this policy. This should include 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:	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
						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. It is also recommended that all non residential development achieve BREEAM excellent or outstanding as a minimum.	
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	All new development or major refurbishment will be required to incorporate energy efficiency and renewable or low carbon sources. Neutral effects are likely in the short term, and positive effects are predicted in the medium to long term, when zero carbon development will become a norm and there is a step change in public behaviour towards more+ 'pro-environmental' habits, e.g. energy savings, use of cleaner vehicles...	0	+	+	It is also recommended that the key aspects of Policy CS 16: Energy and CO₂ Reductions are included in this policy. This should include: all new development or major refurbishment to incorporate energy from decentralised and renewable or low carbon sources.	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
19	To reduce the generation of waste and encourage re-use and recycling of waste	By detailing that developments will be constructed and operated using a minimum amount of non-renewable resources this should help promote waste reduction in the construction phase but the policy does not address explicitly address domestic or commercial waste issues post construction. This is likely to have detrimental effect in the medium to long term.	0	-	-	It is recommended that reference is made to the need for compliance with the Code for Sustainable Homes and BREEAM. This should ensure that developments consider waste minimisation during operation. It is also recommended that the key aspects of Policy CS 15 (Environmental impact of development). This should include: making provision for waste minimisation and recycling within the development during the construction phase and following occupation.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Additional development is likely to have direct moderate positive effects through providing additional employment in the building industry and creating jobs and employment in the local area. Additionally, it may have indirect effects in terms of providing regeneration opportunities and improving the image of the area for potential investors.	++	++	++	Not required as effect positive.	
21	To sustain and enhance the viability and vitality of town centres	Locating the majority of development within the main settlements of Borehamwood, Potters Bar and Bushey may increase footfall in the town centres, increasing their	+	+	+	n/a	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	vitality and long term sustainability.					

Table J.2 - Policy CS1: The supply of new homes and Policy CS2: - The location of new homes

Policy CS1 –The supply of new homes Policy CS2 - The location of new homes	Policy CS1 The supply of new homes The Council will make provision for 3,550 additional dwellings within the District between 2012 and 2027, a development rate of 237 dwellings per year. In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of: i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS12, CS13, CS15 and CS16); ii) the character, pattern and density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations taking account of local infrastructure capacity; 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. Policy CS2 The location of new homes Priority will be given to locating the majority of residential development within the main settlements of Borehamwood, Potters Bar and Bushey. Between 2012 - 2027, up to 60% of new housing will be sought in Borehamwood, at least 10% in Potters Bar, up to 25% in Bushey and at least 5% in Radlett and other suitable locations. Windfall developments will be supported on appropriate sites in all towns, subject to local environmental constraints, the relationship with the surrounding pattern of development and the requirements of Policies SP1, CS12, CS15, CS16 and other relevant planning policies. Within rural locations and in particular, Shenley, Elstree and South Mimms limited, small scale infilling on suitable sites will be supported.

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 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.	The scale and significance of these effects are likely to be confirmed through the Site Allocations DPD when housing sites are allocated. By locating new developments in existing areas and in most accessible locations, it is likely that these areas are already well served by key services, and located within distance of transport links and employment opportunities.
3	To meet identified housing needs and improve the quality and affordability of housing	An additional 3,550 homes over the plan period at a build rate of 237 per year is considered most appropriate by the Council based on the recent evidence base, local constraints and consultation feedback. The policy aims to meet the identified housing needs. 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 housing sites are allocated.
4	To reduce poverty and social exclusion and promote equality of opportunities	By ensuring sufficient provision of housing, the policy should help combat poverty and provide greater equality of housing opportunities. The scale and significance of the positive effects will depend on the location and type of housing but effects are likely to be permanent and long term.	++	++	++	None required as positive.	Significance of the positive effects will depend on the extent to which allocated sites are included in areas of deprivation. It will also depend on the effective implementation of Policy CS4 Affordable Housing and Policy CS21 Securing a high quality and accessible environment (e.g. Lifetime Homes Standards).
5	To reduce and prevent crime, fear of crime and anti social behaviour	This policy enables new development to be delivered. According to Policy CS21 (Securing a high quality and accessible environment) developers would need to ensure that 'Secured by Design' principles are incorporated within all schemes. Therefore, Policy CS1 will lead to indirect positive effects in its enabling function.	+	+	+	None required as positive.	Performance against this objective will depend on the effective implementation of Policy CS21.
6	To improve population's health and reduce inequalities both geographically and demographically	New housing 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. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities..	+	+	+	n/a	Performance against this objective will depend on the effective implementation of Policy CS4 Affordable Housing and Policy

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 the bulk of development on brownfield sites in Borehamwood, Potters Bar and Bushey. The Council's SHLAA has identified that sufficient land available across the Borough to accommodate 3,550 homes over the next 15 years without developing on greenfield land in the Green Belt.	++	++	++	This policy together with the overarching policy on Sustainable Development provide a strong emphasis on making the best use of previously developed land.	
8	To reduce contamination and safeguard soil quality and quantity	Provision of 3,550 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 includes remediation of identified contaminated land.	Performance against this objective will depend on the effective implementation of Policy CS15 through the requirement of incorporating SUDS into development.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The policy explicitly states that the character, pattern and density of the surrounding area are key considerations for identifying new locations. Plus it also refers to Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment) which set out strong safeguards against this SA objective.	+	+	+		Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
10	To maintain and enhance the quality of countryside and landscape	See assessment of SA objective 9 above. New development may have the potential to improve the local townscape, in particular in the more deprived areas.	+	+	+		Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
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 effects.	+	+	+	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.	Performance against this objective will depend on the effective implementation of Policy CS23 (Development and accessibility to services and employment) and CS24 (Accessibility and parking).
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Development is likely to be accommodated within the available brownfield sites. This should minimise its potential effects on biodiversity. Plus the policy also refers to Policy CS12 (The Green Belt and protection and enhancement of the natural environment) which sets out strong safeguards against this SA objective. Overall effects are deemed neutral.	0	0	0	Biodiversity value of brownfield sites should be assessed prior to development, as they may also provide habitats for valuable species.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).

13	To improve the quality of surface and ground waters	Additional housing may increase impermeable surface and rate of polluted runoff. However, as housing is planned to be located on brownfield land, a significant increase in impermeable surfaces is unlikely. In addition, development will be required to incorporate SUDS where appropriate. Development on contaminated sites may have short term negative effects due to disturbance. However, remediation of contaminated land as part of new development may benefit water quality in the future. Plus the policy also refers to Policy CS 15 (Environmental impact of development) which requires to minimise the release of pollutants into water and to use SUDS.	-/+	+	+	Use of SUDS to reduce possible effects from increased housing. Mitigation measures during construction to minimise or eliminate contaminated surface run off.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
14	To minimise water consumption	Additional housing will increase water consumption with a long term negative effect. The policy refers to Policy CS 15 (Environmental impact of development) which requires reducing water consumption. 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.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development)..
15	To minimise the risk of flooding taking account of climate change	New development may increase impermeable surfaces and rate of polluted runoff or impede the flow or storage of floodwater leading to an increase in localised risk of flooding. However, as housing is planned to be located on brownfield land, a significant increase in impermeable surfaces is unlikely. In addition, development will be required to incorporate SUDS where appropriate. Neutral effects are predicted in the short to medium term and residual effects are likely in the longer term, when more development is delivered, impermeable surfaces extend and external factors such as climate change consequences play a more visible role.	0	0	-	Ensure that new development allocations are guided by the SFRA findings and recommendations.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development)..
16	To improve local air quality	Additional housing with increased energy demand and potentially more vehicle movement may have a negative effect on air quality. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on private car. Further, energy demand should be reduced through adherence to the Code for Sustainable Homes in Policy CS16. Therefore, minor localised effects on air quality may arise during construction..(short term).	-	0	0	Mitigation measures to reduce the effects of construction on air quality in the short term.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development)..

17	To reduce greenhouse gas emissions	Additional housing with increased energy demand and potentially more vehicle movement may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand should be reduced through adherence to the Code for Sustainable Homes in Policy CS16, progressively meeting its increasing standards. Minor negative effects are likely in the short to medium term, and neutral effects are predicted in the long term, when zero carbon development will become a norm and there is a step change in public behaviour towards more 'pro-environmental' habits, use of sustainable transport modes, etc.	-	-	0	.	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	Additional housing will lead to an increased energy demand. However, the level of energy demand should be reduced through adherence to the Code for Sustainable Homes in Policy CS16, progressively meeting its increasing standards. In addition, all new development or major refurbishment will be encouraged to incorporate energy from decentralised and renewable or low carbon sources. Minor negative effects are likely in the short to medium term, and neutral effects are predicted in the long term, when zero carbon development will become a norm and there is a step change in public behaviour towards more 'pro-environmental' habits, e.g. energy savings, use of cleaner vehicles..	-	-	0		Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
19	To reduce the generation of waste and encourage re-use and recycling of waste	Additional housing will increase waste generation; however Policy CS15 'Environmental Impact of Development' should help reduce the amount of waste generated. However, a negative residual effect is likely.	-	-	-		Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development)..
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. Additionally, it may have indirect effects in terms of providing regeneration opportunities and improving the image of the area for potential investors.	+	+	+	Not required as effect positive.	

21	To sustain and enhance the viability and vitality of town centres	Locating the majority of residential development within the main settlements of Borehamwood, Potters Bar and Bushey may increase footfall in the town centres, increasing their vitality.	+	+	+	n/a	

Table J.3 - Policy CS3: Phasing of Development

Policy CS3 - Phasing of Development		To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policies CS1 and CS2, major housing sites will be phased in five year periods from 2011. 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. To prevent the overdevelopment of housing in the Borough ahead of required infrastructure and community facilities, unimplemented residential land allocations and new residential proposals of 50 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 20% of the proportion sought in each phase . Where housing delivery is projected to fall below the proportion sought in each phase by at least 20% over the following three years, a review of the phasing and location of housing allocations will be undertaken including consideration of land presently designated as Green Belt.						
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 aims to ensure that appropriate level of housing is delivered throughout the Core Strategy period, preventing the overdevelopment or addressing a predicted shortfall.		+	+	+		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.

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.	+	+	+	The detailed maps showing deprivation levels in the borough should be used to inform the release of housing to promote regeneration opportunities.	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 or nearby 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	Similarly to the commentary for SA objective 4, an informed phasing of housing that aims to tackle issues of deprivation, could also deliver benefits against this SA objective, helping to address the issue of health inequalities.	+	+	+	The detailed maps showing IMD Multiple Deprivation and Health Domain ranking in the borough should be used to inform the release of housing to promote regeneration opportunities.	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	See assessment of Core Policies CS1 and CS2. Positive effects are likely due to the focus on the delivery of housing on brownfield land.	+	+	+		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 Policies CS1 and CS2.	-	+	+		As above.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	See assessment of Core Policies CS1 and CS2.	+	+	+		As above.
10	To maintain and enhance the quality of countryside and landscape	See assessment of Core Policies CS1 and CS2.	+	+	+		As above.
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	See assessment of Core Policies CS1 and CS2.	+	+	+		As above.

12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	See assessment of Core Policies CS1 and CS2.	0	0	0		As above.
13	To improve the quality of surface and ground waters	See assessment of Core Policies CS1 and CS2.	-/+	+	+		As above.
14	To minimise water consumption	See assessment of Core Policies CS1 and CS2.	-	-	-		As above.
15	To minimise the risk of flooding taking account of climate change	See assessment of Core Policies CS1 and CS2.	0	0	-		As above.
16	To improve local air quality	See assessment of Core Policies CS1 and CS2.	0	0	0		As above.
17	To reduce greenhouse gas emissions	See assessment of Core Policies CS1 and CS2.	-	-	0		As above.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	See assessment of Core Policies CS1 and CS2.	-	-	0		As above.
19	To reduce the generation of waste and encourage re-use and recycling of waste	See assessment of Core Policies CS1 and CS2.	-	-	-		As above.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	The policy is likely to have positive effects 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	

Table J.4 - Policy CS4: Affordable Housing

Policy CS4 - Affordable Housing	To increase the supply of Affordable Housing, developments of 10 self-contained, residential units or more (gross), or residential sites of more than 0.3 hectares, should make provision for an element of Affordable Housing. On sites of fewer than 15 units, this may be delivered through the provision of intermediate housing (including shared ownership and share equity), with sites of 15 units or more containing a mix of social rented housing, affordable rent and intermediate housing. On qualifying sites, 35% of the housing units should be affordable, equating to an affordable housing target of 985 homes from 2012 to 2027. The Council will seek the maximum level of Affordable Housing on site. A lower level of provision will not be acceptable unless the Council agrees that its Affordable Housing objectives are being met. As a guideline, on sites of 15 or more units (gross) or 0.5 hectares, the council expect that 75% of the Affordable Housing units will be delivered as social rented and/or affordable rent housing and the remainder as intermediate housing. The precise tenure and dwelling mix will be agreed with the Council on a site-by-site basis and reflecting current housing needs or updated supplementary guidance.
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 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 10 units) through 35% of homes being affordable. The effects are likely to be positive, long term and significant.	++	++	++	None required as positive.	The Council's Supplementary Planning Document on Affordable Housing provides additional clarification of the different types of Affordable Housing and where any lower requirement may exceptionally be considered acceptable. 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 determinant of poverty and equality. This seeks to provide a balanced mix of housing tenure based on identified need. This policy requires 75% social rent and/or affordable rent and 25% intermediate housing on all qualifying sites. These proportions are considered to best address local Affordable Housing requirements. 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.

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 emissions	+	+	+	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

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 a significant positive effect through the provision of affordable homes, particularly for key workers, which will contribute towards a balanced and stable 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	

Table J.5 - Policy CS5: Affordable Housing in rural areas on “Exception” sites

Policy CS5 - Affordable Housing in rural areas on “Exception” sites	The inclusion of small-scale Affordable Housing schemes, as an exception to normal policies, will be permitted in and immediately adjacent to settlements in the Green Belt, as identified on the Core Strategy Key Diagram. "Exception" sites should be small in scale in relation to the size of settlements and 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 or have adverse effects on the natural and built environment.

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	Performance of this objective will depend on the implementation of Policy CS24 - Accessibility and parking
3	To meet identified housing needs and improve the quality and affordability of housing	This policy seeks to optimise the supply of affordable housing in the Borough. This policy should result in increased levels of affordable housing in local villages and settlements. The effects are likely to be positive.	++	++	++	None required as positive.	The Council's Supplementary Planning Document on Affordable Housing provides additional clarification of the different types of Affordable Housing and

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		long term and significant.					where any lower requirement may exceptionally be considered acceptable. 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 affordable housing in small communities is an important policy to ensure local communities can continue to thrive. 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.
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	This policy may have some minor negative effects due to the likely development within the Greenbelt. The types and sizes of these developments should mean any impact will be minimal but these effects will be negative and permanent.	-	-	-	All new developments should seek to minimise any impacts by adopting best practise in regards to design.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
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	See assessment of SA objective 7 above	-	-	-	All new developments should seek to minimise any impacts by adopting best practise in regards to visual impact.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0	n/a	Performance against this objective will depend on Core Policy 25 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 23) 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	See assessment of SA objective 7 above.	-	-	-	All new developments should seek to minimise any impacts by adopting best practise in regards to environmental impact.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
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 emissions	+	+	+	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
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 a significant positive effect through the provision of affordable homes, particularly	++	++	++	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		for local residents, which will contribute towards a balanced and stable economy. The effect is likely to be long term and permanent.					
21	To sustain and enhance the viability and vitality of town centres	No obvious effects.	0	0	0	n/a	

Table J.6 - Policy CS6: Gypsy and Traveller sites

Policy CS6 - Gypsy and Traveller sites	The Council will provide for the further needs of Gypsies and Travellers. On the basis of identified need within south and west Hertfordshire, the Council will seek to identify and allocate up to 9 additional pitches to meet the East of England Plan requirements to 2011 and a further 10 pitches by 2017 through the identification of land in the Site Allocations DPD. In identifying any required potential sites, consideration will be based on a range of criteria including: i) the potential of existing sites to accommodate additional pitches; ii) a sequential site selection process with an emphasis on land which has been previously developed; iii) safe and convenient access to the primary road network with proximity to the major road network and without blocking or inhibiting use of any existing rights of way; iv) avoiding prejudicing adjacent nearby residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; v) avoiding overdominating and respecting the size and scale of the nearest settled community, ensuring that there is not an undue level of Gypsy and Traveller pitches in any one part of the Borough which might result in an adverse impact on the local environment and / or infrastructure; vi) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land; vii) an ability to receive essential services including water, sewerage, drainage and water disposal; viii) an ability for a site with over 5 pitches to be effectively managed for Gypsies and Travellers with local connections; ix) a location within reasonable proximity to key local services; x) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing; xi) the potential risk of flooding or the ability to mitigate this risk; and ensuring any other adverse effects on the built and natural environment are avoided and / or mitigated including compliance with the key environmental policies set out in the Core Strategy (including Policies CS12, CS13, CS15, CS16 and CS17); and xii) the likely availability of the site to accommodate Gypsy and Traveller pitches.

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	This policy seeks to identify land for	++	++	++	None required as positive.	See comment for SA objective 1. Performance of

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	essential services and facilities for all residents	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.					this objective will also depend on the implementation of Policy CS24 - Accessibility and parking
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 are exceeded (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.	+	+	+/-	Site allocations should be addressed with Site Allocations DPD.	
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.	
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 effects.	++	++	++	None required as positive.	

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	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.	
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.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
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.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
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.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
10	To maintain and enhance the	See assessment of SA objective 9 above.	-	-	-	Further site specific mitigation	Performance against this objective will depend on

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	quality of countryside and landscape	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.				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.	the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
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	Performance against this objective will depend on Core Policy 25 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 23) 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	There is potential for small scale development of Greenfield sites which has the potential for a negative effect on undesignated habitats. Effects have the potential to be long term and permanent.	-	-	-	Policy could be strengthened to recognise the need of minimising negative biodiversity effects.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
13	To improve the quality of surface and ground waters	Provision of authorised sites with appropriate infrastructure to manage water, sewage, drainage and water disposal should have a positive effect However if the site allocation DPD identifies sites on Greenfield land even the provision of such infrastructure could cause disturbance and effects on water quality.	+/-	+/-	+/-	Measures to minimise the effect of development on Greenfield land possibly to include SUDS.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
14	To minimise water consumption	Where sites are provided with infrastructure to deliver water, there will be a negative long term effect on reducing water consumption.	-	-	-	Possible for the installation of rain water harvesting and grey water recycling systems to minimise water consumption.	
15	To minimise the risk of flooding taking account of climate change	Provision of sites in previously developed areas should not any additional effect on flood risk. However if the site allocation DPD identifies sites on Greenfield land there will be a negative effect as site development would increase the amount of impermeable surfaces in the area	-	-	-	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.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
16	To improve local air quality	No obvious effects.	0	0	0		
17	To reduce greenhouse gas	No obvious effects.	0	0	0		

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

Table J.7 - Policy CS7: Housing Mix

Policy CS7 - Housing Mix	To help meet local housing needs, proposals for new housing should provide an appropriate mix and size of new homes in terms of housing size and type within each tenure. Development proposals will be permitted, subject to the requirements of other relevant DPD / Local Plan policies, so long as: i) housing developments in excess of 10 units (gross) contain some variation within their housing mix, with sites over 25 units or 1 hectare reflecting identified variations within the Borough's housing need, subject to proposals respecting the prevailing character of the area; and ii) on large sites allocated in the Site Allocations DPD, the need for a proportion of sheltered or extra care housing is considered as part of the overall housing mix. Consideration will be given to the incorporation of minimum floorspace guidance in revisions to Part D of the Planning and Design Guide Supplementary Planning Document in support of the provision of high quality residential environments.

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	No obvious effects.	0	0	0	n/a	Performance of this objective will depend on the

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	essential services and facilities for all residents						implementation of Policy CS24 - Accessibility and parking
3	To meet identified housing needs and improve the quality and affordability of housing	This policy seeks to deliver the appropriate housing mix in the Borough. This policy should result in increased levels of housing types in the area. The effects are likely to be positive, long term and significant.	++	++	++	None required as positive.	The Council's Supplementary Planning Document will be instrumental in successfully delivering this policy.
4	To reduce poverty and social exclusion and promote equality of opportunities	The availability of appropriate housing is an important policy to ensure local communities can continue to thrive. The effects are likely to be positive, 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		
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0		
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0-	0	
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		
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0		
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0		
14	To minimise water consumption	No obvious effects.	0	0	0		
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0		
16	To improve local air quality	No obvious effects.	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0		
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 a significant positive effect through the provision of appropriate types of homes, particularly for local residents, which will contribute towards a balanced and stable 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	Supplying appropriate housing mix within towns will be vital to ensure that town centres remain viable.	+	+	+	Potential reference to town centres needs may reinforce this objective.	

Table J.8 - Policy CS8: Scale and Distribution of Employment Land

Policy CS8 - Scale and Distribution of Employment Land	The Council will support development proposals in appropriate locations, which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least 110 ha of designated employment land for B-class development within the Borough up to 2026, focused on the following locations and as indicated on the Key Diagram: Employment Areas ☐ Elstree Way, Borehamwood ☐ Stirling Way, Borehamwood ☐ Cranborne Road, Potters Bar ☐ Station Close, Potters Bar ☐ Otterspool Way, Bushey Key Employment Site ☐ Centennial Park, Elstree The boundaries of these locations will be clarified in the Site Allocations DPD. The existing Safeguarded Land adjoining Cranborne Road Employment Area will be retained and a new area of land between the A1 and Rowley Lane, adjoining the Elstree Way Employment Area, will be designated as Safeguarded Land for a mix of phased, B class development. Any development should form part of a comprehensive integrated package measures to improve their respective adjoining Employment Areas and associated access. The boundaries of the area adjoining the Elstree Way Employment Area and parameters for development for the land adjoining Cranborne Road and Elstree Way will be clarified in the Site Allocations DPD. Any releases of vacant or surplus strategically designated employment land will only be considered following an assessment of the suitability of a site for continuing employment use and as required, an employment land needs assessment. Following the introduction of a Local Development Order to support economic development within the Elstree Way Employment Area, the Council will consider the promotion of similar Local Development Orders in other employment areas, which will grant permission for small-scale changes to properties within these locations.
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	M T	LT		
SOCIAL							
1	To improve educational achievement, training and opportunities for lifelong learning and employability	New employment development may provide basis for apprenticeships, which would help young people gain job-specific skills and achieve nationally recognised qualifications.	+	+	+		

2	To ensure ready access to essential services and facilities for all residents	Focusing new employment use in existing established employment areas will ensure good accessibility to employment and services and facilities. The positive effects are likely to be permanent and be consistent in the short, medium and long term.	+	+	+		In combination with the accessibility and sustainable transport policies (CS23, 24 and 25), opportunities for accessibility are likely to be enhanced. 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. The release of sites would contribute to providing sites to meet identified housing targets and needs resulting in overall positive effects. The effects are assessed as being minor, as such releases are likely to be limited.	+	+	+		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	New employment development will provide more employment opportunities for local people, reducing worklessness. Directing new employment development to the areas with good accessibility will also help promote equality of opportunities for those without access to a private car.	+	+	+		
5	To reduce and prevent crime, fear of crime and anti social behaviour	The policy should deliver benefits over time by adding to the amount of employment opportunities within the Borough and bringing under-used sites into development.. More local employment opportunities may help reduce anti-social behaviour.	+	+	+		
6	To improve population's health and reduce inequalities both geographically and demographically	Some indirect effects are likely through provision of employment in accessible locations, which may encourage walking and cycling. In addition, provision of employment to local people may have positive effects on mental wellbeing through reduced levels of worries, improved self-esteem and income. .	+	+	+		

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 some greenfield development for employment use thus conflicting with this objective. Overall effects are mixed.	+/-	+/-	+/-	Negative effects should be minimised through the requirement of the Policy SP1 (Sustainable development) for new development to prioritise the efficient use of brownfield land in delivering the land use requirements.	The scale and significance of these effects will be confirmed through the SA of the Site Allocations DPD where the boundaries of existing and new employment and housing sites will be identified.
8	To reduce contamination and safeguard soil quality and quantity	Redevelopment of the existing contaminated sites either for employment or for a different use will require land remediation through Policy CS15 (Environmental impact of development). Potential development within the Greenbelt will involve an increase in hard surfacing and increased level of polluted run-off, which may affect soil quality and will lead to the loss of some greenfield land. Overall effects are mixed.	+/-	+/-	+/-	Effects may be mitigated through the use of SUDS and minimising emissions to soil – Policy CS15 (Environmental impact of development). The use of impermeable surfaces should be minimised. 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 policy CS15.
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 negative effect on landscape character. Effects are deemed minor, as the safeguarded areas represent extensions to the existing employment sites and are adjacent to the road networks. Therefore, effects on visual openness should be minimised.	-	-	-	Although the extensions of Employment Areas are 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 should be minimised through the effective implementation of Policy CS15 (Environmental impact of development) and CS13 (Protection or enhancement of historic heritage assets).
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 negative effect on landscape character. Effects are deemed minor, as the safeguarded areas represent extensions to the existing employment sites and are adjacent to the road networks. Therefore, effects on visual openness should be minimised.	-	-	-	See mitigation for SA objective 9.	As above.

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 out-commuting and would enable the use of public transport and non-motorised modes of transport. The extensions to the existing employment areas have been planned taking into account their accessibility with a view of reducing car dependency. Therefore, overall effects are minor positive.	+	+	+	Early development of work travel plans. Improvements of the existing public transport links and establishment of new ones.	Effects will depend on the effective implementation of accessibility and sustainable transport policies (CS23, 24 and 25),
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. . Effects are deemed minor, as the safeguarded areas represent extensions to the existing employment sites and adjacent to the road networks. This should help minimise the fragmentation of spatial continuity of natural vegetation and thus reduce effects on local habitats.	-	-	-	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. Effects should be mitigated through the effective implementation of the Policy CS15 (Environmental impact of development).
13	To improve the quality of surface and ground waters	Redevelopment of the existing contaminated sites either for employment or for a different use will require land remediation through Policy CS15 (Environmental impact of development). Potential development within the Green Belt will involve an increase in hard surfacing and increased level of polluted run-off, which may affect soil quality and will lead to the loss of some greenfield land. However, the area of the extension of the employment area in Estree Way is already partially hard surfaced. Overall effects are mixed..	+/-	+/-	+/-	Effects may be mitigated through the use of SUDS – Policy CS15 (Environmental impact of development). The use of impermeable surfaces should be minimised. Mitigation measures during construction and operation to minimise pollution risk.	Successful implementation of Core Policy 15 should help minimise the effects of new development.

14	To minimise water consumption	New employment development will increase water consumption rates.	-	-	-	Predicted negative effects could be minimised through the adherence to BREEAM standards (as a minimum 'Good') for non-residential development. It is recommended that this is added to Policy CS15 to the bullet ii) on water efficiency after the reference to the Code for Sustainable Homes. This would amplify the policy and provide a link with a forthcoming Development Control DPD.	Reference to the Code for Sustainable Homes in Policy CS15 only deals with water efficiency in residential development. To adequately address water efficiency as well as other environmental aspects of non-residential buildings, it is necessary to also refer to BREEAM standards in Policy CS15.
15	To minimise the risk of flooding taking account of climate change	Development of new employment areas will increase hard surfacing and accelerate runoff, which may cause an increase in localised flood risk. This should be minimised through the requirement in Policy CS15 for development proposals to take account of the policy recommendations of the Councils SFRA and incorporate SUDS where appropriate.	-	-	-	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.	Successful implementation of Core Policy 15 should help minimise the effects of new development.
	To improve local air quality	Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality. However during construction there may be some negative localised effects on air quality.	+/-	+/-	+/-	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 minimise the effects of new development.
17	To reduce greenhouse gas emissions	New employment development delivered over the Plan period is likely to increase the need for energy and GHG emissions. Possible reduction in car use due to provision of employment land in accessible locations and the requirement for development to gradually become zero carbon should help reverse negative effects to positive ones against this SA objective.	-	-	+		Successful implementation of Core Policies 16, CS23, 24 and 25 should help minimise the effects of new development.

18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	New employment development delivered over the Plan period is likely to increase the need for energy. However, safeguarding employment areas which are integrated with the local public transport, pedestrian and cycle networks and which seek to reduce the use of the private, together with the requirement in Policy CS 16 for non-residential development to become zero carbon by 2019 should help reverse negative effects to positive effects against this SA objective in the medium to long term. Further Local Development Orders promoted through this policy may help encourage the installation of solar panels or other renewable energy technologies.	-	-/+	+		Successful implementation of Core Policies 16, CS23, 24 and 25 should help minimise the effects of new development.
19	To reduce the generation of waste and encourage re-use and recycling of waste	New employment development delivered over the Plan period is likely to lead to an increase in absolute amount of waste arisings.	-	-	-	Waste Management Plans should be developed before construction. Sites' and buildings' design should seek to achieve and stimulate waste minimisation and recycling.	Successful implementation of Core Policy 15 should help minimise the effects of new development. Adding reference to BREEAM standards in Policy CS 15 would strengthen the performance of the Core Strategy against this SA objective as well.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	A comprehensive review of the distribution of employment areas 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. Moderate positive effects are predicted.	++	++	++	Not required as effect positive.	

Table J.9 – Policy CS9: Local significant employment sites and Policy CS10: Land use within employment areas

Policy CS9 - Local significant employment sites and Policy CS10 - Land use within employment areas	Policy CS9 -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. These designated local significant employment sites which are focused on employment generating uses are located at following locations and are indicated on the Key Diagram: • Wrotham Business Park • Borehamwood Enterprise Centre and adjoining sites • Theobald Court and adjoining site, Borehamwood • Lismirrane Industrial Park, Elstree • Hollies Way Business Park, Potters Bar • Beaumont Gate, Radlett • Farm Close sites, Shenley The boundaries of these locations will be clarified in the Site Allocations DPD. Any redevelopment of a Locally Significant Employment Site for housing or other development will be based on an assessment of the criteria in Policy CS8. Policy CS10 - Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. The provision of training opportunities for the local workforce will be encouraged and sought as part of new employment development across the Borough. 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 Certain other uses will also be permitted within Employment Areas, comprising waste management, builder's 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. All development should meet the requirements of Policies CS12, CS15 and CS16 to ensure that potential contamination is minimised and remediated.

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	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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	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		
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0		
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	Providing business units throughout the 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.	-/+	+	+	Early development of work travel plans to minimise short term negative effects. Establishment of good, frequent and reliable public transport links.	Performance against this objective will depend on Core Policy 25 in promoting alternatives to the car and ensuring green travel plans are in place in new development (CS Policy 23) 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	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	surface and ground waters						
14	To minimise water consumption	No obvious effects.	0	0	0		
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0		
16	To improve local air quality	No obvious effects.	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0		
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0		
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.	

Table J.10 – Policy CS11: Promoting Film and Television production in Hertsmere

Policy CS11 Promoting Film and Television production in Hertsmere	To promote 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 develop refurbish and upgrade film and television studios will be supported subject to environmental constraints and other relevant policies.

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 retention and growth of the film and television industries may promote more opportunities and access to employment/education opportunities within the film and media industry. The positive effects are likely to be minor, permanent but not significant	+	+	+		
2	To ensure ready access to essential services and facilities for all residents	No obvious effects	0	0	0		
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	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		
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0		
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0		
9	To protect and enhance landscape character, historic buildings, archaeological sites	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	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		
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0		
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects.	0	0	0		
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0		
14	To minimise water consumption	No obvious effects.	0	0	0		
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0		
16	To improve local air quality	No obvious effects.	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0		
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0		
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, 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	+	+	+	Not required as effect positive.	

SA Objectives	Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
		ST	MT	LT		
	and permanent.					

Table J.11 - Policy CS12: The Green Belt and protection and enhancement of the natural environment

Policy CS12 - The Green Belt and protection and enhancement of the natural environment	All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, protected trees, landscape character, and sites of ecological and geological value, in order to maintain and improve environmental quality. Proposals should provide opportunities for habitat creation and enhancement throughout the life of a development. In the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised. There will also be a presumption against inappropriate development, which causes harm to the openness and appearance of the Green Belt, as defined in PPG2 (Green Belts) Strategic gaps in the Green Belt between Bushey and Watford and Bushey and Stanmore will be maintained within which any limited development, deemed acceptable in the Green Belt, should serve to retain the separation between the towns.

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	No obvious effects.	0	0	0		
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 the natural environment. This may compromise the ability for Hertsmere to meet identified regional housing targets. However, this policy does allow certain areas to permit development provided that strategic gaps are maintained. Therefore this policy could allow the release of certain greenbelt areas to meet identified housing subject to strict criterion and as such, could have positive effects in the short, medium and longer term depending on the findings of the urban capacity study.	+	+	+		
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effects.	0	0	0		
5	To reduce and prevent crime.	No obvious effects.	0	0	0		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	fear of crime and anti social behaviour						
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effects.	0	0	0		
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	The continued protection of green belt and the natural environment 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. Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
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.	Performance against this objective will depend on the effective implementation of CS 15 (Environmental impact of development).
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	Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets), Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and CS 15 (Environmental impact of development).
10	To maintain and enhance the quality of countryside and landscape	The quality of the countryside and the natural environment 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	++	++	+/-	Not required as effect positive.	Performance against this objective will depend on the effective implementation of, Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and CS 15 (Environmental impact of development).

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		should be minor.					
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	No obvious effects.	0	0	0		
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 the natural environment 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.	Performance against this objective will depend on the effective implementation of CS 15 (Environmental impact of development).
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0		
14	To minimise water consumption	No obvious effects.	0	0	0		
15	To minimise the risk of flooding taking account of climate change	No obvious effects.	0	0	0		
16	To improve local air quality	No obvious effects.	0	0	0		
17	To reduce greenhouse gas emissions	No obvious effects.	0	0	0		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	No obvious effects.	0	0	0		
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0		
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.	

Table J.12 - CS13 Protection or enhancement of historic heritage assets

Policy CS13 Protection or enhancement of historic heritage assets	All development proposals must conserve or enhance the historic environment of the Borough in order to maintain and where possible improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites, buildings or locations of heritage or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments, and identified and as yet unidentified Archaeological Remains. The Council will take account of available historic environment characterisation work, including Conservation Area appraisals and archaeological assessments when making decisions affecting heritage assets and their settings.

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	No obvious effects.	0	0	0	None required.	
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 demographically	No obvious effects.	0	0	0	None required.	
ENVIRONMENTAL							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	No obvious effects.	0	0	0	None required.	
8	To reduce contamination and safeguard soil quality and quantity	No obvious effects.	0	0	0	None required.	

9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	The protection of and enhancement of heritage assets is the domain of this policy. It details sites, buildings and locations of heritage or archaeological value, including unidentified archaeological remains. Effects are expected to be significant due to the strong safeguards stipulated by the policy.	+++	+++	+++	Not required as effect positive.	
10	To maintain and enhance the quality of countryside and landscape	The quality of the landscape character will benefit from the conservation and enhancement of the heritage assets forming part of it.	++	++	++	Not required as effect 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	None required.	
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	None required.	
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	As above.
ECONOMIC							
20	To provide a prosperous, balanced and stable economy	Protection of the historic environment and its settings is likely to have a slight positive effect by preserving historic attractions and attracting tourism. 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	Heritage assets are often found in the settlements' centres. Therefore, their enhancement will benefit the vitality and attractiveness of town centres.. The effect is likely to be slightly positive, long term and permanent.	+	+	+	Not required as effect positive.	

Table J.13 – Policy CS14: Promoting recreational access to open spaces and the countryside

Policy CS14 - Promoting Recreational access to open spaces and the countryside	The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to parks, open spaces, rural visitor attractions and to the wider local countryside. Measures which secure the provision of safer and more secure car-free access including enhancements and additions to the rights of way / Greenways network as set out in the Council's Greenways Strategy, will be actively sought where they do not present a risk to the biodiversity value and intrinsic environmental quality of the locality. The provision or enhancement of visitor and appropriate facilities in the countryside, including Watling Chase Community Forest Gateway Sites and Historic Parks and Gardens, will be encouraged where this: i) specifically enhances access for the local population ii) does not harm the character, appearance and openness of the Green Belt, landscape and wider countryside; iii) does not cause new road congestion; iv) does not exacerbate existing road congestion v) promotes uses which can be considered as appropriate in The Green Belt vi) will ensure that biodiversity is protected and enhanced in accordance with Policy CS12.

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 significant and long term.	++	++	++	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. . Effects however are uncertain and will depend on nature of implementation. Effects are not likely to	+	+	+	Positive effects would be greater if designing out crime measures are incorporated such as enhanced lighting at main areas	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 14.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		be significant.					
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.	
ENVIRONMENT							
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	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.	Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
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.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
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 Core Policy 25 in promoting alternatives to the car and ensuring green travel plans are in place in new development should contribute to this objective.
12	To protect and enhance wildlife and habitats which are important on an international,	This policy he promotion of recreational access to the countryside, whilst ensuring that the enhancement of visitor facilities	+	+	+	.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development) and

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	national and local scale	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.					Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
13	To improve the quality of surface and ground waters	No obvious effects.	0	0	0	n/a	Performance against this objective will depend on the effective implementation of CS 15 (Environmental impact of development).
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	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
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 visitor's 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.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
17	To reduce greenhouse gas emissions	As objective 16..	+	+	+	Not required as effect positive.	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
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	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
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	

Table J.14 - Policy CS15: Environmental impact of development

Policy CS15 - Environmental Impact of development	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 to occupiers of a site, the local community and the wider environment. Development proposals should take account of the policy recommendations of the Councils SFRA and the guidance set out in the jointly produced guidance of the Hertfordshire Planning Authorities 'Building Futures' the Hertfordshire Guide to Promoting Sustainability in Development. Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by measures including: i) avoiding development in the floodplain and close to river corridors unless the requirements of the sequential and exceptions tests have been met and flood prevention/mitigation measures are in place as required by the Environment Agency; ii) improving water efficiency by reducing water consumption through measures such as water saving devices in line with the Code for Sustainable Homes as a minimum requirement; iii) incorporating the use of Sustainable Urban Drainage Systems (SUDS) where appropriate and where required by the Flood and Water Management Act 2010 to help reduce the risk of flooding; iv) ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise); v) remediating land affected by instability and contamination, and maintaining appropriate distance from establishments containing hazardous substances; vi) ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible; vii) achieving reduced levels of energy consumption and the use of energy from renewable resources; viii) making provision for waste minimisation and recycling within the development during the construction phase and following occupation; and ix) Development proposals must demonstrate that they accord with Policy CS12 and that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation in accordance with Policy CS20.

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 of opportunities	No obvious effects.	0	0	0	None identified.	
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	No obvious effects.	0	0	0	None identified.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	and reduce inequalities both geographically and demographically						
ENVIRONMENT							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	By ensuring that appropriate assessments are undertaken this policy should encourage the use of previously developed sites by ensuring Greenfield sites are more difficult to develop. These effects are positive and long term	++	++	++	Not required as effect positive.	Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
8	To reduce contamination and safeguard soil quality and quantity	Direct reference to ensuring that land is remediated and reducing pollutants are likely to have a significant positive effect on this objective. Effects are likely to be permanent and significant.	++	++	++	It is recommended that the safeguarding of soil quality is specifically mentioned as a priority.	
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	None identified.	
10	To maintain and enhance the quality of countryside and landscape	The objective should cross references CS12 (The Green Belt and protection and enhancement of the natural environment) which should ensure that the countryside and landscape are maintained. This effect should be positive and permanent.	++	++	++	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	This policy should protect and enhance wildlife by the inclusion of the national body's of Natural England and The Environment Agency within the policy.	+++	+++	+++	Not required as effect positive.	Dependent upon implementation of policy recommendations of the Councils SFRA and the guidance set out in the jointly produced guidance of the-Hertfordshire Planning Authorities 'Building Futures' the Hertfordshire Guide to Promoting Sustainability in Development..
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.	
14	To minimise water consumption	This policy will promote the sustainable use of water and promote water efficiency.	++	++	++		Reference to the Code for Sustainable homes Policy CS16 will have a positive effect through

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		Working with the EA this policy should deliver significant positive effects in the long term.					encouraging reduced water consumption
15	To minimise the risk of flooding taking account of climate change	Direct reference to avoiding development in the floodplain and close to river corridors unless the requirements of the sequential and exceptions tests have been met and flood prevention/mitigation measures are in place as required by the Environment Agency, will ensure that development does not impede the flow of water or increase the risk of flooding. Also incorporating the use of Sustainable Urban Drainage Systems (SUDS) where appropriate and where required by the Flood and Water Management Act 2010 to help reduce 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.	++	++	++	Developments should also be designed to be capable of withstanding Climate Change.	.
16	To improve local air quality	Direct reference to ensuring pollutants (including to air) are minimised should encourage an improvement in air quality both from construction and operation of new developments. The effect should be positive and permanent.	+	+	+	Referring to Code for Sustainable Homes or BREEAM will strengthen this policy in regards to reducing pollutants being omitted from future development.	
17	To reduce greenhouse gas emissions	As objective 16..	+	+	+	Referring to Code for Sustainable Homes or BREEAM will strengthen this policy in regards to reducing greenhouse gas emissions.	Dependant upon the implementation of Policy CS16 Energy and CO2.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	By including details about achieving reduced levels of energy consumption and the use of energy from renewable resources should encourage energy efficiency.	+	+	+	Reference should be made to specific targets that the council will like to implement would strengthen this policy. It is recommended that the relevant code for sustainable homes drivers will drive energy efficiency targets.	Referring to Code for Sustainable Homes or BREEAM will strengthen this policy in regards to energy. Policy CS16 Energy and CO2 reductions should be cross referenced.
19	To reduce the generation of	The policy makes provision for waste	+	0	0	Reference to all sites	.

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	waste and encourage re-use and recycling of waste	minimisation and recycling within development during the construction phase and following occupation which should have a positive short term effect of waste generation. Long term effects during occupancy are unknown and will be dependant on other council policies.				undertaking appropriate Site Waste management Plans (SWMP) will encourage waste minimisation targets.	
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 reducing flood risk.	+	+	+	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 J.15 - Policy CS16: Energy and CO₂ reductions

Policy CS16 - Energy and CO₂ reductions	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: 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. 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: 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. 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: - local designated environmental assets and constraints, important landscape features and significant local biodiversity; - minimising any detriment to the amenity of neighboring residents and land uses; and

	meeting high standards of sustainable design and construction.

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 delivery. Therefore the overall effects are slightly beneficial.	0	+	+	None identified.	n/a
4	To reduce poverty and social exclusion and promote equality of opportunities	No obvious effect.	0	0	0	n/a	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 include Health and Wellbeing parameters and thus have a positive effect on health.	++	++	++	None identified.	n/a
ENVIRONMENT							
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	No obvious effect.	0	0	0	n/a	n/a

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	quantity						
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	No obvious effect.	0	0	0	n/a	n/a
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	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	No obvious effect.	0	0	0	n/a	n/a
13	To improve the quality of surface and ground waters	No obvious effect.	0	0	0	n/a	n/a
14	To minimise water consumption	No obvious effect.	0	0	0	n/a	n/a
15	To minimise the risk of flooding taking account of climate change	No obvious effect.	0	0	0	n/a	n/a
16	To improve local air quality	No obvious effect.	0	0	0	n/a	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 and recycling of waste	No obvious effect.	0	0	0	n/a	n/a

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	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	By introducing a higher quality homes it will encourage people to live and work in the local area.	+	+	+	n/a	n/a

Table J.16 - Policy CS17: Access to services

Policy CS17 Access to Services	The Council will work with local service providers to facilitate and promote their land use and buildings requirements through the identification of mixed-use and other development opportunities in the Site Allocations DPD. The Council will also require new development to contribute to the Community Strategy aim of achieving fair access to key community facilities 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 of required key community facilities should be made as part of the development in consultation with the local community and local service providers and in order to meet or fund any infrastructure impact, having regard to the provisions of Policy CS20.

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	New provision required by this policy is highly likely to comprise educational facilities, and therefore this policy is likely to have permanent positive effects, although the likelihood of these effects occurring is not certain and dependent 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 of Policy CS20 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	++	++	++	None required as positive.	This policy is highly complementary with the SA objective. The scale and magnitude of the effects will

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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.					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 requires the assessment of 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.	-	-	-		The scale and magnitude of the effects will depend on the successful implementation of this policy and of Policy CS20 and confirmed through the appraisal of the Site Allocations DPD.
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 behaviour.	+	+	+		
6	To improve population's health and reduce inequalities both geographically and demographically	This policy in supporting the provision of community facilities 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 in nature.	+	+	+		
ENVIRONMENT							
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	No obvious effects.	0	0	0	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
	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	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.	
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	No obvious effects.	0	0	0	n/a	

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

Table J.17 - Policy CS18 - Key community facilities

Policy CS18 - Key Community Facilities	Proposals for the provision or dual use of key community facilities, including educational, healthcare and recreational facilities, will be supported, subject to any environmental constraints and other relevant policies. The loss, reduction or displacement of facilities and sites will not be permitted unless it can be demonstrated that they are surplus to the needs of the local community; or are no longer fit for purpose. It should also be demonstrated that there is no reasonable scope for alternative community uses to be provided and that any required, replacement accommodation elsewhere is satisfactory for all of its users, having regard to the provisions of Policy CS20. 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.	++	++	++		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 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	+/-	+/-	+/-		

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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.	
ENVIRONMENT							
7	To make the most efficient use of previously developed land 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.	
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	No obvious effects.	0	0	0	n/a	

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

Table J.18 - Policy CS19: Securing mixed use development

Policy CS19 - Securing Mixed Use Development	Mixed-development will be sought on major development sites in Borehamwood town centre 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: 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. The Council will work 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.	+	+/-	+/-		
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		
ENVIRONMENT							

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	The seeking of mixed use development on major development sites in Borehamwood town centre and elsewhere capable of accommodating mixed use 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 even though the impact on the environment is to be considered. The effect is therefore dependent on the chosen location of mixed use development.	+/-	+/-	+/-		
8	To reduce contamination and safeguard soil quality and quantity	Development of land should reduce contamination through the requirement for remediation. 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.	+/-	+/-	+/-	Measures to prevent contamination from new land uses. Implementation of a CEMP to reduce the risk of pollution.	Performance against this objective will depend on the effective implementation of Policy CS15 through the requirement of incorporating SUDS into development.
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	There is potential for negative effects if mixed-use development is located in areas of sensitive landscape character, but the policy refers to the impact on the environment within and around the development site needing to be considered. Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment) provide further detail on such requirements.	-	-	-		Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).
10	To maintain and enhance the quality of countryside and landscape	There is potential for negative effects if mixed-use development is located in areas of or adjacent to areas of countryside but the policy refers to the 'impact on the environment within and around the development site needing to be considered. Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment) provide further detail on	-	-	-		Performance against this objective will depend on the effective implementation of Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment).

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		such requirements.					
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.	Performance against this objective will depend on the effective implementation of Policy CS23 (Development and accessibility to services and employment) and CS24 (Accessibility and parking).
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	There is potential for negative effects if mixed-use development is located in or in the vicinity of such important assets. The policy refers to the 'impact' on the environment within and around the development site needing to be considered. Policy CS13 (Protection or enhancement of heritage assets) and Policy CS12 (The Green Belt and protection and enhancement of the natural environment) provide further detail on such requirements.	-	-	-		Performance against this objective will depend on the effective implementation of Policy CS12 (The Green Belt and protection and enhancement of the natural environment) and Policy CS 15 (Environmental impact of development).
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.	-	+/-	+/-		Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
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..	-	-	-		Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
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 15 (Environmental impact of development).	?	?	?		Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
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.	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
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.	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
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	Performance against this objective will depend on the effective implementation of Policy CS 16: Energy and CO ₂ Reductions.
19	To reduce the generation of waste and encourage re-use and recycling of waste	No obvious effects.	0	0	0	n/a	Performance against this objective will depend on the effective implementation of Policy CS 15 (Environmental impact of development).
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	Borehamwood town centre and elsewhere capable of accommodating mixed use 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.	

Table J.19 - CS20 Standard charges and other planning obligations

CS20 Standard charges and other planning obligations	Up until April 2014 (or until the Council has adopted a Community Infrastructure Levy (CIL) charging schedule), provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, in addition to obligations towards Affordable Housing, will be secured through: (i) the use of individually negotiated planning obligations and / or any standard charge(s) on the approval of each new home on smaller sites, typically of fewer than 15 units (gross), to be secured through a planning obligation under Section 106 of the Town and Country Planning Act; and (ii) the use of individually negotiated planning obligations entered into by the Council under Section 106 of the Town and Country Planning Act, on sites of 15 or more units (gross). The provision of Affordable Housing, together with on and off-site facilities, training, services and improvements necessitated by new commercial and other 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. The Council will seek to introduce a CIL charging schedule by April 2014. Following the introduction of a CIL charging schedule, planning obligations under Section 106 of the Town and Country Planning Act will only be sought in relation to individual schemes where such contributions would be necessary to mitigate site-specific impacts and are not for items already covered in a CIL charging schedule.
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 aims to ensure that developers 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. Minor positive effects are likely to occur in the medium and longer term but not significant.	0	+	+	None identified. Monitor the nature of fixed charge or planning obligations sought for new development through the development control process.	Currently a Planning Obligations SPD sets out a local standard charge or facilities and infrastructure which are secured through a planning obligation under Section 106 of the Town and Country Planning Act. A CIL charging schedule to be introduced by April 2014 is expected to make the planning obligations system simpler and more predictable and be more flexible in funding infrastructure that supports growth but is located outside of the area where revenue is raised.
2	To ensure ready access to essential services and facilities for all residents	This policy aims to ensure that developers 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. Minor positive effects are likely to occur in the medium and longer term but not significant.	0	+	+	None identified. Monitor the nature of fixed charge 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. This obligation is separate to other provisions and is an important financial mechanism to help ensure the delivery of affordable housing.	++	++	++	None required as positive.	
4	To reduce poverty and social exclusion and promote equality of opportunities	Obligations on affordable housing and provision of necessary facilities and improvements may help improve equality of opportunities.	+	+	+	None required.	
5	To reduce and prevent crime, fear of crime and anti social behaviour	Charges may be sought to deliver education and community facilities as well as CCTV and open space improvements, which should have positive effects on the levels of crime and anti-social behaviour and fear of crime.	+	+	+	None required.	
6	To improve population's health and reduce inequalities both geographically and demographically	Charges and planning obligations and future CIL could be used to deliver community health care, sporting and leisure provision, greenways which would contribute to this objective.	+	+	+	None identified. Monitor the nature of fixed charge or planning obligations sought for new development through the development control process.	
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	Planning obligations can be used for town Centre Improvements, green infrastructure, habitat creation, and therefore may help enhance the quality of townscape. .	+	+	+	n/a	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	Charges and obligations may be used to enhance sustainable transport infrastructure.	+	+	+	Not required as effect positive.	

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 and other green infrastructure improvements specified under the supporting text to the policy are likely to have a slight positive effect on enhancing biodiversity. .	+	+	+	Not required as effect positive.	As above.
13	To improve the quality of surface and ground waters	Provision of facilities and services through charges and obligations maybe include waste water infrastructure and green infrastructure improvements, which will benefit this objective.	+	+	+		
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	Planning obligations can include the provision of SUDS and flood alleviation measures as part of green infrastructure improvements, which will help reduce the risk of flooding.	+	+	+		
16	To improve local air quality	Provision of facilities and services at appropriate locations should reduce the need for travel. Enhancement to greenways through planning obligations may also support the use of sustainable transport modes, benefitting local air quality.	+	+	+	Not required as effect positive.	
17	To reduce greenhouse gas emissions	Provision of facilities and services at appropriate locations should reduce the need for travel. Enhancement to greenways through planning obligations may also support the use of sustainable transport modes, minimising transport related GHG emissions.	+	+	+	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	Planning obligations may be sued for delivery of recycling facilities, which will may help encourage recycling of waste.	+	+	+	Not required as effect positive.	

ECONOMIC

20	To provide a prosperous, balanced and stable economy	Charges and planning obligations 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. Effects may strengthen in the medium- long term when a CIL charging schedule is introduced.	+	++	+++	Not required as effect positive.	A CIL charging schedule to be introduced by April 2014 is expected to make the planning obligations system simpler and more predictable and be more flexible in funding infrastructure that supports growth but is located outside of the area where revenue is raised.
21	To sustain and enhance the viability and vitality of town centres	Charges and planning obligations 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.

Table J.20 - Policy CS21 Securing a high quality and accessible environment

Policy CS21 Securing a high quality and accessible environment	In line with the Planning and Design Guide SPD the Council will require all development to be of high quality design, which ensures the creation of attractive and usable places. Development proposals should take advantage of opportunities to improve the character and quality of an area and conserve the Borough's historic environment. The Council will take account of the cumulative impact of new development, including the impact arising from residential intensification and redevelopment. Development should be planned with the principles of crime prevention and community safety integrated. All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility requirements. Where practicably possible 100% of new residential units should be built to the Lifetime Homes Standards based on the Joseph Rowntree Foundation 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.
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.	

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 requires new housing stock to meet the design and quality criteria of the lifetime homes standard, which will ensure that 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.
4	To reduce poverty and social exclusion and promote equality of opportunities	This policy should help ensure that an increased amount of homes meets the needs of certain disadvantaged groups such as the mobility impaired. This is likely to have some positive effects in 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.	+	++	++	None required.	As above.
5	To reduce and prevent crime, fear of crime and anti social behaviour	The policy requires that development should be planned with the principles of crime prevention and community safety integrated..	++	++	++	None required.	It is recommended that the requirement mentioned in the policy supporting text for all schemes to incorporate 'Secured by Design' principles should be included in the main policy text to clarify and strengthen its message.
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	The policy refers to the Planning and Design Guide SPD, requiring that all development should be of high quality design and should take advantage of opportunities to improve the character and quality of an area and conserve the Borough's historic environment.	++	++	++	n/a	

10	To maintain and enhance the quality of countryside and landscape	The policy will help to reinforce local distinctiveness and create attractive spaces and townscape.	++	++	++	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	The policy aims to support the creation of attractive and usable places, which may contribute to the area's vitality and viability. .	+	+	+	n/a	

Table J.21 - Policy CS22: Elstree Way Corridor

Policy CS22 Elstree Way Corridor	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. Any development should have regard to guidance set out in the Elstree Way Corridor Area Action Plan DPD and be brought forward in a coordinated manner. 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, should build on the accessibility location of the corridor and should ensure an appropriate demarcation of residential and non-residential uses within this part of the town.

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. The retention of the existing businesses and attraction of new ones may provide basis for apprenticeships, which would help young people to gain job-specific skills and achieve nationally recognised qualifications.	+	+	+	None identified.	n/a	
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.	Details of the re-development of the Corridor will be set out in the AAP.	
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. This will enhance accessibility to services, facilities and job opportunities for those without access to a private car.	+	++	++	The forthcoming Elstree Way AAP should build upon the findings of the Corridor transport study states and the Elstree and Borehamwood Urban Transport Plan to address vehicular and pedestrian traffic difficulties. Public transport, walking and cycling should be encouraged. .	Details of the area regeneration will be set out in the AAP building upon the Corridor's masterplan.	

5	To reduce and prevent crime, fear of crime and anti social behaviour	The promotion of active frontages and general improvement of the quality of the built environment and public realm in Elstree Way will allow for the fear of crime to be reduced through providing an attractive and safe environment. Retention of the existing businesses and attraction of new ones can also help provide local employment, preventing anti-social behaviour.	+	+	++	The corridor should be developed in line with Secured by Design principles http://www.securedbydesign.com/	Effects against this objective will depend on the successful implementation of Policy CS21 which requires that development integrates the principles of crime prevention and community safety.
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 will improve access to health facilities and encourage more active life styles, benefitting public health. The redevelopment will also improve the quality of public realm, which is currently poor. This may have positive effects on the quality of life of local residents and thus on their wellbeing and mental health.	+	++	++	None identified.	Details of the area regeneration will be set out in the AAP building upon the Corridor's masterplan.
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 (Policy CS15). This would help reduce contamination in the Borough. On the other hand, any construction activities have the potential to introduce pollution to soil, although this risk can be mitigated.	+/-	+/-	+/-	Effects may be mitigated through the use of SUDS and minimising emissions to soil – Policy CS15 (Environmental impact of development). Ensure that best practice pollution control measures are used during construction.	The performance of this policy is dependent on the successful implementation of Policy CS15.
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 improving the character of the area and surrounding townscape.	++	++	++	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, including improved pedestrian links to the town centre. This will be crucial for the sustainable development of the site, and will lower in required funds to deliver the needed improvements for both the pedestrian and vehicular environment. 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 reducing dependence on a private car and encouraging sustainable modes of transport to the corridor. The forthcoming Elstree Way AAP should build upon the findings of the Corridor transport study states and the Elstree and Borehamwood Urban Transport Plan to address vehicular and pedestrian traffic difficulties.	The performance of this policy is dependent on the successful implementation of Policy CS25 (Promoting alternatives to the car).
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	No obvious effects on the biodiversity are likely as this is currently developed area for employment and other uses. Improvements to the built environment and public realm may create opportunities for biodiversity enhancement through design, including the use of SUDS, and landscaping.	+	+	+	Biodiversity and green infrastructure enhancement measures should be actively encouraged in the future AAP. The potential for local biodiversity should be considered before and during any construction activities.	The performance of this policy is dependent on the successful implementation of Policy CS12 (The Green Belt and Protection and enhancement of the natural environment) and the degree to which biodiversity protection is addressed through the forthcoming AAP.
13	To improve the quality of surface and ground waters	Any construction activity has the potential to affect surface and groundwater through pollution incidents, and this should be managed appropriately. The requirement for SUDS in Policy CS15 may help improve water quality.	-/+	-/+	-/+	Effects may be mitigated through the use of SUDS and minimising emissions to water and soil – Policy CS15 (Environmental impact of development). Best environmental practice such as silt traps should be used during construction to minimise the potential for pollution incidents to surface and groundwaters.	The performance of this policy is dependent on the successful implementation of Policy CS15.
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 will further help reduce flood risk.	The performance of this policy is dependent on the successful implementation of Policy CS15.

16	To improve local air quality	By encouraging sustainable modes of transport to the site and improved pedestrian links to the town centre (in line with the Elstree Way SPG) there is likely to be a reduction in car use to and within the area and thus an improvement in air quality.	0	+	+	See objective 11.	The performance of this policy is dependent on the successful implementation of Policy CS25 (Promoting alternatives to the car).
17	To reduce greenhouse gas emissions	By developing the site as mixed use with a mixture of residential, employment, civic and community facilities with improved pedestrian links to the town centre, the need to travel will be reduced thus having a beneficial effect on GHG emissions. Development will also be required to progressively achieved zero carbon standards (Policy CS16).	+	+	+	Materials selected for any new construction should have low embodied carbon and assessed in terms of their sustainability.	The performance of this policy is dependent on the successful implementation of Policies CS16 (Energy and CO ₂) and CS25 (Promoting alternatives to the car).
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	New development will generate additional energy demand. However, 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. The Corridor Local Development Order may help encourage the installation of solar panels or other renewable energy technologies. Effects are likely to improve over the Plan period.	-	-/+	+	None identified.	The performance of this policy is dependent on the successful implementation of Policy CS16 (Energy and CO ₂).
19	To reduce the generation of waste and encourage re-use and recycling of waste	New development, however sustainable, will generate waste during construction and operation; this should be managed appropriately.	-	-	-	A site waste management plan should be developed for use during construction.	Successful implementation of Core Policy 15 should help minimise the effects of new development.
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 main settlement of the Borough. The policy aims to promote the identity of the corridor as a civic and commercial gateway, improve its current image and pedestrian links with the main shopping part of the town centre 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

Table J.22 – Policies CS23, CS24 and CS25: Transport and accessibility

Transport and Parking (combined policies) CS23 Development and accessibility to services and employment CS24 Accessibility and parking CS25 Promoting alternatives to the car	CS23 Development and accessibility to services and employment The Council will work towards Hertfordshire County Council's vision of providing a safe, efficient and affordable transport system that allows access for all to everyday facilities. To obtain the best use of the existing highway network, major trip generating development should be focused principally on Transport Development Areas, Transport Corridors and town centres, as indicated on the Key Map. Major non-residential developments over 2,500 sq m or schemes of 25 residential units will only be permitted where: i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (April 2011) and associated Accessibility Strategy; ii) it is accompanied by a suitable Travel Plan (for developments over 2,500 sq m or 80 residential units), prepared in accordance with guidance set out in the Parking Supplementary Planning Document; iii) it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document policies relating to the operation of the Highways network and the achievement of vehicular, pedestrian and equestrian safety; and it contributes, where required, to the provision or funding of new infrastructure or improved public transport services and non-motorised routes. CS24 Accessibility and parking In order to facilitate fair and convenient access to local services, the quantity of off-street parking for all modes of transport, to be provided at new developments, will be based on an assessment of: i) a site's location; ii) local car ownership; iii) the proposed land use (having regard to Table 14 for residential development); iv) housing tenure; v) the potential for shared parking, over various times of the day and week, with other uses; vi) local on-street parking conditions and controls, including those likely to be available within the new development; vii) highway and pedestrian safety considerations including whether roads have been designed to an adoptable standard; viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted; ix) the Accessibility Zones for the Borough; together with the extent of compliance with requirements set out in the Parking Supplementary Planning Document; and x) the extent to which permeable and semi-permeable surfaces are incorporated into the area of off-street parking to be provided. CS25 Promoting alternatives to the car The Council will support a wide range of measures to provide safer and more reliable alternatives to the car for accessing new development and existing

	development and other destinations across the Borough including: i) improved public transport facilities; ii) additional public transport routes and stops; iii) enhanced and new non-motorised links within and between urban and rural areas, along or additional to the existing rights of way and highways network, which increase walking, cycling or riding opportunities; and iv) the safeguarding of proposed non-motorised routes, where necessary, to preclude development occurring which would prevent their future implementation. New developments will be assessed in terms of their accessibility by a range of transport modes and where appropriate, measures to promote alternatives to the car will need to be provided as part of a proposed scheme, having regard to the requirements of the Parking 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	Improved accessibility for all by public transport and non-motorised forms of transport to facilities may have some indirect positive effects against this objective, as it may enable or improve access to education and training. .	+	+	+	n/a	
2	To ensure ready access to essential services and facilities for all residents	Aligning new development with the objectives of the County LTP 2011, requiring contributions towards public and non-motorised modes infrastructure and services improvements, the creation of accessibility zones, the focus of major trip generating development in areas of high public transport accessibility and other measures in these policies are likely to have permanent positive effects. Effects are likely to become more prominent in the longer term as more transport measures are implemented.	++	++	+++	Not required as positive.	The effects against this objective will depend on the successful implementation of the County LTP3 and its daughter documents.
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 Borough should help to improve opportunities for social engagement and promote a more equitable pattern of development and investment resulting in permanent positive effects. Policy CS23 acknowledges that transport system needs to be affordable.	+	+	+	Not required as positive.	The County LTP3 identifies vulnerable social groups which needs have to be considered in transport planning. The effects against this objective will depend on the successful implementation of LTP3

5	To reduce and prevent crime, fear of crime and anti social behaviour	Improvements to public transport facilities, addressing safety considerations in transport network should help prevent crime and reduce fear of crime.	+	+	+	n/a	
6	To improve population's health and reduce inequalities both geographically and demographically	These policies support a range of measures to providing alternatives to the car, including the promotion of walking and cycling. This in turn will help promote more active life styles with benefits for public health.	+	+	+	Not required as positive.	The effects against this objective will depend on the successful implementation of the Walking and Cycling Strategies forming part of the County LTP3.
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	Reducing reliance on the private car and improving non motorised networks and facilities as well as promoting permeable and semi-permeable surfaces may help reduce the amount of polluted runoff and thus benefit soil quality. .	+	+	+	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	The County's LTP3 support for public transport and sustainable modes, travel plans, location of development and the seeking contributions to public transport infrastructure will promote alternatives to the car resulting in strong positive effects on reducing dependence on the private car. Effects are likely to become more prominent in the longer term as more measures are implemented and a higher percentage of public uptakes sustainable transport modes.	++	++	+++	Not required as effect positive.	The effects against this objective will depend on the successful implementation of the County LTP3 and its daughter documents, in particular, the Walking, Cycling and Bus Strategies.
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	Reducing reliance on the private car and improving non motorised networks and facilities as well as promoting permeable and semi-permeable surfaces may help reduce the amount of polluted runoff and thus benefit soil quality. .	+	+	+	n/a	
14	To minimise water consumption	No obvious effects.	0	0	0	n/a	As part of work travel plans some company's may wish to provide shower facilities to encourage staff to 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	Identifying the need for permeable or semi-permeable surfaces and promoting sustainable transport as opposite to increasing road network may help to minimise an increase in localised flooding. .	+	+	+	n/a	
16	To improve local air quality	Reduction in private car use will have a positive effect on improving air quality. These positive effects are likely to be permanent, possibly increasing in the longer term when a behavioural step change may take place.	+	+	++	Not required as effect positive.	The extent of the positive effects will be dependant the measures in LTP3..
17	To reduce greenhouse gas emissions	Reduction in private car use will have a positive effect on reducing greenhouse gas emissions. These positive effects are likely to be permanent and not significant. Effects are likely to become more prominent in the longer term as more measures are implemented and a higher percentage of public uptakes sustainable transport modes.	+	+	++	Not required as effect positive.	The effects against this objective will depend on the successful implementation of the County LTP3 and it daughter documents, in particular, the Walking, Cycling and Bus Strategies.
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	Promoting a switch to sustainable transport modes may help to reduce energy intensity of transport sector.	+	+	+	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	Good accessibility and an efficient transport system are the backbone of the local economy and its steady functioning. .	++	++	++	n/a	
21	To sustain and enhance the viability and vitality of town centres	The promotion of alternatives to the car is likely to have an indirect positive effect on the viability and vitality of town centres by making town centres less car dominant and more accessible to a wider cross-section of the population. Effects are likely to be long term, although non-significant.	+	+	+	Not required as effect positive.	

Table J.23 - Policies 26 – 29: Town centre policies

Policy 26 – Town Centre Strategy Policy 27– Strengthening Town Centres Policy 28 – Retail and commercial development in Shenley Policy 29 – Safe and attractive evening economy Town Centre Policies (combined assessment under ‘Town Centres and Shopping’)	Policy 26 – Town Centre Strategy Development within the designated town, district or neighborhood centre's of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses (as defined within PPS4). Retail activity elsewhere should be focused within local centre's and parades, which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position within the town, district and neighborhood centre hierarchy. Proposals to create in excess of 2,500 sq m of new retail floorspace that is outside of an existing town centre will be subject to the sequential test. Proposals to create in excess of 2,500 sq m of new retail floorspace will be subject to the [significant adverse] impact assessment to enable the impact on existing shopping centre's to be considered. Policy 27 – Strengthening Town Centres The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett. There will be a focus on (A1) retail uses within the primary frontages and scope for a wider range of activities in secondary frontages, with an emphasis on a mix of (A1) retail, (A2) financial and professional services and (A3) dining-in establishments. An appropriate proportion of other uses will also be permitted in secondary frontages, including (A4) pubs and bars and (A5) take away uses, together with other appropriate arts, leisure and entertainment uses. Around the periphery of both secondary frontages and local parades, the Council will identify where any opportunities exist for residential accommodation to replace long-term vacant commercial units. Details of frontages and uses will be set out in the Site Allocations and Development Management DPD along with any planned measures for the Council to use compulsory purchase and other powers to address the long term neglect and abandonment of vacant commercial and other property within town centres. Proposals for rural diversification will be supported where they do not conflict with other policies although to protect the role of town centre's, further retail development at Battlers Green Farm or further afield at the Willows Farm, will not be sought. Policy 28 – Retail and commercial development in Shenley Small scale retail and commercial development in Shenley should be restricted to suitable sites within existing commercial areas. Locations will be identified in the Site Allocations and Development Management DPD, based on those defined in the Shenley Parish Plan: • along London Road in the south east of the village; and • at Andrew Close and the nearby junction between London Road and Porters Park Drive (excluding the reserve school site). Retail and commercial development in identified locations in Shenley should be of a size and scale which primarily serves the local community rather than drawing in large numbers of visitors from further afield. Policy 29 – Safe and attractive evening economy The Council wishes to promote a range of uses in town centre's that cater for the whole community, creating a balanced evening economy including entertainment and late night retailing as well as the provision of a range of eating and drinking establishments. The quantity, type and location of A3, A4, A5 and other evening or late night uses will be controlled, having regard to other Local Plan and Development Plan Document policies, together with the aims and objectives of the Hertsmere Crime and Disorder Reduction Partnership Plan, including the need to reduce anti-social behavior, crime and the fear of crime. Where new A3, A4 and A5 uses are permitted, financial contributions will be sought for related town centre improvements including additional CCTV, improved lighting and improved signage for CCTV and Alcohol Free Zones. In relation to those areas where concentrations of drinking establishments, night clubs or other evening or late night uses have caused existing anti-social problems, there will be a presumption against further consents for such uses.

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		

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	The town centre policies in the Revised CS provide a balanced town, district or neighbourhood 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.	
3	To meet identified housing needs and improve the quality and affordability of housing	Policy CS24 introduces a requirement for the Council to identify where any opportunities exist for residential accommodation to replace long-term vacant commercial units. This is likely to help meet housing needs and improve the affordability of housing.	+	+	+	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 policies through 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. Policy CS29 clearly states the need to reduce anti-social behaviour, crime and the fear of	++	++	++	None required.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		crime'					
6	To improve population's health and reduce inequalities both geographically and demographically	No obvious effect.	0	0	0	None required.	
ENVIRONMENT							
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites	By focussing retail development within the designated town, district or neighbourhood centres retail development will be directed 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.	++	++	++	Not required as effect positive.	
8	To reduce contamination and safeguard soil quality and quantity	Policy CS26 requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace will contribute to addressing this objective through ensuring that these topics are considered appropriately.	+	+	+	n/a	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Policy CS26 requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace will contribute to addressing this objective through ensuring that these topics are considered appropriately.	+	+	+	n/a	
10	To maintain and enhance the quality of countryside and landscape	Policy CS26 requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace will contribute to addressing this objective through ensuring that these topics are considered appropriately.	+	+	+	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 in town centres 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	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Policy CS26 requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace will contribute to addressing this objective through ensuring that these topics are	+	+	+	n/a	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		considered appropriately.					
13	To improve the quality of surface and ground waters	Policy CS26 requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace will contribute to addressing this objective through ensuring that these topics are considered appropriately.	+	+	+	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	Policy CS26 requirement for impact assessment of any proposals in excess of 2,500 sq m of new retail floorspace will contribute to addressing this objective through ensuring that these topics are considered appropriately.	+	+	+	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 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 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.	++	++	++	Not required as effect positive.	

SA Objectives		Description of Effect	Duration of Effect			Description of Mitigation	Comments / Explanation
			ST	MT	LT		
		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. Also the use by the Council of compulsory purchase order and other powers to address the long term neglect and abandonment of vacant and other property within town centres will provide further opportunities to enhance the viability and vitality of town centres. The effect is likely to be long term and significant.					

