

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

Sustainability Appraisal Report

December 2010

Client: Hertsmere Borough Council

Hertsmere Borough Council Core Strategy Development Plan Document (DPD)

Hertsmere Core Strategy for Consultation

Sustainability Appraisal/Strategic Environmental Assessment

Sustainability Appraisal Report

(MAIN REPORT)

JOB NUMBER: 5046460			DOCUMENT REF: Hertsmere_CS_SAR_Revised_Submission_V7.0.doc			
6	Final revised following revision of Submission document	LP	LP	CW	CW	20.12.10
5	Revised following revision of Submission document	PN/LR	LP	CW	CW	02.12.10
4	Final SAR for submission to SoS	SW	SW	CW		24.11.08
3	Revised following client changes	SW	SW	CW	CW	15.10.07
2	Revised following internal review	SW	SW	CW		26.04.07
1	Final draft	AE/SW	GH	CW		21.11.06
Revision	Purpose Description	Originated	Checked	Reviewed	Authorised	Date

Prepared by:
Atkins Ltd
Woodcote Grove
Ashley Avenue
Surrey
KT18 5BW

Tel: **Cristina West 01372 756043**

Email: cristina.west@atkinsglobal.com

Contents

Section	Page
Non-Technical Summary	6
Contents and Main Objectives of the Core Strategy	6
Sustainability Baseline	6
Key Sustainability Issues	7
Sustainability Objectives	8
Initial Compatibility Assessment	9
Assessment of Strategic Policy Options	10
Assessment of Significant Effects of Preferred Options	10
Mitigation Measures	11
Monitoring of Significant Effects	11
Conclusion	11
Abbreviations	13
1. Introduction	14
Background to Local Development Framework	14
The Core Strategy	14
Core Strategy Objectives	15
Requirement for Strategic Environmental Assessment	17
Requirement for Sustainability Appraisal	18
Requirement for Appropriate Assessment	18
Sustainable Development	18
The SA Process	19
Purpose of the Sustainability Appraisal Report	20
Programme	20
SA and Consultation	21
2. Sustainability Appraisal Methodology	23
Meeting the Requirements of the SEA Directive	23
Appraisal Methodology	24
Setting the Context and Objectives, Establishing Baseline and Deciding on Scope	25
Stage B: Developing and Refining Options	27
Stage C: Preparing the Sustainability Appraisal Report	30
Stage D: Consulting on the Preferred Options of the DPD and the Sustainability Appraisal Report	30
3. Developing the Sustainability Appraisal Framework	32
Introduction	32
Other Relevant Plans, Policies and Programmes	32
Implications of relevant plans, programmes and sustainability objectives	35
Baseline Information	35
Sustainability Baseline - Key Features	36
Social Characteristics	37
Environmental Characteristics	38
Economic Characteristics	40
Future Trends without the LDF	40

Cumulative Effects	42
Key Sustainability Issues for Hertsmere	44
Economic Issues	44
Environmental Issues	45
Developing the SA Framework	51
Compatibility of Objectives	58
4. Strategic Options	60
Introduction	60
Identification of Core Strategy Strategic Options	60
5. Assessment of Significant Effects of the Core Strategy Policies	68
Introduction	68
Assessed Core Policies	68
Analysis of Results (November 2006)	81
Housing	82
Economy	84
Open Land and Environment	86
Building Sustainable Communities	89
Transport Policies	91
Town Centre Policies	91
6. Revised Core Strategy Policies	94
Core Strategy April 2007	94
Preferred Options October 2007	124
Core Strategy for Submission to the Secretary of State, July – October 2008	127
Revised Core Strategy for Consultation, 2010	142
7. Mitigation	167
8. Monitoring	168
9. Conclusions	177
10. References	179

List of Tables

Table 1.1 - Spatial Objectives by Settlement	16
Table 1.2 - Key SA Tasks and Outputs	21
Table 2.1 - Schedule of SEA Requirements	23
Table 2.2 - Assessing Significance of Effects	29
Table 3.1 - International Plans, Policies and Programmes	32
Table 3.2 - National Plans, Policies and Programmes	33
Table 3.3 - Regional Plans, Policies and Programmes	34
Table 3.4 - County Plans, Policies and Programmes	34
Table 3.5 - Local Plans, Policies and Programmes	34
Table 3.6 - Potential Cumulative Effects and their Causes	43
Table 3.7 - Vehicle Ownership	45
Table 3.8 - House Price to Income Ratios	50
Table 3.9 - SA Framework	53
Table 3.10 - Initial Compatibility Matrix between the Core Strategy and SA Objectives	59
Table 4.1 - Summary Assessment of Strategic Options	63
Table 4.2 - Evolution of Core Policies	64

Table 5.1 - First Set of Core Policies Assessed (November 2006)	69
Table 5.2 - Assessment Rationale	78
Table 5.3 - Summary of the Appraisal of the Core Strategy (November 2006)	92
Table 6.1 - Revised Set of Core Policies for the Core Strategy (November 2006)	98
Table 6.2 - Core Strategy Policies (April 2007)	108
Table 6.3 – Set of Core Strategy Policies (2008)	131
Table 6.4: Update to Core Strategy Policies (November 2010)	150
Table 8.1 - Monitoring Framework	170

List of Figures

Figure 2.1- Relationship between SA Stages and Tasks	25
Figure 3.1 - Key Environmental Constraints for Hertsmere	39

Appendices (separate document)

Appendix A - Summary of Scoping Report Consultation Comments

Appendix B - Relevant Objectives, targets and indicators

Appendix C - Baseline Data Tables

Appendix D - Policy Options Assessment

Appendix E - Assessment of Preferred Policies (November 2006)

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

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

Appendix H – Assessment of Additional Policies (December 2010)

Appendix I – Summary of Draft SAR Consultation Comments

Non-Technical Summary

The 'SEA Directive' requires that certain plans and programmes undergo an environmental assessment, due to the likelihood that they will have significant environmental effects once implemented. This Sustainability Appraisal is extended beyond environmental sustainability concerns to include the social and economic dimensions of sustainability. The Government's Guidance (formerly Office of the Deputy Prime Minister, now the Department for Communities and Local Government) recommends that the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are carried out in a combined process; therefore, the term Sustainability Appraisal (SA) will henceforth be used to describe this combined process.

This Sustainability Appraisal Report (SAR) of the Hertsmere Borough Council (HBC) Core Strategy has been prepared to fulfil the requirements for SA arising from the Planning and Compulsory Purchase Act 2004 and the requirements for SEA arising from the SEA Directive.

This SAR accompanies the revised Core Strategy for public consultation and summarises the findings and results of the SA process which was used in the development of the Core Strategy and its specific policies. The SA process involved three main stages:

1. Identifying other plans, programmes and sustainability objectives which inform and influence the development of the Core Strategy, establishing an understanding of the social, environmental, and economic conditions of Hertsmere (the baseline), identifying key sustainability issues, outlining SA objectives against which to later evaluate the Core Strategy, and gathering consultation feedback on the SA's proposed breadth of coverage and level of detail;
2. Developing a series of policy options for specific Core Strategy objectives and evaluating each option against the SA objectives outlined in stage 1; and
3. Assessing the ways in which the Core Strategy policies are likely to affect the SA objectives (in terms of the nature, scale and time frame of the effects), identifying measures to reduce or counteract any significant negative effects of the policies and developing a strategy for the monitoring of the Core Strategy's significant effects on sustainability in Hertsmere.

Contents and Main Objectives of the Core Strategy

The Core Strategy is the first Development Plan Document (DPD) to be produced as a component of the overarching Hertsmere Local Development Framework (LDF). The Core Strategy will directly inform all additional DPDs and Supplementary Planning Documents (SPD), which will guide more specific aspects of development in the Borough. The Core Strategy sets out a vision for Hertsmere for the period up to 2026 and includes a number of spatial objectives and broad core policies for achieving these.

Sustainability Baseline

The Borough of Hertsmere is situated north of London in the southwest of Hertfordshire. It covers 38 square miles and includes the communities of Bushey, Potters Bar, Radlett, Elstree and Borehamwood. The population of Hertsmere stands at 98,700 (mid-2008) an increase of 4.3% from 2001. It is predicted that the population of the Borough will continue to rise reaching almost 110,000 by 2021.

Hertsmere is a generally affluent area with a low crime rate, good education and low unemployment. However, there are some pockets of deprivation within Borehamwood. Unemployment in Hertsmere was 1.8% compared with the East of England rate of 4.6% and the national rate of 5% (Census, 2001).

In general terms, the health experience of residents of Hertsmere compares favourably with the average across the East of England. The infant mortality rate is 3.5 per 1000 live births and life expectancy for males is 76 years and for females 81 years (Census, 2001).

80% of Hertsmere is designated as Green Belt, most of which is in agricultural use which helps to retain the separate character of Hertsmere's towns and villages and has prevented the merging of settlements. The Green Belt is utilised for outdoor recreation and sports such as horse riding and cycling.

There are two Sites of Special Scientific Interest (SSSI) within the Borough at Redwell Woods and at a former quarry site near South Mimms Castle. In addition, there are three nature reserves, three important geological sites and four prescribed ancient monuments. Hertsmere falls within the Watling Chase Community Forest, an initiative run by the Countryside Agency (now Natural England) and the Forestry Commission.

Hertsmere's urban environment is mainly suburban in character and contained predominantly within the urban areas of Potters Bar, Bushey, Elstree, Borehamwood and Radlett. There are a number of buildings of historic interest many of which are within the 15 conservation areas including Bushey, Elstree, Shenley, Letchmore Heath and Aldenham.

The majority of Hertsmere's population is very mobile, with 60% of people commuting to work outside the area with a high proportion of the population working within the professional and management category sectors. Hertsmere's business sector comprises the service sector, pharmaceutical industries, and high technology and telecommunication businesses in particular. In addition, Borehamwood has been at the heart of the British Film Industry for the past 80 years with the BBC TV, Elstree Film and Television Studios located here.

Key Sustainability Issues

The analysis of baseline information and the current sustainability state of Hertsmere has highlighted the following major sustainability issues. The identification of these issues has guided the subsequent development of the SA objectives, which directly address these issues and includes indicators by which to monitor positive or negative changes in these areas.

The key sustainability issues are:

- **Local skills shortage** – this is recognised as a key priority at a regional level to ensure that the skills of the local population are matched to the available job opportunities which can result in detrimental impact on employment levels.
- **High levels of car usage/reliance on the private car** – compared to walking, cycling and public transport use in the Borough.
- **Vulnerability of landscape/agricultural use** – approximately 80% of the Borough is Green Belt. Whilst the Council in the past has been able to achieve the vast majority of new dwellings on previously development land, green belt is likely to come under considerable pressure for development with the potential housing target set for Hertsmere in the draft RSS14.
- **Pressures on urban character** – from the need to accommodate additional development over the plan period.
- **Increasing energy efficiency and renewable energy sources** – the amount of energy obtained in the East of England from renewable sources is low (0.45%) compared with the UK average of 2%.
- **Traffic congestion and growth** – and associated impacts on increased congestion, deterioration in air quality, increases in greenhouse gas emissions and pressures on existing infrastructure capacity in Hertsmere.
- **Water Supply and demand** – water availability is likely to be a constraint to large-scale development in Hertsmere influencing water supply for people and habitats and biodiversity. The trend for this is likely to worsen with the predicted increase in population.
- **Reducing waste and increasing recycling** – Borough wide issue.

- **Pressure of ecological assets** – development pressure can pose a threat designated and non-designated areas, particularly where they occur within built up areas. Surveys of key species have revealed falling numbers at the regional level.
- **Lack of a range of housing that is affordable** – Hertsmere is reportedly the least affordable district in Hertfordshire for a person on an average income. High demand for housing in the Borough is likely to continue to fuel rising house prices leading to a further widening of the income/house price gap.
- **Combating poverty and social exclusion** – smaller pockets of deprivation in North Bushey, Potters Bar and the Battlers Green area of Radlett.
- **Reducing the fear of crime** – crime and fear of crime rate highest in opinion surveys amongst Hertsmere’s residents as areas requiring improvements in their local neighbourhood.

Sustainability Objectives

Following the review of relevant plans and programmes influencing the development of the Core Strategy, the baseline and key sustainability issues identified for Hertsmere, the following SA objectives have been developed to assess the policies within the Core Strategy. The SA objectives have been developed using an iterative process taking into account comments from periods of consultation.

Sustainability Appraisal Objectives	
Social	
1	To improve educational achievement, training and opportunities for lifelong learning and employability
2	To ensure ready access to essential services and facilities for all residents
3	To improve the quality and affordability of housing
4	To reduce poverty and social exclusion and promote equality of opportunities
5	To reduce and prevent crime, fear of crime and anti-social behaviour
6	To improve populations’ health and reduce inequalities both geographically and demographically
Environmental	
7	To make the most efficient use of previously developed land and existing buildings before Greenfield sites
8	To reduce 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
10	To maintain and enhance the quality of the countryside
11	To reduce dependence on private car and achieve a modal shift to more sustainable modes of transport
12	To protect and enhance wildlife habitats, which are important on an international national and local scale
13	To improve the quality of surface and ground waters
14	To minimise water consumption
15	To minimise the risk of flooding taking account of climate change
16	To improve local air quality
17	To reduce greenhouse gas emissions
18	To minimise the need for 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
Economic	
20	To provide a prosperous, balanced and stable economy
21	To sustain and enhance the viability and vitality of town centres

Initial Compatibility Assessment

Hertsmere have identified a set of objectives to achieve the overall vision for the area. These are:

- To provide the spatial policies necessary to deliver the land use requirements of the Hertsmere Together Community Strategy.
- To protect the Green Belt.
- 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 address issues arising from climate change and flooding and to take advantage of water and other natural resources responsibly
- To protect and enhance the built heritage of Hertsmere
- To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution
- 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 support businesses of all sizes and to help promote local skills.
- To provide a planning framework which promotes sustainable and competitive economic performance
- To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments which attract a large number of people toward the most widely accessible centres.
- 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.
- To promote rural diversification and sustainable access to the wider countryside wherever possible.

Each of these 15 objectives has been evaluated in terms of compatibility with each of the 21 SA objectives. Overall, the majority of Core Strategy objectives were assessed as being compatible with the social and economic SA objectives. The Core Strategy objectives dealing with environmental matters were assessed as having more dependence on the nature of the implementation measures, particularly for SA objectives concerning flooding, pollution, greenhouse gas emissions and biodiversity. These Core Strategy objectives, and the policies that derived from them, were identified at an early stage as requiring further scrutiny during the detailed appraisal.

The Spatial Vision and Core Strategy Objectives have guided the development of more detailed, spatial objectives for the different settlements in the Borough: Borehamwood, Potters Bar, Bushey, Radlett and Shenley. These settlement objectives were included in the April 2007 version of the Core Strategy. Whilst these were not subject to a compatibility assessment, from a sustainability perspective, it is considered that having spatial objectives by settlement provides a strong framework to guide the subsequent policies.

Assessment of Strategic Policy Options

With the Core Strategy Objectives in place, the Council then developed a set of strategic policies to guide the delivery of the objectives. Before each policy was decided upon, a range of varied options for each policy was measured against the 21 SA objectives. The options were developed following the Issues and Options report in February 2007 and associated consultation undertaken by Hertsmere. Additionally, the latest revision of the Core Strategy Consultation Document (December 2010) required the consideration of options for potential development growth due to the anticipated revocation of the East of England Plan.

The assessment revealed varying degrees of sustainability across the options, with some leaning more towards one particular dimension of sustainability (social, environmental and economic) than others. Although the Council ultimately held responsibility for selecting the preferred option for each strategic policy, the SA assessment differentiated the various policy options for each objective and helped to identify the most sustainable option overall.

Assessment of Significant Effects of Preferred Options

Following the appraisal of options, the Council took into consideration where possible, the recommendations emanating from the assessment of the various options in developing their 27 preferred policies for the Core Strategy. Each policy is described in more detail in the SAR and the Core Strategy.

These policies were created and refined through consultation between the Council and the SA Team. As part of the SA process, an assessment of Core Policies was carried out in four iterations in November 2006, April 2007, October 2007 (Preferred Options Document), and July to October 2008 (Core Strategy submission document to the Secretary of State). At each stage, recommendations that were made during the various iterations to improve the sustainability performance of the Core Strategy were taken into account in revised Core Strategy policies.

In January 2010, the Core Strategy was formally withdrawn from the Secretary of State following concerns about soundness. The Core Strategy has been revised and this SAR includes a reassessment of changes in the revised Core Strategy that will be published for public consultation ahead of its resubmission for public examination.

The key aims of the SA were to assess the nature (positive, negative or neutral), scale (significant or non-significant) and time frame (short-term, medium-term or long-term) of the social, environmental and economic effects of each policy as they relate to each of the 21 SA objectives. Given the broad nature of the policies concerned, the effects of each policy could not be exactly measured or quantified, therefore qualitative estimations were used.

The Core Policies in Consultation Draft (December 2010) are considered to offer potentially significant positive outcomes on environmental, social and economic objectives. The negative effects identified can be minimised to a satisfactory degree through the effective implementation and monitoring of other Core Policies and through identified mitigation measures. The extent of both positive and negative effects and subsequent mitigation will be assessed in greater detail in the assessment of specific DPDs and SPDs. Consequently, careful wording of lower level policies can minimise or enhance the potential effects identified in the assessment of the Core Strategy policies as well as ensure that there is adequate provision for the protection of the environment.

Overall, the SA process has proved to be very effective in ensuring that certain policies were worded as such that sustainability was intrinsically embedded in all Core Strategy policies. In particular, the SA recommended the introduction of an overarching spatial policy on sustainable development. In response, the Council included SP1: Creating Sustainable Development, an umbrella spatial policy on sustainable development which guides subsequent policies in the Core Strategy.

The SA also recommended the combination of the original CS policies 13 and 14 which related to the environment impact of new development and efficient use of resources respectively. This was taken on board by the Council and it is considered that the sustainability performance of the Core Strategy has

improved as it now has one single policy, encompassing all the necessary environmental considerations for new development.

Overall, the Core Strategy Consultation Document (December 2010) is focused on promoting sustainable development in Hertsmere.

Mitigation Measures

Although the Core Strategy will have a positive significant effect in sustainability terms overall, certain policies may have the potential for negative significant effects relating primarily to the impact of physical development on the environment. Measures envisaged to prevent, reduce or offset any significant adverse effects and enhance positive effects (so called mitigation measures) have been proposed on a policy basis, most of which involve revised policy wording (as discussed above), further assessment during the preparation of related DPDs and SPDs and project-level Environmental Impact Assessment. A list of measures proposed is set out below:

- Suggested re-wording of some core policies to strengthen identified positive or minimise negative effects;
- The effective implementation of other relevant Core Policies within the Core Strategy, in particular those, pertaining to the protection of natural and built environment;
- Reference to forthcoming DPDs and SPDs which will provide a more detailed assessment and identification of mitigation measures, in particular, the emerging Site Allocations DPD;
- Reference to design codes and other good practice guidance, which will provide further detailed guidance and mitigation measures; and
- Project level Environmental Impact Assessments, where applicable.

Monitoring of Significant Effects

This section of the SAR sets out recommendations for the monitoring of significant sustainability effects of the implementation of the Hertsmere Core Strategy.

Conclusion

It has been found that the Hertsmere Core Strategy largely provides a basis for future development and land use to meet the range of sustainability objectives identified in the SA Framework, having been the subject of five assessment and policy development iterations between the SA team and the Council and taking into account consultation comments over the development of the Strategy.

Recommendations were made to the November 2006 version of the Core Strategy and these were taken on board by Hertsmere in the April 2007 version to improve the sustainability performance of the Core Strategy. Further changes were made by the Council to the Preferred Options in October 2007 and subsequently between July and October 2008 following the Preferred Options consultation, however; the changes did not significantly alter the original results of the sustainability appraisal and the overall positive sustainability performance of the Core Strategy.

In January 2010, the Hertsmere Core Strategy was formally withdrawn from the Secretary of State following concerns about soundness. This SAR includes a reassessment of the changes in the revised Core Strategy (December 2010) that will be published for public consultation ahead of its resubmission for public examination. The revised Core Strategy includes amendments to the proposed housing target in anticipation of the expected revocation of Regional Spatial Strategies by the Government. Specifically, the target for housing provision has been reduced from 5,000 dwellings to 3,200 dwellings, which equals to a 13% annual reduction. As a result of this change, the Green Belt land release is no longer required. This has improved the performance of the Core Strategy against a number of the SA environmental objectives.

The majority of the Core Policies in the Submission Document are considered to offer the potential for significant positive outcomes in respect of environmental, social and economic objectives, namely against:

- SA02 – to ensure ready access to essential services and facilities;
- SA03 – to meet identified housing needs and improve quality and affordability;
- SA05 - to reduce and prevent crime, fear of crime and anti-social behaviour;
- SA06 – to improve populations health and reduce inequalities both geographically and demographically;
- SA07 – to make the most efficient use of previously developed land before Greenfield sites;
- SA09 – to protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community;
- SA10 – to maintain and enhance the quality of the countryside and landscape;
- SA11 – to reduce the dependency on the provide car and achieve modal shift to more sustainable transport modes;
- SA12 – to protect and enhance wildlife and habitats which are important on a international, national and local scale;
- SA15 – to minimise the risk of flooding and taking account of climate change;
- SA18 - to minimise the need for energy, increase in energy efficiency and to increase the use of renewable energy;
- SA19 - to reduce the generation of waste and encourage re-use and recycling of waste;
- SA20 – to provide a prosperous, balanced and stable economy;
- SA21 – to sustain and enhance the viability and vitality of town centres.

A mix of significant positive and negative effects has been identified against the following SA objectives:

- SA16 – to improve air quality; and
- SA17 - to reduce greenhouse gas emissions.

This demonstrates that although the Core Strategy contains mechanisms to improve air quality and mitigate climate change, the sheer volume of new development to be delivered over 15 years will inevitably lead to an increase in air pollutants and CO₂ emissions from new housing and associated trips. However, the predicted significant negative effects are likely to diminish in the longer run due to behavioural change with more people taking up sustainable forms of travel; compliance with the tighter Building Regulations and a higher level of application of renewable and low or zero carbon technologies.

No significant negative effects, which would not have been counterbalanced by positive effects (as for SA16 and SA17), have been predicted against the SA objectives. The minor negative effects identified can be minimised to a satisfactory degree through the effective implementation and monitoring of other Core Policies, in particular those, pertaining to the protection of natural and built environment and through identified mitigation measures.

Another key mitigation measure is reference to forthcoming DPDs, SPDs, design codes and other guidance, which will provide further detailed guidance in terms of best practice approach and mitigation measures. In addition, more careful wording of some Core Strategy policies, as advised by the SA process, can minimise potential significant negative effects identified in the assessment.

The extent of both positive and negative effects and subsequent mitigation will be assessed in greater detail in the assessment of specific DPDs and SPDs. Consequently, careful wording of lower level policies can minimise potential negative effects and enhance positive effects identified in the assessment of the Core Strategy policies as well as ensure that there is adequate provision for the protection of the environment.

Abbreviations

Abbreviation	Definition
AA	Appropriate Assessment
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
DPD	Development Plan Document
DCLG	Department of Communities and Local Government
EIA	Environmental Impact Assessment
HBC	Hertsmere Borough Council
LDF	Local Development Framework
LDD	Local Development Document
LDS	Local Development Scheme
LLCA	Local Landscape Character Assessment
NO ₂ ; NO _x	Nitrogen dioxide; oxides of nitrogen
ODPM	Office of the Deputy Prime Minister
PM ₁₀	Fine particles
PPG	Planning Policy Guidance
PPP	Plans, policies and programmes
PPS	Planning Policy Statement
RES	Regional Economic Strategy
SA	Sustainability Appraisal
SAR	Sustainability Appraisal Report
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SoS	Secretary of State
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

1. Introduction

Background to Local Development Framework

- 1.1 The Planning & Compulsory Purchase Act 2004 introduced major changes to the development plan system in England. The existing development plan for Hertsmere, consisting of the Hertfordshire Structure Plan Review 1991-2011 and the Hertsmere Local Plan (adopted May 2003), is to be replaced by a Regional Spatial Strategy for the East of England and a Local Development Framework (LDF) comprising a portfolio of Local Development Documents (LDDs).
- 1.2 LDDs consist of Development Plan Documents (DPDs), which deal with specific geographical areas, and Supplementary Planning Documents (SPDs), which will provide additional information for the implementation of specific policies. The Hertsmere Borough Council (HBC) Local Development Scheme (LDS) is a work programme for preparing the LDF and contains details regarding the types of documents the Council will produce.
- 1.3 The following DPDs are identified in the LDS:
 - Core Strategy;
 - Site Allocations; and
 - Development Control Policies.
- 1.4 The timetable for the production and implementation of these documents is set out in the LDS and subject to periodic review and update. An Update Note to the LDS was published in July 2010 and is available on the HBC website.

The Core Strategy

- 1.5 A key part of producing the LDF is the preparation of the Core Strategy which will set the parameters for development in the Borough until 2026 and beyond.
- 1.6 In February 2006, Hertsmere published an LDF 'Issues and Options' document which set out a range of options for how the Borough could develop over the next 15 years. This was subject to community and stakeholder consultation as well as a sustainability appraisal, which informed and guided the preparation of the Preferred Options document.
- 1.7 Following a number of iterations, a revised Core Strategy was submitted to the Secretary of State for Examination in Public. However, in January 2010, the Core Strategy was formally withdrawn from the Secretary of State following concerns about soundness. This SAR includes a reassessment following changes to form the revised Core Strategy (December 2010) that will be published for public consultation ahead of its resubmission for public examination. The revised Core Strategy includes amendments to the proposed housing target in anticipation of the expected revocation of Regional Spatial Strategies by the Government.
- 1.8 This SAR for the Core Strategy Consultation Document outlines the process of SA through five assessment iterations between HBC and the SA team and how the SA has helped inform and guide the development of sustainable core policies.
- 1.9 Atkins was appointed by HBC in July 2006 to undertake SA work on the Core Strategy DPD, building on the initial Scoping work undertaken by the Council.

Core Strategy Objectives

- 1.10 The proposed Core Strategy objectives set out below aim to shape the constituent Local Development Documents of the LDF. These objectives are also considered to be relevant and applicable to the related Proposals Map and Development Control Policies DPDs which flow from the Core Strategy. These Core Strategy objectives have been revised through a number of iterations between the SA Team and the Council and represent the final set of objectives:
1. To provide the spatial policies necessary to deliver the land use requirements of the Hertsmere Together Community Strategy.
 2. To protect the Green Belt and its role in preventing urban sprawl and the coalescence of towns.
 3. To maintain an adequate supply of suitable land, focused on brownfield sites within the principal towns, to accommodate expected development needs and supporting community infrastructure arising from growth requirements in the East of England Plan.
 4. To work towards meeting the community's need for Affordable Housing.
 5. To address issues arising from climate change and flooding and to take advantage of water and other natural resources responsibly.
 6. To improve environmental and streetscape quality in town centres and protect and enhance the built heritage of Hertsmere.
 7. To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution.
 8. To raise levels of access by seeking development in locations not dependent on access by car and by requiring the provision of physically accessible transport interchanges and other buildings.
 9. To promote safe and healthy communities, respecting the diverse needs of the whole Borough.
 10. To support businesses of all sizes and to help promote local skills, focusing on areas of deprivation, education and training.
 11. To provide a planning framework which promotes sustainable and competitive economic performance, in support of regional jobs growth requirements.
 12. To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments which attract a large number of people toward the most accessible locations.
 13. To protect and enhance local biodiversity.
 14. To secure efficient land use through well-designed development reflecting the size, pattern and character of settlements in Hertsmere.
 15. To promote rural diversification and through the Watling Chase Greenways Strategy, sustainable access to the wider countryside.
- 1.11 In addition, the Core Strategy outlines a number of spatial objectives (see Table 1.1) by settlement. The Spatial Vision and Core Strategy Objectives have guided the development of more detailed, spatial objectives for the different settlements in the Borough. These settlement objectives have also been influenced by the spatial implications of other plans, strategies and programmes. From a sustainability perspective, it is considered that having spatial objectives by settlement provides a strong framework to guide the subsequent policies.

Table 1.1 - Spatial Objectives by Settlement

Borehamwood:
<ul style="list-style-type: none"> • Manage housing availability and affordability; • Tackle deprivation in and around the Cowley Hill ward including the enhancement of training opportunities; • Reduce shop vacancies and improving the local environment and streetscape along Shenley Road and at Leeming Road; • Improve community facilities and addressing the absence of any public square within Borehamwood town centre; • Address localised anti-social behaviour problems; • Address environmental quality and physical accessibility at Borehamwood Station and enhancing its role as a key transport node; • Reduce traffic congestion in and around the town; • Provide more play areas and facilities for young people; • Continue to promote the role of film and television production in the town; • Facilitate the renewal of the Elstree Way Corridor to reinforce a local sense of place • Protect employment and industry in the town.
Potters Bar:
<ul style="list-style-type: none"> • Manage housing availability and affordability; • Enhance the station forecourt and other approaches to the station; • Address the poor environment in and around the bus garage; • Address the decline of the High Street; • Address localised anti-social behaviour problems; • Provide more play areas and facilities for young people; • Reduce congestion including traffic caused by the diversion of vehicles from the M25; • Develop the range of evening activities in the town centre for younger people; • Roll out town centre environmental improvements beyond Darkes Lane; and • Protect employment and industry in the town.
Bushey:
<ul style="list-style-type: none"> • Manage housing availability and affordability; • Absorb the impact of housing growth on local services; • Maintain and improve public transport and non-motorised links, towards destinations outside of the Borough including Bushey and Watford Junction stations; • Provide more play areas and facilities for young people; • Protect the viability and vitality of local shopping; including measures to promote Bushey High Street; • Tackle traffic congestion on Aldenham Road and other roads leading up to Hartspring roundabout; and • Protect employment and industry in the town.
Radlett:
<ul style="list-style-type: none"> • Improve physical accessibility at Radlett Station; • Protect the viability and vitality of local shopping; • Maintain the character of the town, particularly around the fringe; • Provide more play areas and facilities for younger people; • Work with the Parish Council to produce a Parish Plan; and • Maintain and expand key public services in the town.

Shenley:
<ul style="list-style-type: none"> • Maintain and enhance existing local services; • Provide more play areas and facilities for young people; • Address localised anti-social behaviour problems; • Address local housing affordability; • Work with the Parish Council to implement the Shenley Parish Plan; and • Working with Shenley Park Trust to provide enhanced visitor facilities for Shenley Park.
Other Settlements
<ul style="list-style-type: none"> • Protect existing key community facilities and services; • Protecting the character and appearance of villages.

Requirement for Strategic Environmental Assessment

- 1.12 The EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the 'SEA Directive') came into force in the UK on 20 July 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004. Under the requirements of the SEA Directive a plan or programme will be subject to environmental assessment if it meets various criteria including:
- The plan/programme is subject to preparation and/or adoption by an authority at national, regional or local level or prepared by an authority for adoption, through a legislative procedure by Parliament or Government; and
 - It is required by legislative, regulatory or administrative provisions.
- 1.13 The Directive applies to a variety of plans and programmes including those for town and country planning and land use. The LDF is prepared and adopted by an authority at the local level and is required by legislative provisions. It is prepared for the purposes of town and country planning/land use and is likely to have significant effects on the environment. It is therefore the case that the DPDs and SPDs prepared as part of the Hertsmere LDF are required to be subject to environmental assessment, under the SEA Directive.
- 1.14 The overarching objective of the SEA Directive is:
- "To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment."* (Article 1)
- 1.15 SEA is an iterative assessment process which plans and programmes are required to undergo as they are being developed, to ensure that potential significant environmental effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. SEA also requires the monitoring of significant effects once the plan/programme is implemented.
- 1.16 The SEA Directive and the SEA Regulations state that the SEA must consider the following topic areas:
- Biodiversity;
 - Population;
 - Human Health;
 - Flora and Fauna;
 - Soil;
 - Water;

- Air;
- Climatic Factors;
- Material assets;
- Cultural heritage, including archaeological and built heritage;
- Landscape; and
- The interrelationship between these factors.

Requirement for Sustainability Appraisal

- 1.17 Under the regulations¹ implementing the provisions of the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal (SA) is required for all DPDs and SPDs. The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The Regulations stipulate that SAs of DPDs and SPDs should meet the requirements of the EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the ‘SEA Directive’).
- 1.18 Planning Policy Statement 1 (PPS1) describes sustainability appraisal in Paragraph 9 of Annex B:
“A Sustainability Appraisal is intended to assess the impact of plan policies from an environmental, economic and social perspective. It is intended to test the performance of a plan against the objectives of sustainable development and thereby provide the basis for its improvement.”
- 1.19 SA thus helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans. Overall, the aims of the SA are to:
- Increase the sustainability of the LDF by ensuring that the principles of sustainable development are integrated into the policy-making process;
 - Provide a high level of environmental protection and ensure that environmental, economic and social implications are considered in the preparation of each document;
 - Consult on the SA procedure to allow stakeholders and the public to have an input into its production;
 - Provide an environmental, economic and social audit at appropriate spatial and temporal levels.

Requirement for Habitats Regulations Assessment

- 1.20 In the UK, the European Habitats Directive (Directive 92/42/EEC) has been transposed into national legislation in the Conservation (Natural Habitats &c) Regulations 1994 (the Habitat Regulations – as amended). Regulation 48 implements the requirements of Article 6.3 of the Directive for Habitats Regulations Assessment (HRA) of a project or plan. Such an assessment is required where a plan or project under consideration is likely to have a significant effect on a Special Area of Conservation (SAC) or Special Protection Area (SPA). These European designated sites are known collectively as Natura 2000 sites.
- 1.21 As there are no Natura 2000 sites in Hertsmere or within reasonable proximity of Hertsmere which could trigger an HRA, there is no requirement to undertake this assessment of the Core Strategy.

Sustainable Development

- 1.22 The term “sustainable development” has been used since 1987 following the publication of the World Commission on Environment and Development (WCED) report “*Our Common Future*”,

¹ Town and Country Planning (Local Development) (England) Regulations 2004. The Regulations came into force on 28 September 2004.

commonly referred to as the Brundtland report. The report developed guiding principles for sustainable development as it is generally understood today.

1.23 The Brundtland Report stated that critical global environmental problems were primarily the result of the enormous poverty of the South and the non-sustainable patterns of consumption and production in the North. It called for a strategy that united development and the environment – described by the now-common term “sustainable development”, which is defined as:

‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’

1.24 In essence the term “sustainable development” not only refers to the impact of development on the environment but also to society and the economy. In order for a development to be considered “sustainable” it must result in a win-win-win situation for the environment, society and the economy. Sustainable development is not about balancing these issues but ensuring that none are adversely affected and, preferably, that there is a positive impact on all three.

1.25 The UK Government has recently produced a Sustainable Development Strategy, “*Securing the Future. Delivering UK sustainable development strategy*” (March 2005), which describes the guiding principles of sustainable development as:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly.

1.26 The strategy states that “*in order for a policy to be sustainable it must respect all five of these principles although some will place more emphasis on certain principles than others. Any trade-offs should be made in an explicit and transparent way.*”

1.27 Priority areas for immediate action are outlined as:

- Sustainable consumption and production;
- Climate change and energy;
- Natural resource protection and environmental enhancement;
- Sustainable communities.

The SA Process

1.28 The requirements to carry out SA and SEA are distinct, however the Communities and Local Government (CLG, formerly ODPM) guidance of November 2005² states that it is possible to satisfy both through a single appraisal process and provides a methodology for doing so. This methodology goes further than the SEA methodology (which is primarily focused on environmental effects) requiring the examination of all the sustainability-related effects, whether they are social, economic or environmental. However, those undertaking the SA should ensure that in doing so they meet the requirements of the SEA Directive.

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks; Guidance for Regional Planning Bodies and Local Planning Authority, ODPM, November 2005.

- 1.29 Sustainability Appraisal is an iterative process that takes place alongside the preparation of DPDs. This is to ensure that the principles of sustainable development are integrated into the plan-making process, thus ensuring that the resulting policies and proposals produce sustainable development when implemented. Through consultation, and the involvement of stakeholders and specialist experts in the process, the resulting appraisal should be both robust and fully integrated.
- 1.30 The main stages in the SA process are as follows:
- Stage A - Setting the context and objectives, establishing the baseline and deciding on scope;
 - Stage B - Developing and refining options and assessing effects;
 - Stage C - Preparing the Sustainability Appraisal Report;
 - Stage D - Consultation on the draft plan and the Sustainability Appraisal Report;
 - Stage E - Monitoring implementation of the plan.
- 1.31 The current guidance sets out a requirement for the preparation of the following reports:
- Scoping Report (summarising Stage A work) which should be used for consultation on the scope of the SA;
 - Sustainability Appraisal Report (documenting Stages A to C work) which should be used in the public consultation on the Preferred Options.
- 1.32 There is also a requirement for the preparation of an adoption statement to accompany the adopted DPD outlining how the findings of the SA process have been taken into account, and how sustainability considerations more generally have been integrated into the DPD. The adoption statement will also confirm monitoring arrangements during the implementation of the DPD.

Purpose of the Sustainability Appraisal Report

- 1.33 The requirement to prepare an SAR arises directly from Article 5.1 of the SEA Directive which states that:
- 'An Environmental Report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.'*
- 1.34 In sustainability appraisal the SAR replaces the Environmental Report as required under the SEA Directive.
- 1.35 This SAR reports on the work undertaken during the early stages of the SA process and takes the process further by reporting on the significant social, environmental and economic effects of the preferred policies as they evolved, proposed mitigation measures and proposals for monitoring significant sustainability effects.

Programme

- 1.36 The SA of the Core Strategy was commenced in 2005. The SA process up to completion of the Draft Scoping Report and the consultation on this was carried out by HBC.
- 1.37 The Draft and Final SAR have been undertaken by Atkins Limited on behalf of Hertsmere Council. This has since been withdrawn from the Secretary of State and a further iteration of the SA has been undertaken on the revised Core Strategy (December 2010). Table 1.2 outlines the timetable and process undertaken to prepare the SA.

Table 1.2 - Key SA Tasks and Outputs

Task / Output	Date	Comments
Draft Scoping Report	Prepared 2004/2005	Report considered available data and experience of Council Officers/LDF Member Advisory Panel/PAG. The consultation period which followed sought comment from external parties on the scope/content of the report.
Consultation	September 2005	Comments received were addressed by the Council.
Draft SAR (Preferred Options Document)	November 2006 – October 2007	Report completed between November 2006 and October 2007 with 3 iterations. Revisions made to report leading up to the consultation period to reflect various appraisal iterations.
Consultation (Preferred Options Document)	October 2007	Comments sought from statutory consultees and interested parties on the scope/content of both the Draft SAR and the Core Strategy, Preferred Options Document
Draft SAR	July - November 2008	Comments of all consultees / interested parties incorporated into Final SAR where appropriate/necessary. Consideration of iterations between the Council and the SA Team.
Final SAR submitted to Secretary of State	Early 2009	Final SAR submitted to Secretary of State with Core Strategy Submission Document.
Core Strategy withdrawn	January 2010	The Core Strategy and accompanying SAR withdrawn following concerns about soundness.
Draft Final SAR (Consultation Document) (This document)	December 2010	SAR updated to account for revised policies of the Core Strategy document that will go out for public consultation. Key baseline information updated.

SA and Consultation

1.38 The requirements for whom to consult during an SA are as follows:

- Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. The 2004 SEA Regulations indicate four Consultation Bodies as follows: Countryside Agency, English Heritage, English Nature and Environment Agency. The Countryside Agency and English Nature have since been merged onto one body known as Natural England. The SA guidance goes further by suggesting consultation, in addition to the four Consultation Bodies, of representatives of other interests including economic interests and local business, social

interests and community service providers, transport planners and providers and non-governmental organisations (NGOs);

- The public and consultation bodies must be consulted on the preferred options of the DPD and the SAR.

1.39 Appendix A summarises the main consultee comments on the Scoping Report and indicates how these comments have been addressed in the preparation of this SAR. Where appropriate, comments on the draft SA Framework have been reflected in revising the SA Framework now presented in this SAR in Section 3.

1.40 Appendix H summarises the consultee comments on the SAR. No specific comments were received on the draft SAR at the preferred options stage and Appendix H refers to all comments on the draft Core Strategy of relevance to the SAR and SA process.

2. Sustainability Appraisal Methodology

Meeting the Requirements of the SEA Directive

- 2.1 As mentioned in Section 1 there is a fundamental difference between the SA and SEA methodologies. SEA is primarily focused on environmental effects and the methodology addresses a number of topic areas namely Biodiversity, Population, Human Health, Flora and Flora, Soil, Water, Air, Climatic Factors, Material Assets, Cultural Heritage and Landscape and the interrelationship between these topics. SA, however, widens the scope of the appraisal to include social and economic topics as well as environmental as it is intended to assess the effects of a plan from an environmental, social and economic perspective.
- 2.2 This appraisal has been undertaken so as to meet the requirements of the SEA Directive for environmental assessment of plans. Table 2.1 sets out the way the specific SEA requirements have been met in this report.

Table 2.1 - Schedule of SEA Requirements

Requirements of the Directive	Where Covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 3, Appendix B
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Section 3, Appendix C
c) The environmental characteristics of areas likely to be significantly affected	Section 3, Appendix C
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Section 3
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 4, 5, 6 Appendices D, E, F
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Section 7

Requirements of the Directive	Where Covered in Report
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 4, Appendix D
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Section 8
j) A non-technical summary of the information provided under the above headings	Non-technical summary
Consultation with:	
Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environment report	Section 1, Appendix A
Authorities with environmental responsibility and the public to be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and accompanying environmental report before its adoption	Consultation on the SA Report at the Preferred Options Stage
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	Not applicable
Taking the environmental report and the results of the consultations into account in decision making	
Provision of information on the decision: When the plan or programme is adopted the public and any countries consulted must be informed and the following made available: The plan or programme as adopted A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation The measures decided concerning monitoring	To be addressed at a later date
Monitoring of the environmental effects of the plan or programmes implementation must be undertaken	To be addressed at a later date

Appraisal Methodology

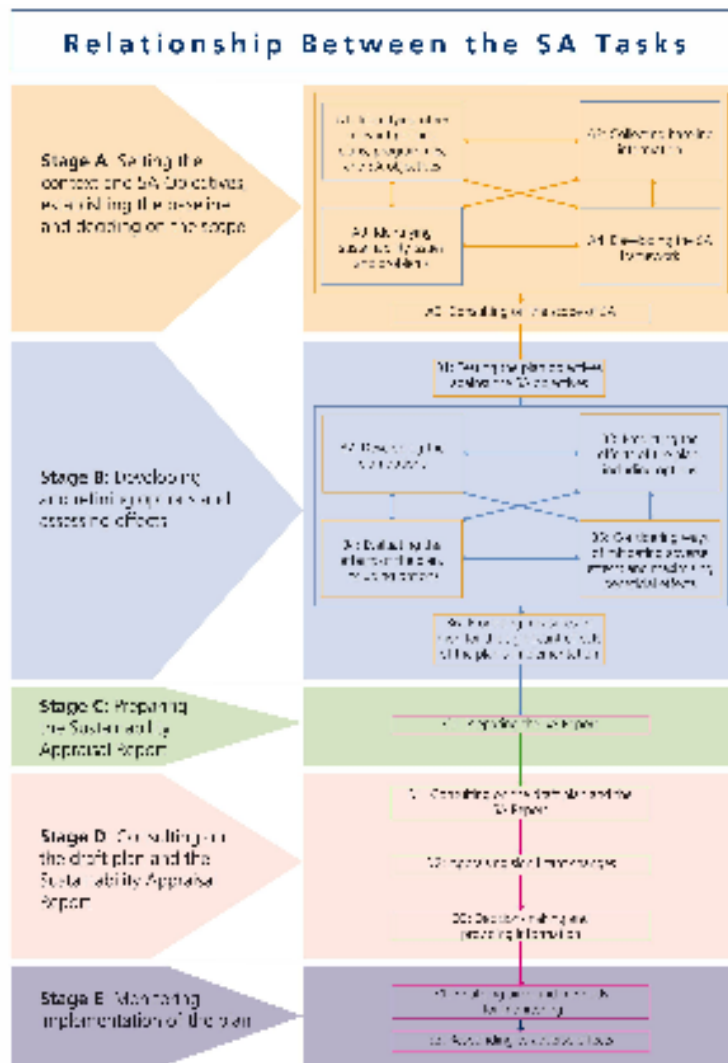
- 2.3 The ODPM (now CLG) guidance emphasises that SA is an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. The intention is that SA is fully integrated into the plan-making process from the earliest stages, both informing and being informed by it.
- 2.4 The methodology adopted involved the completion of the SA stages A, B, C and D1-D2 and associated tasks as outlined in Figure 2.1 below.

Setting the Context and Objectives, Establishing Baseline and Deciding on Scope

A1: Other Relevant Plans and Programmes

- 2.5 Both the LDF and the SA Scoping Report should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case a comprehensive review of all relevant plans, policies and programmes (PPPs) was carried out as part of the SA scoping process. This ensures that the objectives in the LDF generally adhere to, and are not in conflict with, objectives found in other PPPs and also assists in the setting of sustainability objectives for the SA. In addition to this it can also be used to ascertain potential conflicts between objectives which may need to be addressed as part of the process.
- 2.6 In order to fully assess relevant PPPs a list was drawn up by the Council using the ODPM SA guidance and local knowledge. For the purposes of comprehensiveness higher tier PPPs were included in the list to show the hierarchy and relationships between the various plans, policies and programmes. The plans, policies and programmes reviewed are outlined in Table 3.1 – 3.5 in Section 3. Full details of the review of each plan, policy and programme can be found in Appendix B.

Figure 2.1- Relationship between SA Stages and Tasks



Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

A2: Baseline Data

- 2.7 To accurately predict how potential plan policies will affect the environment, and social and economic factors, it is first important to understand the current state of these factors and then examine their likely evolution without the implementation of the plan.
- 2.8 Information describing the baseline provides the basis for the prediction and monitoring of the effects of the implementation of the LDF and its constituent documents. It can be used as a way of identifying problems as they occur so that relevant policy changes can be made to address such matters.
- 2.9 Due to the fact that SA is an iterative process subsequent stages in its preparation and assessment might identify other issues and priorities that require data collection and monitoring. This makes the SA process flexible, adaptable and responsive to changes in the baseline conditions and enables trends to be analysed over time.
- 2.10 The most efficient way to collect relevant baseline data is through the use of indicators. This ensures that the data collection carried out is both focused and effective. The identification of relevant indicators has taken place alongside the assessment of other relevant plans, policies and programmes (Task A1), the identification of sustainability issues (Task A3) and developing the sustainability appraisal framework (Task A4).
- 2.11 Sustainability indicators have been selected for their ability to provide objective data that will, over time, offer an insight into general trends taking place. Throughout the assessment process the following issues will need to be addressed:
- What is the current situation, including trends over time?
 - How far is the current situation from thresholds, objectives or targets?
 - Are particularly sensitive or important elements of the environment, economy or society affected?
 - Are the problems of a large or small scale, reversible or irreversible, permanent or temporary, direct or indirect?
 - How difficult would it be to prevent, reduce or compensate for any negative effect?
 - Have there been / will there be any significant cumulative or synergistic effects over time?
- 2.12 Baseline information and data have been summarised in Section 3 of this SAR and baseline datasets are presented in Appendix C. The aim is to give an overview of the environmental, social and economic characteristics of the plan area and how these compare to the region and the rest of the country.
- 2.13 Any gaps in the required baseline data will be addressed, where applicable, by the development of a targeted and cost-effective monitoring programme once the DPD is adopted. However, it is likely that external agencies will be able to provide some data through their own monitoring programmes. The collection of baseline data will be refined as the LDF evolves to ensure that the baseline is relevant to each particular DPD.

A3: Sustainability Issues

- 2.14 Analysis of key sustainability issues relevant to the LDF area has been carried out. This work has been based on the review of relevant plans and programmes that are relevant to Hertsmere and its communities and an analysis of the baseline data and trends. The analysis of sustainability issues has been iterative and is ongoing.
- 2.15 The key issues were tabulated under the three sustainable development dimensions (economic, social and environmental) and covered the most relevant topics. In addition the consultation responses on the Scoping Report provided further information relating to the identification of sustainability issues for Hertsmere. The key sustainability issues are outlined in Section 3.

A4: Sustainability Appraisal Framework

- 2.16 A set of draft objectives and indicators, against which the policies in the Core Strategy DPD can be assessed, was drawn up under the three sustainable development dimensions: social, economic and environmental.
- 2.17 The SA objectives were derived from the various plans, policies and programmes that were reviewed as part of Task A1, collection of baseline data (Task A2) and the identification of key sustainability issues (Task A3).
- 2.18 A revised framework was then developed taking on board comments from the consultation on the Scoping Report and original SA Framework contained therein. The revised framework attempts to establish the use of indicators specific to Hertsmere and to identify local targets against which to assess the DPDs. The revised SA Framework is presented in Table 3.9 in Section 3.

A5: Consulting on the Scope of the Sustainability Appraisal

- 2.19 At this stage HBC sought the views from the Consultation bodies and others on the scope and level of detail of the ensuing SAR. A Scoping Report providing the basis for the SA of all LDF documents requiring sustainability appraisal was prepared to that effect. The consultation results have influenced and helped shape the SAR.

Stage B: Developing and Refining Options

B1: Testing the Core Strategy Objectives against the Sustainability Appraisal Framework

- 2.20 A compatibility assessment of the first set of Core Strategy objectives against the SA Objectives was undertaken as part of the iterative process to assess the sustainability of the Core Strategy objectives. This was undertaken to ensure that the overall objectives of the Core Strategy were in accordance with the SA objectives and identify potential areas for further investigation as part of the detailed sustainability appraisal assessments. This is presented in Section 4 of the report. Subsequently the Council has prepared a set of revised Core Strategy objectives and a list of spatial objectives by settlement.

B2: Developing the Core Strategy Options

- 2.21 Strategic policy options have been developed by Hertsmere in close liaison with the team conducting the sustainability assessment. These options have been assessed, in broad terms, against the SA framework in order to determine their performance in sustainability terms, with reference to the social, environmental and economic factors.
- 2.22 Tables showing the assessment of a range of strategic policy options available for achieving the objectives under consideration were prepared. Each strategic policy option was assigned either a major positive effect (represented by ++), a minor positive effect (represented by +), a major negative effect (represented by --), a minor negative effect (represented by -) or a range of positive and negative effects (represented by +/-) against each of the SA objectives. When no effect was anticipated a comment is made to that effect. A commentary explaining and justifying the choice of symbol with reference to the baseline situation relevant to each SA objective was also provided. The assessment has been undertaken primarily using expert judgement which is recognised in the guidance as being an acceptable and appropriate technique to be used at this stage. The assessment of strategic options is presented in Section 4 of this report.

B3: Predicting the Effects of the Preferred Options

- 2.23 The methodology that has been adopted for this assessment is generally broad-brush and qualitative which is generally accepted as good practice by the SA guidance.
- 2.24 The assessment of the Core Strategy has been broken down into 'prediction' of effects, 'evaluation' of effects and 'mitigation' of effects.
- 2.25 The prediction of effects involved the identification of the potential changes to the sustainability baseline conditions which were considered to arise from the specific proposal being implemented by the LDF. The predicted effects were then described in terms of their nature and magnitude using the following parameters:
- Geographical scale;
 - Probability of the effect occurring;
 - Timing of effect - short, medium, long term;
 - Duration of effect - temporary or permanent;
 - Nature of effect - positive, negative or neutral;
 - Secondary, cumulative and/or synergistic effects.
- 2.26 The prediction of effects was undertaken for each Core Policy being implemented through the Core Strategy against the SA Framework in Section 5 of this report.

B4: Evaluating the Effects of the Preferred Policies

- 2.27 The next stage of the assessment involved the evaluation of the significant effects. The evaluation involved forming a judgement on whether or not the predicted effects will be environmentally significant. The technique that has primarily been used to assess the significance of effects in this assessment is a qualitative assessment based on expert judgement. Other techniques included consultation with stakeholders involved in the SA process, use of geographical information systems and reference to key legislation, primarily the Strategic Environmental Assessment of Plans and Programmes Regulations 2004 and Environmental Impact Assessment Regulations 1999.
- 2.28 As with the prediction of the effects, the criteria of assessing the significance of a specific effect used in this assessment, as outlined in Annex II of the SEA Directive, has been based on the following parameters to determine the significance:
- Scale;
 - Permanence;
 - Nature and sensitivity;
 - Cumulative effects.
- 2.29 In the current practice of sustainability appraisals, the broad-brush qualitative prediction and evaluation of effects is based on a qualitative seven point scale in easily understood terms. In general, this assessment has adopted the scale set in Table 2.2 to assess the significance of effects of the Core Strategy policies.

Table 2.2 - Assessing Significance of Effects

Assessment Scale	Significance of Effect/Appraisal Category
+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	Neutral or no obvious effect
-	Slightly negative
--	Moderately negative
---	Strongly negative

2.30 Moderately and strongly positive and negative effects have been considered of significance whereas neutral and slightly positive and negative effects have been considered non-significant.

Secondary and Cumulative Effects Assessments

2.31 Annex I of the SEA Directive requires that the assessment of effects include secondary, cumulative and synergistic effects.

2.32 **Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland. These effects are not cumulative and have been identified and assessed primarily through the examination of the relationship between various objectives during the Assessment of Environmental Effects.

2.33 **Cumulative effects** arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects can be:

- **Additive**- the simple sum of all the effects;
- **Neutralising**- where effects counteract each other to reduce the overall effect;
- **Synergistic**- is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

2.34 Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA level that they are most effectively identified and addressed.

2.35 Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.

2.36 Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA process, as described below:

- As part of the review of relevant strategies, plans and programmes and the derivation of draft SA objectives, key receptors have been identified which may be subject to cumulative effects.

- In the process of collecting baseline information cumulative effects have been considered by identifying key receptors (e.g. specific wildlife habitats) and information on how these have changed with time, and how they are likely to change without the implementation of the Core Strategy. Targets have been identified (where possible), that identify how close to capacity the key receptor is, which is a key determining factor in assessing the likelihood of cumulative and synergistic effects occurring, and their degree of significance.
- Through the analysis of environmental issues and problems, receptors have been identified that are particularly sensitive, in decline or near to their threshold (where such information is available).
- The development of SA objectives, indicators and targets has been influenced by cumulative effects identified through the process above and SA objectives that consider cumulative effects have been identified.
- The likely cumulative effects of the strategic alternatives have been identified which highlighted potential cumulative effects that should be considered later in the SA process.
- Testing the consistency between the Core Strategy and SA objectives has highlighted the potential for cumulative effects against specific Core Strategy objectives.

B5: Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects

- 2.37 Mitigation measures have been identified during the evaluation process to reduce the scale/importance of significant negative effects and also maximise beneficial effects. This is covered in Section 7 of this report.

B6: Proposing Measures to Monitor the Significant Effects of Implementing the Core Strategy

- 2.38 SA monitoring involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effect (positive or negative) being monitored. It thus helps to ensure that any adverse effects which arise during implementation, whether or not they were foreseen, can be identified and that action can be taken to deal with them. The proposed SA monitoring framework is presented in Section 8.

Stage C: Preparing the Sustainability Appraisal Report

- 2.39 An SAR on the draft Core Strategy was prepared to accompany the Core Strategy's Preferred Options Report during public consultation. It was later updated to reflect changes to accompany the Submission Document. It has further been updated (this document) to accompany the updated Core Strategy Consultation Document (December 2010).

Stage D: Consulting on the Preferred Options of the DPD and the Sustainability Appraisal Report

D1: Public participation

- 2.40 The SAR was issued with the Core Strategy DPD during the public participation on the preferred options.

D2: Appraising significant changes

- 2.41 The Council then prepared a Core Strategy for submission taking into account the consultation on the Preferred Options. The Core Strategy submission document was the subject of further sustainability appraisal in order to identify any significant effects arising from the changes made to the Core Strategy in response to consultation comments. There was a further update to the SAR.

It is recognised that SA is an iterative process and following the withdrawal of the Submission Core Strategy, the revised Core Strategy (December 2010) is subject to stages B and C of the above process.

3. Developing the Sustainability Appraisal Framework

Introduction

- 3.1 The SEA Directive states that the Environmental Report should provide information on:
the plan’s ‘relationship with other relevant plans and programmes’ and ‘the environmental protection objectives, established at international, [European] Community or national level, which are relevant to the plan...and the way those objectives and any environmental considerations have been taken into account during its preparation’.
 (Annex 1 (a), (e)).

Other Relevant Plans, Policies and Programmes

- 3.2 Hertsmere’s LDF will be influenced by a range of existing plans, policies, agreements and legislation. These may set high-level objectives or in some cases specific targets that need to be taken into account at the local level. A co-ordinated approach is often required across a region, the nation or even internationally to tackle key sustainability issues such as air pollution and climate change.
- 3.3 At the local level and county level, there are already a range of existing plans and strategies that have already been produced to address issues like housing, environmental protection and community development. Some of these have involved extensive research and community involvement, and will be built upon rather than replaced by the LDF.
- 3.4 Hertsmere’s LDF therefore needs to consider the various objectives, policies and targets set in a range of existing plans, policies and programmes, and attempt to reconcile some inevitable conflicts. It will be particularly important therefore to identify the priority sustainability objectives to allow decisions to be made where competing objectives and options exist.
- 3.5 The following tables (Tables 3.1 to 3.5) list the range of existing plans, policies and programmes which are considered to be directly relevant to the preparation of Hertsmere’s LDF.

Table 3.1 - International Plans, Policies and Programmes

Kyoto Protocol to the UN Framework Convention on Climate Change (1998)
The World Summit in Sustainable Development, Johannesburg (2002)
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
Bonn Convention on Conservation of Migratory Species (1979)
Conservation of Natural Habitats and Wild Fauna and Flora (Directive 92/43/EC) (The Habitats Directive)
EC White Paper: Adapting to climate change: Towards a European framework for action 2009
EU Rural Development Policy 2007-2013
EU Thematic Strategy on Air Quality (2005)
Groundwater Directive (GWD) (2006/118/EC)
Waste Framework Directive (2006/12/EC)
EU Air Quality Framework Directive (96/62/EC)
EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)
EU Water Framework Directive (00/60/EC)

EU Sustainable Development Strategy 2006
EU Spatial Development Perspective 1999
EU Sixth Environmental Action Programme of the European Community 2002-2012
European Biodiversity Strategy, 1998

Table 3.2 - National Plans, Policies and Programmes

Securing the Future - UK Sustainable Development Strategy 2005
Working with the grain of Nature - A biodiversity strategy for England 2002
UK Climate Change Programme (2006)
Environment Agency (2001) Water Resources for the Future - A Strategy for England and Wales
DEFRA (2004) Making space for water: Developing a new Government strategy for flood and coastal erosion risk management in England.
UK Air Quality Strategy 2007
DEFRA (2004) The First Soil Action Plan for England: 2004-2006
Waste Strategy for England (2007, DEFRA)
Energy White Paper: Our energy Future – creating a low carbon economy
Saving lives: Our Healthier Nation White Paper
The Future of Transport – White Paper
Climate Change Act 2008
Sustainable Communities – Building for the Future (ODPM 2003)
Planning Policy Guidance Note 2: Green belts (1995)
Planning Policy Guidance Note 8: Telecommunications (2001)
Planning Policy Guidance Note 13: Transport (2001)
Planning Policy Guidance Note 17: Planning for open space, sport and recreation (2002)
Planning Policy Guidance Note 19: Outdoor advertisement control (1992)
Planning Policy Guidance Note 24: Planning and noise (1994)
Planning Policy Statement 1: Delivering sustainable development (2005)
Planning Policy Statement 1 (Supplement): Planning and Climate Change (2007)
Planning Policy Statement 3: Housing (2006)
Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009)
Planning Policy Statement 5: Planning for the Historic Environment (2010)
Planning Policy Statement 7: Sustainable development in rural areas
Planning Policy Statement 9: Biodiversity and geological conservation
Consultation paper on a new Planning Policy Statement: Planning for a Natural and Healthy Environment (March 2010)
Planning Policy Statement 10: Planning for sustainable waste management
Planning Policy Statement 12: Local Spatial Planning (2008)
Planning Policy Statement 22: Renewable energy
Planning Policy Statement 23: Planning and pollution control
Planning Policy Statement 25: Development and Flood Risk (2010)

Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
Good Practice Guidance on Planning for Tourism (DCLG, 2006)

Table 3.3 - Regional Plans, Policies and Programmes

East of England Plan: Draft revision to the RSS for the East of England
East of England Plan: Report of the Panel – June 2006
East of England Plan: Sustainability Appraisal Report
Our Environment, Our Future: The Regional Environmental Strategy for the East of England (July 2003)
Revised Regional Housing Strategy for the East of England 2005-2010
A Shared Vision: The regional economic strategy for the East of England (2004)
A Housing Strategy for the London Commuter Belt 2005-2008
Sustainable Futures: The Integrated Regional Strategy for the East of England
A Sustainable Development Framework for the East of England (Oct 2001)
Regional Social Strategy: A strategy to achieve a fair and inclusive society
Living with climate change in the East of England (Feb 2003/Sep 2003)
Creating Sustainable Communities In the East of England
Towns and Cities - Strategy and Action Plan: Urban Renaissance

Table 3.4 - County Plans, Policies and Programmes

Hertfordshire Structure Plan 1991-2011
Hertfordshire Structure Plan Alterations 2001-2016 Deposit Draft Version, February 2003
Hertfordshire Local Transport Plan 2006/07 to 2010/11
Hertfordshire's Local Transport Plan 2006/07 - 2010/11 Strategic Environmental Assessment Report
Hertfordshire Accessibility Planning Strategy 2006/07 - 2010/11
Hertfordshire Economic Development Strategy 2006-2010
A Community Strategy for Hertfordshire 2004-2010
The Hertfordshire Environmental Strategy (June 2001)
Hertfordshire Waste Strategy 2002-2024
Waste Development Plan Issues and Options Paper September 2004
Draft SEA Scoping Report for Hertfordshire's Municipal Waste Management Strategy
Hertfordshire Minerals Local Plan Second Deposit Draft 2003
Enjoy! A cultural strategy for Hertfordshire 2002-2007
Hertfordshire Local Area Agreement
Hertfordshire 2021: A Bright Future (Sustainable Community Strategy)
A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire

Table 3.5 - Local Plans, Policies and Programmes

Hertsmere Together Community Strategy First Review 2006-2020
Hertsmere Local Plan 2003
Smile - a cultural and leisure strategy for Hertsmere
Hertsmere Contaminated Land Strategy
Hertsmere Environmental Strategy 2004
Hertsmere Borough Council Best Value Performance Plan 2005-2006
A Corporate Plan for Hertsmere
Crime, disorder and drugs reduction strategy for Hertsmere
Hertsmere Housing Strategy 2004-2007
Hertsmere Supplementary Planning Guidance: Monitoring and Review – Sustainability Indicators (2003)
Hertsmere Air Quality Review
Hertsmere Planning and Design Guidance SPD (2006)
Hertsmere Affordable Housing SPD (2008)
Hertsmere Parking Standards SPD (2008)
Statement of Community Involvement (2006)
Hertsmere Community Strategy 2006-2020

Implications of relevant plans, programmes and sustainability objectives

- 3.6 The plans, policies and programmes listed above contain several hundred different objectives, targets and indicators that contribute to shaping Hertsmere’s LDF.
- 3.7 The relevant sustainability objectives, targets and indicators from these documents are listed in Appendix B, together with the identified implications for the SA/SEA of Hertsmere’s LDF.
- 3.8 From these documents and objectives, a number of key sustainability themes have been identified. These are documented in Appendix B which details the plans, policies and programmes which make reference to or support these broad theme areas. The table also identifies, where applicable, how the themes link to the topic areas that need to be considered under the requirements of the SEA Directive.
- 3.9 The identification of these theme areas has helped to inform the development of the SA objectives in the SA framework.
- 3.10 The more specific policy implications of each of the plans, policies and programmes will be taken into account as the LDF is prepared, in particular as various issues and options are considered in relation to issues such as housing, environment, economy, leisure, community services, accessibility etc.

Baseline Information

- 3.11 The next task in the SA covers the collection of baseline information. The review of other plans and programmes undertaken previously has also provided a considerable amount of baseline information and this information has been complemented by collection of data on key indicators relating to the SEA topic areas, as well as additional social and economic indicators for the area.

- 3.12 More specifically, the SEA Directive says that the Environmental Report should provide information on:

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” and the “environmental characteristics of the areas likely to be significantly affected” (Annex I (b) (c)) and

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)” (Annex I (c)).

Sustainability Baseline - Key Features

- 3.13 The collection of baseline information forms a major part of the first stage of Hertsmere’s LDF. In addition to desktop research, HBC has commissioned consultants to undertake studies including housing need, employment land and gypsy and travellers needs.
- 3.14 It is expected that the baseline information will be augmented as data become available during the preparation of LDDs. The baseline will also help to provide the framework for the proposed monitoring measures that the SA of the LDDs will need to incorporate in its production (and post-production monitoring) and this should be detailed in the SAR. The baseline data will need periodic review and updating in order to carry out this process effectively. Given the extended period of the Core Strategy development, this SAR includes selective updates to the baseline information.
- 3.15 This section describes the general characteristics of the Borough of Hertsmere as well as summarising the more detailed baseline information on the state of Hertsmere’s environment, society and economy. Detailed data sets are provided in Appendix C. This section also explores the current baseline trends and predicted future trends describing the likely future baseline without the implementation of the LDF.

General characteristics of Hertsmere

Location and Accessibility

- 3.16 The Borough of Hertsmere is situated north of London in the southwest of Hertfordshire. It covers 38 square miles and includes the distinctly individual communities of Bushey, Potters Bar, Radlett, Elstree and Borehamwood, the latter being the political centre and largest town. The Borough also contains several smaller settlements: Aldenham, Letchmore Heath, South Mimms, Ridge and Shenley.
- 3.17 A number of nationally important roads and railway lines pass through the Borough. This provides much of the opportunity for local residents to find work outside Hertsmere. These transport links also render the Borough easily accessible for local business interests. These movements continue to place a heavy burden on the Borough’s local road infrastructure. As a result, maintenance, traffic congestion and parking are issues of increasing importance to the Council and local people.
- 3.18 Despite the good rail connections to London and the North, there are generally poor public transport connections east–west across the Borough. This has led to the main urban centres becoming isolated from each other, making it difficult to share services. As each centre acts as a separate community, local residents’ interests tend to be directed towards the urban area where they live.

Historical Context

- 3.19 HBC was created in 1974, following local government reorganisation, from the Urban District Councils of Potters Bar and Bushey, and the Rural District Councils of Elstree and Watford. In 1993 the whole of Elstree village came within Hertsmere.

- 3.20 The main towns within the Borough have developed with their own separate identities. Borehamwood grew from a hamlet after the construction of the Midland Railway in 1868. Manufacturing industry moved in and after 1914 the film industry, and later television, provided the economic foundation for the town. During the 1950's and 60's the town's population and housing was dramatically increased with the re-housing of people from London. Today the centre provides the local shopping facilities for the town and surrounding villages as well as jobs in light industry, warehousing and offices.
- 3.21 Attached to Borehamwood, but very different, is the village of Elstree. Dating from Roman times this linear settlement has grown up along Watling Street. A number of its buildings reflect its medieval past creating an attractive place of historical interest. Also situated along Watling Street is the attractive settlement of Radlett that has grown up around road and rail communications providing easy access to London.
- 3.22 Bushey, located east of Watford, is an impressive settlement that still retains its village atmosphere. It has developed from its medieval beginnings, due to its location close to London, as a largely residential settlement. The town has strong links with the Monro Circle of water colourists and the eminent Victorian artist Sir Hubert von Herkomer and his art school. Today the town still retains a strong artistic and cultural community.
- 3.23 From its medieval manorial origins, Potters Bar has developed along the Great North Road (High Street) in the 18th century and grew, after the opening of the railways in 1850, around Darkes Lane creating two centres to the town. The main growth of the town happened in the 1930's when the population trebled. The opening of the M25 has enabled Potters Bar to continue to develop into a modern town with an active community life.

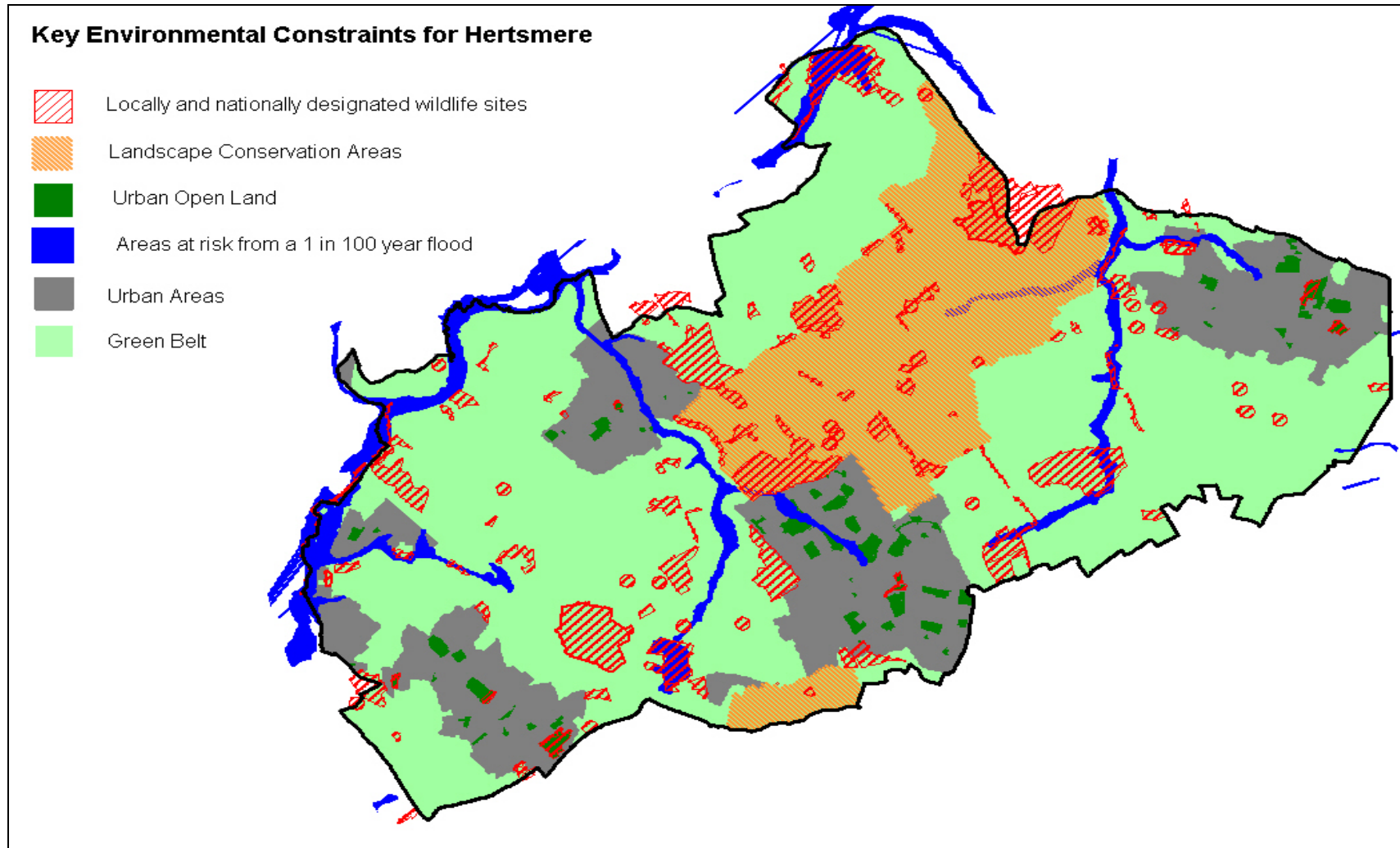
Social Characteristics

- 3.24 The population of Hertsmere stands at 98,700 (mid-2008) an increase of 4.3% from 2001. Although Hertsmere's age structure is similar to the Country as a whole it has a slightly higher population of pensioners and a lower population of people of working age. It is predicted that the population of the Borough will continue to rise reaching 110,000 by 2021.
- 3.25 According to the 2001 Census, 7.5% of Hertsmere's population is not of white UK origin, slightly less than the national average of 7.9% but representative of Hertfordshire. The largest minority groups are Asian, Mixed, Black and Chinese.
- 3.26 Hertsmere is a relatively affluent area with a low crime rate, good education and low unemployment. However it does contain pockets of social deprivation with Borehamwood having some of the most deprived wards in Hertfordshire, while one of the special output areas in Aldenham West ward is one of the least deprived areas in the Country.
- 3.27 In 1999 unemployment in Hertsmere was 1.8% and included considerable local variation with some wards. Borehamwood has the highest unemployment in the Borough at around 4%. Unemployment in Hertsmere in February 2006 was 1.8% compared with the East of England rate of 4.6% and the National rate of 5%
- 3.28 Within a national context, Hertsmere enjoys relatively low crime rates. Hertfordshire as a county has one of the lowest crime rates of all county areas in England and Hertsmere's crime rate is just above the county average. However, crime and the fear of crime are paramount amongst Hertsmere's residents and recent opinion surveys show that reducing crime and the fear of crime are the most important areas for agencies to work together on.
- 3.29 In general terms the health experience of residents of Hertsmere compares favourably with the average across Eastern England. The infant mortality rate is 3.5 per 1000 live births and life expectancy for males is 76 years and for females 81 years (Census, 2001). Nearly 7% of the population describes their health as "not good" compared to the average of more than 9% in England and Wales.

Environmental Characteristics

- 3.30 The key environmental constraints in the Borough are shown in a map on the following page (Figure 3.1).
- 3.31 80% of Hertsmere is designated Green Belt, most of which is in agricultural use. This has helped to retain the separate character of Hertsmere's towns and villages and has prevented the merging of settlements. The Green Belt provides opportunities for outdoor recreation and sports such as horse riding and cycling, while enhancing the attractiveness of the Borough.
- 3.32 There are two sites of special scientific interest within the Borough at Redwell Woods, and at a former quarry site near South Mimms Castle. In addition there are three nature reserves, three important geological sites and four prescribed ancient monuments.
- 3.33 Hertsmere falls mostly within Watling Chase Community Forest, an initiative by the Countryside Agency and Forestry Commission. It is one of twelve Community Forests that provide access to outdoor sport and recreation.
- 3.34 The main rivers and streams include the River Colne, Catharine Bourne, Mimmshall Brook and Tykes Water. Open waters include Hillfield Park Reservoir, Aldenham Reservoir and lakes at Tyttenhanger and Bowmans Green Farms.
- 3.35 With respect to geology, the northern part of the Borough is underlain by a highly permeable gravel and chalk aquifer, which holds the main groundwater drinking water resource for the area. Elsewhere, the chalk aquifer is protected by clay strata, although it is still permeable in places. The aquifer is highly susceptible to urban pollutants, particularly near the River Colne.
- 3.36 Hertsmere's urban environment is mainly suburban in character, and is predominately contained within the urban areas of Potters Bar, Bushey, Elstree & Borehamwood, and Radlett. There are many buildings of historic interest that contribute to the quality of the built environment, many of which are within the Borough's fifteen conservation areas, including Bushey, Elstree, Shenley, Letchmore Heath and Aldenham.

Figure 3.1 - Key Environmental Constraints for Hertsmere



Economic Characteristics

- 3.37 The majority of Hertsmere's population is very mobile, with 60% of people commuting to work outside the area and with a high proportion of the population classed within the professional and management category sector. Hertsmere is a popular location for large employers and small businesses including the service sector, pharmaceutical industries, high technology and telecommunication businesses in particular. It is also an attractive location for warehousing and distribution companies.
- 3.38 Borehamwood has been at the heart of the British Film Industry for the past 80 years. Although the industry declined in the 1970's, BBC TV, Millennium Studios and the HBC owned Elstree Film and Television Studios still operate from Borehamwood, and Hillside Studios from Bushey. With the resurgence of film and television production in South West Hertfordshire there are significant economic development opportunities for both the local labour force and supporting businesses.
- 3.39 The continued trend away from manufacturing towards service-based industry has also resulted in a local skills shortage. Local businesses are therefore increasingly dependent upon employees from outside of the Borough. Education and re-skilling within the local workforce is growing in importance as a consequence.

Future Trends without the LDF

- 3.40 The baseline information gathered, and detailed in Appendix C, helps to create a picture of the current state of the Borough, and places this in context against County, Regional and National trends.
- 3.41 Although it cannot always directly impact on the baseline indicators, the LDF provides an opportunity to exert a positive influence across all of these areas. Without the LDF, performance against many of these indicators would be likely to deteriorate.
- 3.42 This section identifies a number of broad areas of concern should the proposed plans not be implemented, and the potential effects on the baseline data. A number of these effects are interrelated (or synergistic) and these in turn have informed the identification of the key sustainability issues for Hertsmere in the following section of this report.

Ensuring an Appropriate Mix of Land Uses

- 3.43 Potential effects on the baseline without the LDF:
- Increased local unemployment;
 - Declining VAT registration and survival rates;
 - Deteriorating performance against the Index of Multiple Deprivation;
 - Increased town centre vacancies.
- 3.44 Without the Core Strategy, there would be no means of securing an appropriate mix of land uses, potentially leading to a loss of land to higher value uses such as residential.
- 3.45 This could lead to a loss of employment land resulting in increased local unemployment and a lower level of economic and entrepreneurial activity in the Borough. Average weekly earnings could rise as increased housebuilding draws in higher earners from outside the Borough. However, this could lead to the creation of 'dormitory settlements' to the detriment of retail vitality and local services as well as increased polarisation and inequality amongst the Borough's population.

Affordability and Need

3.46 Potential effects on the baseline without the LDF:

- Increased private house ownership;
- Decline in affordable housing completions;
- Increased number of people on housing waiting list (and waiting times);
- Increased homelessness.

3.47 The majority of new affordable housing in the Borough is secured through section 106 legal agreements on private development sites. Without the plan, this mechanism would be removed exacerbating housing need.

3.48 Affordable housing completions would fall with a likely commensurate rise in numbers on the housing waiting list, and a growing proportion of the overall stock in private ownership.

Protection of the Green Belt and other Environmental Assets

3.49 Potential effects on the baseline without the LDF:

- Loss of greenfield land;
- Decline in bird species populations;
- Loss of SSSIs and locally designated sites;
- Declining ecological, biological and chemical quality of rivers and ponds.

3.50 Without LDF policies, there would be no means by which to direct development into existing towns and onto previously developed sites. There would be a resultant loss of greenfield sites and Green Belt land as these are often cheaper to obtain and develop than PDL sites, which can have associated remedial and infrastructure costs.

3.51 This would have a detrimental impact upon nationally and locally designated sites and wildlife species with no mechanisms to ensure the protection of habitats and features of importance such as trees and hedgerows.

Protection of Historic Built Assets

3.52 Potential effects on the baseline without the LDF:

- Increased losses of Listed Buildings and ancient monuments;
- Increase % of Listed Buildings and ancient monuments at risk.

3.53 Local and national planning policies afford protection to the Borough's historic built assets and preclude developments which would result in damage or loss.

3.54 Without the plan, this protection would be removed. The loss of any historic built assets would be permanent.

Air Quality and Climate Change

3.55 Potential effects on the baseline without the LDF:

- Increased car use for work, school, shopping and leisure journeys;
- Increased CO2 emissions;
- Declining air quality;
- Increased number of properties affected by flood risk.

- 3.56 With no means to encourage and promote alternative modes of transport, the use of the private car as the preferred mode of the transport in the Borough would be consolidated or increased.
- 3.57 Without the LDF, there would be no means to ensure that housing, jobs and services were located in close proximity to one another and / or public transport links necessitating further journeys, leading to increased carbon emissions and lower air quality.
- 3.58 There would be no means to control development in flood plains. This could lead to properties being built in areas currently at risk and placing further existing properties at risk from flooding by increasing areas of hardstanding leading to increased runoff.

Human Health and Well Being

- 3.59 Potential effects on the baseline without the LDF:
- Declining life expectancy;
 - Increased % of the population in poor health or with limiting illness;
 - Declining Greenway / cycleway usage;
 - Increased dissatisfaction with the local area.
- 3.60 This area of concern is closely interlinked with the impacts on air quality and climate change discussed above. The decline in air quality associated with increased car use would be detrimental to human health.
- 3.61 This impact would be further heightened by the removal of mechanisms to encourage cycling and walking as alternative modes of transport and to promote the provision of Rights of Way, Greenways and access to the countryside.

Resource Efficiency

- 3.62 Potential effects on the baseline without the LDF:
- Increased waste and lower recycling;
 - Little or no progress towards renewable energy targets;
 - Little or no reduction in carbon emissions per capita.
- 3.63 Without the LDF there would be no means to ensure sustainable design in new developments or to encourage the recycling of building materials in schemes.
- 3.64 The market may yield some additional renewable energy resources however, the incorporation of additional energy saving / renewable energy measures in new build could not be required.

Cumulative Effects

- 3.65 Cumulative effects can occur from the following situations:
- Combined effects of a plan with effects of another plan, affecting the same receptor. For example, proposals from land use and transport plans could affect a nature reserve;
 - Interaction of policies within a plan in the same receptor. For example, a policy to encourage development which promotes jobs and a housing policy to provide more housing to meet the Borough's target, could result in a cumulative loss of open space;
 - Interaction of effects from proposals within a plan affecting the same receptor. For example, proposals to build roads, commercial premises and housing in a particular area within a short period of time could result in cumulative noise, dust and visual effects on the residents nearby.

3.66 As part of the scoping process, likely cumulative effects of the Local Development Framework have been identified from the analysis of plans and programmes and the environmental baseline. This analysis has identified a preliminary set of likely cumulative effects, their receptors and likely causes, as shown in Table 3.6. This initial assessment of likely cumulative effects will be further examined in the more detailed assessments as part of the SA process.

Table 3.6 - Potential Cumulative Effects and their Causes

Cumulative Effect	Affected Receptor	Causes
1. Habitat loss and fragmentation	<ul style="list-style-type: none"> - SSSI - BAP - Areas of local conservation significance - Reptiles, amphibians, invertebrates, breeding birds, bats, and potentially badgers - Sites of non-designated significance for nature conservation including wildlife corridors 	Use of land for new infrastructure, dwellings and employment uses.
2. Climate change	<ul style="list-style-type: none"> - Worldwide 	Increase in CO ₂ emissions through increased motorised transport usage and increased emissions from residential and commercial developments
3. Increase in ambient noise levels	<ul style="list-style-type: none"> - People living adjacent to major roads - Species 	Increase in traffic flows, increased congestion, new transport infrastructure
4. Increase in air pollution	<ul style="list-style-type: none"> - People living and working in identified and possibly extended Air Quality Management Areas - Wildlife habitats and species described in 1 above. 	Increase in traffic flows, increased congestion, new transport infrastructure
5. Fragmentation/ loss of public open space	<ul style="list-style-type: none"> - Residents - Existing public open space - Wildlife habitats and habitats and species described in 1 above. 	Use of land for new infrastructure, dwellings and employment uses.
6. Degradation of water quality	<ul style="list-style-type: none"> - Residents - Wildlife habitats and species described in 1 above. 	Use of land for new infrastructure and increased runoff from impermeable surfaces contaminating waterways.
7. Loss of local townscape character	<ul style="list-style-type: none"> - Listed Buildings - Areas of Special Character 	Unsympathetic design of new development negatively affecting the setting of listed buildings. Disturbance to character of areas through increased traffic flows.

Cumulative Effect	Affected Receptor	Causes
8. Increase in flood risk	<ul style="list-style-type: none"> - Residents - Wildlife habitats and species described in 1 above. - Coastal habitats. 	Use of land for new infrastructure, dwellings and employment uses and associated increase in impermeable surfaces.
9. Improvement in overall levels of health	<ul style="list-style-type: none"> - Residents 	Increase in walking and cycling from infrastructure improvements. Improvements in levels of air quality.
10. Increase in accessibility to essential services	<ul style="list-style-type: none"> - Residents 	Improved provision of public transport, walking and cycling, and car linkages to essential services. Direct provision of new community facilities.
11. Reducing road traffic and congestion	<ul style="list-style-type: none"> - Residents - Wildlife habitats and species described in 1 above. 	Various measures and proposals aimed at reducing road traffic and congestion and encouraging alternatives to the car.
12. Attracting inwards investment and increasing economic diversity	<ul style="list-style-type: none"> - Residents 	Various proposals aimed at improving the image of the area to residents and businesses, which may attract additional private sector investment in the area.

Key Sustainability Issues for Hertsmere

3.67 The following section identifies the key sustainability issues affecting Hertsmere, as drawn from the current collection of baseline information presented in Appendix C and the identified programmes in Appendix B. As with previous sections, these are presented under the three key headings of Economy, Environment and Society.

3.68 In each instance, relating the issue to the key topic areas identified in Government guidance identifies the relevance to the SEA, the manner in which the issue has implications for the LDF and how the LDF can influence their outcome is also discussed.

Economic Issues

Local Skills Shortage

3.69 Developing skills is recognised as a key priority at the regional level, to prevent the formation of a two-tier economy. At a local level, the need to develop skills and knowledge is recognised in a number of policy documents, including the Community Strategy.

- 3.70 Although unemployment remains low relative to the national average, it has been slowly rising since the start of the plan period, with the benefit claimant rate rising by approximately 0.1% a year from 1.2% in 2001 to 1.7% in 2006.
- 3.71 The baseline data shows that the proportion of the economically active population with no qualifications is higher than the county, regional and national figures, although qualifications and skills profile in Hertsmere are improving with more people entering higher education. At the same time, in 2001 (the last year for which a full set of comparable statistics is available), the proportion of the economically active population in Hertsmere with NVQ3 or higher qualifications was 38.2%, compared to a Hertfordshire figure of 50% and a national average of 47.5%.
- 3.72 If the skills of the local population are poorly matched to the available job opportunities a number of detrimental impacts, including increased unemployment, poor performance against the Index of Multiple Deprivation and increased journey lengths to reach suitable employment opportunities can arise.
- 3.73 Employment land is likely to come under pressure from other land uses over the plan period. Although policies cannot influence the types of job that are made available, the LDF can help prevent undue loss of employment land to other, higher value, uses such as residential, helping to maintain job opportunities available in the Borough. The LDF can also afford policy protection to prevent educational buildings and uses being lost.

Environmental Issues

Motor Vehicle Usage Leading to Associated Congestion

Relevance to SEA: Human health, air, climatic factors

- 3.74 A key sustainability issue for Hertsmere is the relatively high level of car usage in the Borough compared to walking, cycling and public transport use.
- 3.75 There are many factors that influence a person's choice of travel mode, including trip purpose, trip distance, disposable income, time of year/weather, frequency/accessibility of public transport, and perception of personal safety.
- 3.76 Reducing reliance on the private motor car as the preferred mode of transport is a national priority, with the commitment to promoting alternative modes contained in the Transport White Paper echoed in PPG13: Transport. This theme is echoed in regional policy documents and permeates through to the local level in the Local Plan.
- 3.77 Vehicle ownership can provide an indication of an area's socio-economic status and the availability and personal perception of other travel methods. Hertsmere has one of the highest rates of car ownership in Britain. Over 82% of all households have at least 1 car, and 41% of households have 2 or more vehicles (see Table 3.7).

Table 3.7 - Vehicle Ownership

Vehicles per household	Hertsmer e	Hertfordshi re	East of England	Englan d
0	18	18	20	27
1	41	42	44	44
2 or more	41	40	36	29
Average number of vehicles per household	1.36	1.34	1.27	1.11

Data Source: 2001 Census. Crown Copyright

- 3.78 Car ownership is increasing, with the proportion of car-free households falling by 4% from 1991 to 2001, while the number of 2 and 3+ car households rose by 4% and 1% respectively. Trends indicate that car ownership in Hertsmere will continue to increase. A sample survey undertaken by the Borough Council in 2006 indicated that average ownership had risen to 1.6 cars per household.
- 3.79 Hertsmere also has relatively low levels of walking and cycling compared to other local authorities. Of journeys to work, only 1.1% were made by cycling, the lowest level in Hertfordshire (average 1.8%). This has declined by 0.3% since 1991. Similarly, only 8% of Hertsmere's residents walked to work, below the average of 8.8% for Hertfordshire, and 10% for England and Wales. The location of employment relative to place of residency may be a factor.
- 3.80 The Borough has a higher level of train usage for journeys to work (13.8%) than the County (10.5%), East of England (6.9%) and National levels (7.4%), reflecting the good rail connections and the large number of residents that commute to London to work. However, despite the good north/south rail connections radiating from London, there are no east-west rail links within the Borough. As a result rail does not feature prominently in school, leisure or shopping journeys.
- 3.81 Bus use for work journeys in Hertsmere is 4.1%, which is above the average for the County (3.2%), similar to the average for the East of England (4.0%), although significantly less than that for England as a whole (7.5%).
- 3.82 Without the LDF to promote alternative modes, the role of the private car as the preferred mode of transport in the Borough is likely to be consolidated. Through promoting alternative uses and locating new development so as to minimise the need to travel, the LDF can help to stabilise or reduce the number of car journeys bringing resultant benefits in terms of reducing congestion, improving air quality and controlling carbon emissions and promoting healthier lifestyle choices.

Pressures on Landscape Character

Relevance to SEA: Material assets, landscape

- 3.83 Approximately 80% of the Borough is Green Belt, much of it high quality landscape area, which provides Hertsmere with a high quality living environment. PPG2 recognises the importance of Green Belts, and is echoed as a priority in the Community Strategy.
- 3.84 The Panel Report into the East of England Plan, published in June 2006, and the subsequent Inspector's proposed changes, proposes a target for Hertsmere to provide 5,000 new homes between 2001 and 2021. While the Council has in the past been able to achieve the vast majority of new dwellings on previously-developed land, Green Belt and other open land is likely to come under considerable pressure in the LDF plan period.
- 3.85 The LDF can help to ensure that, wherever possible, the integrity of the existing landscape character is upheld and, where development is deemed necessary, ensure that any detrimental impacts are prevented, minimised or mitigated so far as is possible.

Pressures on Urban Character

Relevance to SEA: Material assets, cultural heritage

- 3.86 Hertsmere contains distinct urban settlements, with each tending to act as a separate community. Local residents' interests therefore tend to be directed towards the urban area where they live. As a result, there is considerable local interest in maintaining the distinctive characteristics of each urban area. Appendix B identified the protection and enhancement of the built environment, both historic and contemporary, as key themes arising in numerous policy documents.
- 3.87 Urban character could come under pressure from the need to accommodate additional development over the next plan period, for example housing requirements in the draft RSS. It is also potentially in conflict with the desire to protect greenfield land from further development. Balancing these pressures therefore presents a key challenge for the LDF.

- 3.88 The LDF can protect urban character by demanding that new developments incorporate the highest quality of design and, especially in relation to Conservation Areas and listed buildings, ensure that the character of surrounding areas is respected and maintained or enhanced.

Increasing Energy Efficiency and Renewable Energy Sources

Relevance to SEA: Air, climatic factors

- 3.89 Energy and resource efficiency is a distinct priority at the international level, reflected in a number of EU directives and national policy documents and recognised as a key theme of the policy documents studied.
- 3.90 The amount of energy obtained in the East of England from renewable sources, 0.45%, is low compared to the UK average (2%). Total potential renewable resources are equivalent to 40% of energy used. The region has a target of 14% of energy from renewable sources by 2010.
- 3.91 With the exception of some Housing Condition Surveys, the Council does not have detailed statistics on energy efficiency in existing buildings. Anecdotal evidence suggests that new buildings are not optimising energy efficiency opportunities. However, the County Council has recently published its sustainable design guide, Building Futures, for public consultation. This document includes guidance on a number of key themes including energy efficiency and renewable energy.
- 3.92 A key sustainability challenge for Hertsmere will be to encourage designs that use less energy, and proposals that provide renewable energy sources. Without the LDF this goal is unlikely to be achieved.

Air Quality, Especially on Main Transport Routes

Relevance to SEA: Air, human health, climatic factors

- 3.93 The need to prevent the deterioration of air quality is closely intertwined with the key issue of improving health and well being and, as such, is widely quoted as an objective in international, national and regional policy. The Environment Act 1995 requires local authorities to undertake air quality reviews. In areas where an air quality objective is not anticipated to be met, local authorities are required to establish air quality management areas (AQMAs) and implement action plans to improve air quality.
- 3.94 An air quality 'Updating and Screening Assessment' conducted for the Council in 2003 concluded that the UK air quality objectives will not be met for nitrogen dioxide in Hertsmere. 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.
- 3.95 Although the 2003 PM¹⁰ objectives were being met, it was predicted that the lower PM¹⁰ objectives to be introduced in 2010 would not. These were forecast to be exceeded at many locations throughout Hertsmere, particularly at South Mimms Service Station and properties in Potters Bar which are very close to Junction 24 of the M25.
- 3.96 The Council, as required by the National Air Quality Strategy, has therefore established six AQMAs. An updated screening exercise in 2006 confirmed that the levels of nitrogen dioxide had continued to exceed air quality objectives, however this was contained within the existing AQMAs and no further detailed assessments are recommended.
- 3.97 The primary source of these pollutants is motor vehicle emissions, as there are no major industrial sources of these pollutants in Hertsmere. As Motorways and trunk roads passing through the Borough provide the main source of these pollutants, regional and national initiatives to reduce traffic congestion, vehicle use and emissions will play an important role in dealing with this issue.

- 3.98 At the local level, encouraging the use of alternative modes and reducing the need to travel can help improve air quality through the reduction of car journeys with the LDF being one potential vehicle through which this can be promoted.
- 3.99 In terms of environmental impact, there are clearly overlaps between the identified key sustainability issues of air quality, energy efficiency and motor vehicle use as all impact upon the key areas of human health, air and climatic factors.

Water Supply and Demand

Relevance to SEA: water, material assets

- 3.100 The south east is one of the driest areas in the UK. Yet at 191 litres per person per day, average water consumption is 28 litres above the national average. Long, hot summer days, high expectations in gardens and an increased use of power showers and other water-hungry domestic appliances, are just some of the many reasons behind the ever-increasing demand for water. The need to improve water quality and supply is reflected in the EU Water Framework Directive.
- 3.101 Hertsmere's water is supplied by Three Rivers Water, which draws approximately 55 per cent of the water from groundwater sources, while the remainder is taken from surface sources on the River Thames and from Grafham Water.
- 3.102 Mapping included in the draft RSS indicates that most of the region's groundwater resources are broadly in balance, but no further resources are available for abstraction. In some areas surface and groundwater abstraction already exceeds sustainable limits.
- 3.103 Water availability is likely to be a constraint to large-scale development in the region. This influences not just water supply for people but also habitats and biodiversity. Key issues for the LDF will include how new development can be accommodated within water supply constraints, and how to reduce water consumption and leakage.

Reducing Waste and Increasing Recycling

Relevance to SEA: water, material assets

- 3.104 Waste reduction and recycling was identified in Section 2 as a key environmental theme, with a number of national and regional policy objectives identified.
- 3.105 The proportion of household waste that is recycled in Hertsmere has been below the National target rate for some time, and has similarly lagged behind the average recycling rate for the county, region and nation. The Government's recycling target will increase to 30% by 2010, while Hertfordshire councils have voluntarily agreed to a much higher target of 50% of waste being recycled or composted by 2012. In 2007/08 Hertsmere's recycling rate of 16.8% was above the target for that year, which was 14.0%. In 2007/08 12.3% of waste was composted.
- 3.106 The majority of the remaining rubbish is currently buried in landfill in Hertfordshire, Bedfordshire and Essex (although these existing landfill contracts will expire during the course of the LDF).
- 3.107 A recent Council survey showed that 50% of all residents surveyed felt that a lack of space at home to store recyclables was a barrier to increasing recycling; rising to 70% for those residents living in flats.
- 3.108 Reducing waste production, increasing recycling, and disposing of non-recyclable waste remain key sustainability issues for the borough. Associated issues will involve the need to provide recycling storage and collection facilities in new developments, minimising construction waste (including through the recycling of materials in new development), and potentially accommodating new recycling and composting facilities within the Borough.

High Susceptibility of the Chalk Aquifer to Pollution

Relevance to SEA: Human health, water

- 3.109 Much of the Borough's groundwater drinking resource is held within the chalk aquifer which, although protected in places by clay strata, is permeable and, as such, susceptible to pollution. The EU Water Directive identifies maintenance of drinking water supply as a key priority while numerous documents seek to limit sources of pollution.
- 3.110 The LDF can assist in the aquifers protection by introducing sustainable measures and precluding development likely to have a detrimental impact upon water quality.

Existence of Nationally and Locally Designated Nature Conservation Sites

Relevance to SEA: Biodiversity, fauna, flora, material assets, landscape

- 3.111 In 2009 the baseline data has identified 40.80 hectares of Sites of Special Scientific Interest, 86.16 hectares of Local Nature Reserves and 884.48 hectares of Wildlife Sites in the Borough. These sites have been designated for their nature conservation value and provide valuable habitat for numerous species.
- 3.112 Surveys of a number of key bird species has revealed falling numbers at the regional and national level, partly a reflection of loss of suitable habitat to other uses. Consequently, the need to conserve and enhance natural habitats and biodiversity emerges as a key theme in a number of international, national, regional and local policy documents.
- 3.113 Development pressure can pose a threat to these designated areas, particularly where they occur within built up areas. The LDF can assist in securing the continued protection of such sites through the provision of suitable policy protection and, where development is required, ensuring that suitable mitigation or replacement measures are put in place to minimise impact.

Increasing Greenhouse Gases Emissions (GHG) in Particular CO₂

Relevance to SEA: Climatic Factors

- 3.114 In 2007 Hertsmere total CO₂ emissions were equivalent to 895,000 tonnes. In the same year per capita emissions (9.2 tonnes) were higher than the regional (7.8 tonnes) and national (8.5 tonnes) averages. The highest proportion of CO₂ emission in Hertsmere was derived from road transport emissions (397,000 tonnes, equivalent to 44.3% of the total CO₂ emissions), followed by industry and commercial emissions (250,000 tonnes equivalent to 28.0% of the total CO₂ emissions) and domestic emissions (246 tonnes equivalent to 27.5% of the total CO₂ emissions).
- 3.115 The LDF can assist in reducing CO₂ emissions, particularly through influencing new development; both through consideration of location issues as well as building design standards and the use of low carbon and renewable energy.

Social Issues

Housing affordability

Relevance to SEA: Population

- 3.116 Housing affordability is a significant issue for the Borough. Hertsmere's high house prices are a direct consequence of its attractiveness as a place to live surrounded by Green Belt and within easy commuting distance from London. This places pressure on the desire to meet identified housing needs and allow everybody the opportunity of a good home, as expressed in the documents identified under this theme in Table 3.5.
- 3.117 A report prepared by the Joseph Rowntree Foundation Report (2003) identifies Hertsmere as the least affordable district in Hertfordshire for a person on an average income to purchase a home – see Table 3.8. It is also the 2nd least affordable in the East of England after Cambridge, and the 31st least affordable local authority area in England.

Table 3.8 - House Price to Income Ratios

	Ratio of average house price for 2-3 bed home to average household income
Hertsmere	5.34
Hertfordshire	4.65
East of England	4.27
England	4.11

- 3.118 Females are more disadvantaged than males when it comes to affordability. The average price of a detached dwelling is 18.49 times the average female income in the borough, while a flat/maisonette costs 5.01 times the average annual income for women. All ratios for men and women in Hertsmere are above the average for Hertfordshire and for England.
- 3.119 Housing costs also affects the ability of the “key workers” of the Borough to live here and makes the recruitment and retention of young professional staff particularly difficult. In a recent survey of the Borough, residents ranked housing affordability as the 3rd most important issue needing to be addressed in Hertsmere, after fear of crime and roads.
- 3.120 These factors have clear implications for the development of policies in the LDF. High demand for housing in the Borough is likely to continue to fuel rising house prices leading to a further widening of the income / house price gap.
- 3.121 The LDF can play a key role in ensuring the delivery of additional housing provision to help satisfy both new and latent demand for housing in the Borough. Clear policies relating to housing mix and affordable housing can help to provide a range of appropriate accommodation in terms of both unit size and tenure, including additional provision for social rented, shared ownership and key worker housing.

Reducing Inequality

Relevance to SEA: Population, human health

- 3.122 Hertsmere is a relatively affluent area with a low crime rate, good education and low unemployment. However it does contain pockets of social deprivation, with Borehamwood having some of the most deprived wards in Hertfordshire, particularly with respect to indicators such as income and child poverty. On the other hand one of the super output areas in Aldenham West ward is one of the least deprived areas in the Country. There are also some smaller pockets of deprivation in North Bushey, Potters Bar and the Battlers Green area of Radlett.
- 3.123 Combating poverty and social exclusion and ensuring equality of opportunity is a key objective of numerous regional policy documents in recognition of the fact that the region as a whole is largely affluent though contains significant pockets of deprivation.
- 3.124 As with housing affordability, ensuring the delivery of new housing and a suitable mix of tenures and accommodation types is one means of reducing inequality and there are clear synergies between the two issues.
- 3.125 Through detailed design considerations, the Core Strategy and subsequent DPDs can help to design out crime in new developments and create integrated communities in line with Government aspirations whilst there are also potential overlaps with economic indicators, notably through ensuring the provision of local employment opportunities and services.

Reducing the Fear of Crime

Relevance to SEA: Human health

- 3.126 Within a national context, Hertsmere enjoys relatively low crime rates. Hertfordshire has one of the lowest crime rates of all county areas in England and Hertsmere's crime rate is just above the county average. However, crime and the fear of crime rate highest in recent opinion surveys amongst Hertsmere's residents as areas requiring improvement in their neighbourhood.
- 3.127 Further work is therefore required to help make sure that Hertsmere's residents feel safe and secure in their homes and in public places with LDF policies one potential means of achieving this through positive planning and design.

Population Growth and demographic make-up of the Hertsmere's population

Relevance to SEA: Population

- 3.128 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. However, between mid-2007 and mid-2008 the population grew from 97,000 to 98,700 with the predominant population age being between 30 and 44. The ONS predicted in 2004 that the borough population would rise to 103,000 by 2021 and 107,000 by 2028.
- 3.129 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.
- 3.130 The LDF policies can play a role in considering specific needs for all age groups and for those in special needs, such as special access facilities and community transport schemes for the increasing aged population.

Developing the SA Framework

- 3.131 The next task in the SA is the development of the sustainability appraisal framework. The SA Framework is a key component in completing the SA by synthesising the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects arising from the implementation of the Local Development Framework. Although the SEA Directive does not specifically require the use of objectives or indicators in the SEA process, they are a recognised and useful way in which environmental effects can be described, analysed and compared at key stages of the Local Development Framework development.
- 3.132 From the information gathered in the previous tasks, 21 sustainability objectives have been identified for Hertsmere:
1. To improve educational achievement, training and opportunities for lifelong learning and employability
 2. To ensure ready access to essential services and facilities for all residents
 3. To improve the quality and affordability of housing
 4. To reduce poverty and social exclusion and promote equality of opportunities
 5. To reduce and prevent crime, fear of crime and anti-social behaviour
 6. To improve population's health and reduce inequalities both geographically and demographically
 7. To make the most efficient use of previously land developed land and existing buildings before Greenfield sites
 8. To reduce 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
10. To maintain and enhance the quality of countryside and landscape
11. To reduce 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
13. To improve the quality of surface and ground waters
14. To minimise water consumption
15. To minimise the risk of flooding taking account of climate change
16. To improve local air quality
17. To reduce greenhouse gas emissions
18. To minimise the need for 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
20. To provide a prosperous, balanced and stable economy
21. To sustain and enhance the viability and vitality of town centres

- 3.133 These objectives will form the framework against which all DPDs and SPDs arising from Hertsmere's Local Development Framework will be assessed to evaluate whether or not they are likely to have a significant positive or negative effect and to ensure that the identified social, economic and environmental effects are given due consideration in the plan making process.
- 3.134 Although not specifically required by or presented in the SEA directive or the Town and Country Planning Regulations, sustainability appraisal objectives have been widely embraced as a means of assessing the sustainability of proposed plans at a strategic level. The objectives have been developed by considering relevant sustainability objectives in contextual policy and plan documents (as shown in Appendix B), and integrating them in a manner considered to be best suited to the characteristics of Hertsmere.
- 3.135 Table 3.9 sets out Hertsmere's proposed sustainability appraisal framework under the broad headings of social, environmental and economic objectives. As well as the identified objectives, the table sets out the indicators that will be monitored to see whether the objectives and any relevant targets are being achieved.
- 3.136 Indicators have been chosen to align as closely as possible with relevant regional and national indicators where appropriate, and with other local indicators such as those included in Hertsmere's Best Value Performance Plan.
- 3.137 A specific target or broad target direction has been established against each indicator. Future monitoring and updating of the baseline information will help to establish progress against these targets and determine whether plan documents are producing the desired impact.
- 3.138 The right-hand column of the table relates each objective to the relevant topics that the SEA Directive requires to be addressed.

Table 3.9 - SA Framework

No	SA Objective	Potential Indicators	Target	SEA Topics
Social				
1	To improve educational achievement, training and opportunities for lifelong learning and employability	% of economically active population with no qualifications	Decrease during plan period	Population
		% of economically active population with NVQ3 or higher qualifications	Increase during plan period	
		% of adults with basic numeracy and literacy skills	No target identified	
2	To ensure ready access to essential services and facilities for all residents	Proximity of services to population - % of population within threshold distance from services-	Increase year on year	Population, Human Health
		% of Borough deficient in various types of open space	Decrease during plan period	
		% of new development within 1 km of good public transport links	% increase year on year during plan period.	
3	To improve the quality and affordability of housing	% of dwellings not meeting the 'decent homes' standard	Decrease year on year	Population, Material Assets, Human Health
		House price to income ratio	Decrease year on year	
		Number of people on housing waiting list and average time on list	Decrease year on year	
		% of affordable housing	Sites more than 15 units or greater than 0.5ha proportion of affordable housing should comprise 40% of total housing.	
4	To reduce poverty and social exclusion and promote equality of opportunities	% of people claiming job seekers allowance who have done so for a year or more	Decrease during plan period	Population
		% of under 16s living in income deprived families	Decrease during plan period	
5	To reduce and prevent crime, fear of crime and anti-social behaviour	Total crime per 1000 population	Decrease year on year	Population, Human Health
		Crime by type (vehicle, burglary, violent) per 1000 population	Decrease year on year	
		Fear of crime: % of residents that feel safe/very safe living in Hertsmere	Increase year on year	

No	SA Objective	Potential Indicators	Target	SEA Topics
6	To improve population's health and reduce inequalities both geographically and demographically	Life expectancy (by gender)	Increase during plan period	Population, Human Health
		General health: % of people describing their health as a) Good, b) Fairly Good, c) Not Good	Increase % describing their health as good during plan period	
		Death rate by type (CHD, cancer, suicide, accidents) per 1000 population	Decrease rate during plan period	
Environmental				
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	Total ha of greenbelt land	Zero change year on year	Soil, Biodiversity
		Net change of ha of Greenfield land from previous year	Zero change year on year	
		% of new development built on previously developed land	100%	
		Number of empty properties	Decrease number of empty homes on the housing register	
		% of new housing built at more than 30dph dwellings per hectare	100%	
8	To reduce contamination and safeguard soil quality and quantity	Agricultural land by grade (ha)	Target not appropriate	Soil
		% of planning permissions granted resulting in loss of grades 1,2 and 3a agricultural land	Zero loss during plan period	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Number and % of listed buildings in good condition, at risk or lost	Increase % in good condition	Landscape, Heritage
		Number and % of ancient monuments in good condition, at risk or lost	Increase % in good condition	
		Total ha of Areas of Outstanding Natural Beauty	Target not appropriate	
		Total area of Conservation Areas	Zero change year on year	
		Net change of ha of Outstanding Natural Beauty from previous year	Zero change year on year	
10	To maintain and enhance the quality of countryside and landscape	Area and type of landscape character areas	Target not appropriate	
		Landscape character areas (quality/quantity) affected by proposals/policies (using LCA tool)	No net loss in area of landscape character areas	
		Total ha of Green Belt	Target not appropriate	

No	SA Objective	Potential Indicators	Target	SEA Topics
		Net change of ha of Green Belt from previous year	Zero change year on year	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	% of households with 0, 1 or 2+ vehicles	No target identified	Air, Climatic Factors
		Average number of vehicles per household	No target identified	
		Modal split for journeys to work, shopping, school and leisure	To increase the percentage of journeys to work by non –car modes year on year	
		% population working from home	Increase year on year	
		Length of greenways/cycleways per head of population	Increase year on year	
		% of footways and cycleways that are assessed as easy to use	Increase year on year	
		Number of green travel plans	Increase during plan period	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Number, area and condition of international, national, regional and locally designated sites	No loss of sites and improve condition during plan period	Biodiversity, Fauna, Flora
		Population of protected species including wild and farmland birds	Increase during plan period	
		Number, area and condition of all BAP habitats	No loss of sites and improve condition during plan period	
		Number of proposals which provide opportunities for building-in beneficial features as part of good design	% increase year on year	
		Number of proposals resulting in the potential loss or damage to designated sites	Decrease year on year	
13	To improve the quality of surface and ground waters	River biological and chemical water quality classification	Good quality status to be achieved by 2010 Source: Water Framework Directive	Water, Biodiversity, Fauna, Flora
		Number of developments incorporating Sustainable Urban Drainage Systems	100%	
14	To minimise water consumption	Water consumption per capita (l/head/day)	Decrease during plan period	Water

No	SA Objective	Potential Indicators	Target	SEA Topics
		Number of planning applications promoting water saving devices or recycling of greywater	100%	
15	To minimise the risk of flooding taking account of climate change	Number of properties affected by flood risk	Decrease during plan period	Water
		% of new development in flood risk areas	% change year on year.	
16	To improve local air quality	Number of days when air pollution is moderate or high for PM ₁₀	To meet National Air Quality Standards	Air
		Levels of main air pollutants	To meet National Air Quality Standards	
		Number and area of Air Quality Management Areas	Decrease year on year	
17	To reduce greenhouse gas emissions	CO2 emissions per sector	To help contribute towards the UK target of 20% reduction in CO2 emissions by 2010	Air, Climatic Factors
		CO2 emissions per capita		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	% of energy generated from renewable sources	10% of 1,000sqm or 50+ dwellings as per RSS	Climatic Factors, Material Assets
		Number of planning applications promoting energy efficient design and/or renewable energy	To help contribute towards the UK target of 10% renewable energy target by 2010	
19	To reduce the generation of waste and encourage re-use and recycling of waste	Household, commercial, construction, demolition and industrial tonnage per year	Reduce tonnages year on year	Climatic Factors, Material Assets
		% of waste arisings by type recycled	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	
		% of waste arisings by type composted	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	

No	SA Objective	Potential Indicators	Target	SEA Topics
		% of waste arisings by type landfilled	By 2010 to reduce biodegradable municipal waste landfilled to 75% of that produced in 1995; by 2013 50% and 2020 35%. <i>Source: UK Waste Strategy, 2000</i>	
Economic				
20	To provide a prosperous, balanced and stable economy	Breakdown by employment sector	Target not appropriate	Population, Material Assets
		Number of new VAT registrations per year	Increase year on year	
		Net change in VAT registered businesses from previous year	Increase year on year	
		Gross Value Added per worker	Increase year on year	
		Unemployment rate (%)	Decrease year on year	
21	To sustain and enhance the viability and vitality of town centres	Vacant floorspace	Decrease during plan period	Population
		Net loss of retail floorspace	% change year on year	
		Number and type of planning permissions in town centres	Target not appropriate	
		% retail floorspace in centre vs out-of-centre	Increase	

Compatibility of Objectives

3.139 Initial work on the Hertsmere Core Strategy identified a set of objectives to achieve the overall vision for the area. These were:

- To provide the spatial policies necessary to deliver the land use requirements of the Hertsmere Together Community Strategy;
- To protect the Green Belt;
- 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 address issues arising from climate change and flooding and to take advantage of water and other natural resources responsibly;
- To protect and enhance the built heritage of Hertsmere;
- To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution;
- 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 support businesses of all sizes and to help promote local skills;
- To provide a planning framework which promotes sustainable and competitive economic performance;
- To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments which attract a large number of people toward the most widely accessible centres;
- 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;
- To promote rural diversification and sustainable access to the wider countryside wherever possible.

3.140 Table 3.10 provides an initial compatibility matrix to identify to what extent the Local Development Framework objectives are compatible with the proposed SA objectives that have been outlined in Table 3.9. Overall, the majority of Core Strategy objectives are compatible with social and economic SA objectives. However, the compatibility for a number of Core Strategy objectives, in particular social and environmental, is considered to be dependent on the nature of implementation measures.

Table 3.10 - Initial Compatibility Matrix between the Core Strategy and SA Objectives

SA Objectives	Core Strategy DPD Objectives														
	To provide the spatial policies necessary to deliver the land use requirements of the Community Strategy.	To protect the Green Belt.	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 address issues arising from climate change and flooding and to take advantage of water and other natural resources responsibly	To protect and enhance the built heritage of Hertsmere	To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution	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 support businesses of all sizes and to help promote local skills.	To provide a planning framework which promotes sustainable and competitive economic performance	To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments which attract a large number of people toward the most widely accessible centres.	To protect and enhance local biodiversity within both developed and undeveloped areas.	To secure efficient land use through well-designed developments reflecting the size, pattern and character of settlements in Hertsmere.	To promote rural diversification and sustainable access to the wider countryside wherever possible.
To improve educational achievement, training and opportunities for lifelong learning and employability	✓														
To ensure ready access to essential services and facilities for all residents	✓	?	✓				✓					✓			✓
To meet identified housing needs and improve the quality and affordability of housing	✓		✓	✓											
To reduce poverty and social exclusion and promote equality of opportunities	✓			✓				✓	✓	✓					✓
To reduce and prevent crime, fear of crime and anti social behaviour	✓							✓							
To improve population's health and reduce inequalities both geographically and demographically	✓			✓			✓	?	✓						
To make the most efficient use of previously developed land and existing buildings before Greenfield sites	✓	✓	✓		✓		✓				✓	✓	✓		
To reduce contamination and safeguard soil quality and quantity	✓		✓				✓					✓	✓		
To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	✓	✓	?			✓		?							?
To maintain and enhance the quality of countryside and landscape	✓	✓	✓									✓	✓		?
To reduce dependence on private car and achieve modal shift to more sustainable transport modes	✓				✓		✓	✓			✓				?
To protect and enhance wildlife and habitats which are important on an international, national and local scale	✓	✓	?				✓	?				✓	✓		?
To improve the quality of surface and ground waters	?						✓	?				✓			
To minimise water consumption	?				✓			?							
To minimise the risk of flooding taking account of climate change	?				✓			?							
To improve local air quality	?				✓		✓	✓	✓		✓	✓			
To reduce greenhouse gas emissions	?				✓		✓	✓			✓	✓			
To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	?				✓		✓								
To reduce the generation of waste and encourage re-use and recycling of waste	?						✓								
To provide a prosperous, balanced and stable economy	✓	?	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓
To sustain and enhance the viability and vitality of town centres	✓	?	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ Broadly compatible
 X Potential conflict
 Not relevant
 ? Dependent on nature of implementation measures

4. Strategic Options

Introduction

4.1 Stage B2 of the SA process seeks to develop and refine options for the Core Strategy.

4.2 The SEA Directive requires that the Environmental Report should consider:

'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex 1h).

Identification of Core Strategy Strategic Options

4.3 HBC has undertaken a process of identifying the options to achieve the themes of the Core Strategy. The following issues were considered in identifying the various Core Strategy Options.

- The key sustainability issues and opportunities/implications for the Core Strategy as identified by the Sustainability Appraisal Scoping Report and the consideration of consultation responses to this document;
- Consideration of the responses to the Issues and Options Consultation undertaken between September and November 2005, when stakeholders and other consultees were asked to identify the main issues facing the area;
- Regional and national policy guidance;
- Strategies and plans with spatial implications relating locally to Hertsmere.

4.4 As a result of the above process strategic policy options have been identified by the Council for each of the Core Strategy Themes. The options identified for the delivery of each of the Core Strategy Objectives are presented in Table 4.1.

Working Towards the Preferred Option

4.5 It is not the role of the SA to determine which of the options should be chosen as the basis for the preferred option. This is the role of those who have to decide which option is appropriate. The SA should, however, help identify the most sustainable option overall, or different options that promote the different dimensions of sustainability (social, environment, and economic).

4.6 Table 4.1 provides a summary of the comparison of options under the three sustainability dimensions: social, environmental and economic. Details of the assessments are provided in Appendix D.

4.7 A simplified approach has been taken in order to give an indication of the most sustainable options. The approach assumes that all SA objectives are equally important and thus option(s) with the most positive effect overall are noted as being most sustainable option(s) whilst those with less positive effects are noted as being less sustainable. As emphasised in the methodology outlined in Section 2, this assessment has been undertaken using expert and professional judgement.

4.8 Following the appraisal, the Council took into consideration, where possible, the recommendations emanating from the assessment of the various options in developing their preferred policies for the Core Strategy. In the Preferred Options Document, which was accompanied by the previous version of this SAR) it set out the main findings from the consultation on the Issues and Options as well as the findings on the options appraisal. It also provided a justification for why a particular option was taken forward and highlighted where this conflicted with the recommendations emanating from the options sustainability appraisal.

- 4.9 Table 4.2 illustrates how the Core Strategy themes, taking into account the recommendations of the SA options appraisal, were originally formulated into a set of Core Policies.
- 4.10 The Core Strategy policies have evolved since the Issues and Options Paper and since the SA options appraisal. The policies have been refined through consultation between the Council and the SA Team (see Section 5.).

Additional Assessment of Alternative Growth Options (2010)

- 4.11 The latest revision of the Core Strategy Consultation Document required the consideration of options for potential development growth due to the anticipated revocation of the East of England Plan. Previously housing targets were set by the Secretary of State through a regional plan, but with the anticipated revocation of the East of England plan, HBC has decided to set its own housing target to 2026, which needed to be justified and based on a sound evidence base. To that end HBC considered the following five options:
1. 2,300 dwellings;
 2. 3,200 dwellings;
 3. 3,900 dwellings;
 4. 5,300 dwellings; and
 5. 6,750 dwellings.
- 4.12 The SA of these options forms part of the evidence base for setting the local housing growth target.

Table 4.3 provides a summary of the comparison of options under the three sustainability dimensions: social, environmental and economic. Details of the assessments and description of the options are provided in Appendix G.

The Council took into consideration the findings of the appraisal in deciding on their preferred approach by taking forward option 2, the most sustainable option overall. This is demonstrated in

4.13 Table 4.4.

Table 4.1 - Summary Assessment of Strategic Options

Option	Performance			Comments
	Economic	Environmental	Social	
Option 1: Maintain the current policy position (Borehamwood / Potters Bar first)	+/-	++/-	+/-	<p>This policy theme seeks to identify the location and scale of development in Hertsmere using a hierarchy of settlement approach. All options are assessed as having a mixture of negative and positive effects which demonstrates the complexity in identifying the most sustainable option for this policy theme.</p> <p>Option 4, the “do nothing” is assessed as having negative effects overall across all three dimensions as with no policy intervention, development is allocated by market forces with no way of avoiding environmentally sensitive areas or areas which would benefit the population or economy through meeting identified demand or being in accessible locations.</p> <p>Option 5 is assessed as having the most negative effects on the environmental objectives due to the greater certainty with this option of Greenfield release.</p> <p>Options 1, 2 and 6 have similar effects on the three sustainability dimensions.</p> <p>On the other end of the spectrum, the preferred option across all dimensions is option 3 which is the accessibility approach as this option seeks to focus development in the most accessible locations in Hertsmere which are Potter Bar, Borehamwood and to a lesser extent Radlett and Bushey. This option is assessed as having strong positive effects on social and economic objectives as this option has strong synergies with directing development to accessible areas resulting in benefits for the local population and economy of Hertsmere.</p> <p>From an environmental perspective, all options are assessed as having a mix of positive and negative effects although option 3, is assessed as having greater positive effects than the other options primarily due to focusing development in accessible locations therefore benefiting in terms of air quality and promoting more sustainable modes of transport.</p> <p>Option 3 is assessed as the preferred option for this policy theme.</p> <p>It is recommended that the negative environmental effects identified should be mitigated through amendments to the policy wording or cross referencing this policy option to environmental protection policies.</p>
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	++/-	++/-	+/-	

Table 4.2 - Evolution of Core Policies

Core Strategy Theme	Preferred Core Policy	Conformity with SA Options appraisal
Location and Scale of New Development		
Development and Strategy and Hierarchy	Not transposed into specific policy.	
Employment Land Uses	Core Policy 7: Scale and Distribution of employment land.	
Extent of Green Belt	Not transposed into specific policy.	
Gypsies, Travellers and Travelling Show people	Core Policy 5: Gypsies and Travellers	Preferred option in line with the SA options appraisal recommendations (option 3).
Housing Targets	Core Policy 1: The Location and Supply of new homes	Preferred option in line with the SA options appraisal recommendations (option 3). However, depends on the outcome of examination of RSS14.
Retail /town centre uses/ boundaries and frontages	Core Policy 23: Town Centre Strategy Core Policy 24: Strengthening Town Centres Core Policy 25: Retail and Commercial Development in Shenley	The SA options appraisal recommended a combination of options 1,2 and 3 to be taken forward as the preferred option or recommended taking 2 options forward which would provide a hierarchy of retail settlements in Hertsmere. These recommendations were taken on board and there are 3 preferred policies outlining a retail hierarchy.
Role of safeguarded land	Not transposed into specific policy.	This was discussed with Hertsmere at the options appraisal stage where it was decided to remove this policy. The SA concluded there was no option which clearly performed the best.
Housing Delivery		
Affordable Housing	Core Policy 3: Affordable Housing	Preferred option in line with the SA options appraisal recommendations (a combination of options 2 and 3).
Elderly Housing	Not transposed into policy.	
Housing Mix, Size and tenure	Core Policy 6: Housing Mix	Unclear whether the SA influenced the preferred policy option as it seems to have been mixed with accessible housing.
Retention of Housing	This has been merged into CS1 criterion iii) the need to retain existing housing.	
Rural Exceptions	Core Policy 4: Affordable housing in rural areas on exception sites.	Preferred option in line with the SA options appraisal recommendations (option 1 – maintaining existing policy)
Delivering Sustainable Communities		
Accessible Buildings and	Core Policy 19: Accessible Buildings	Unclear whether the SA influenced the preferred policy option as it seems to

Core Strategy Theme	Preferred Core Policy	Conformity with SA Options appraisal
Lifetime homes	Core Policy 6: Housing Mix (criterion i)	have been split into 2 core policies.
Design and Sustainable Design / Construction	Not transposed into specific policy.	
Flood Risk	Core Policy 13: Environmental Impact of New Development	This policy does not specifically refer to the SA preferred option which was 'no development in the floodplain unless flood prevention/mitigation' - the preferred policy seems to be more reactive than pro-active as with the option.
Provision of Community and Leisure Facilities	Core Policy 16: Key Community Facilities	Preferred option generally in line with the SA options appraisal recommendations.
S106s/tariffs	Core Policy 18: Planning Tariffs and obligations	Preferred option generally in line with the SA options appraisal recommendations.
Transport		
Residential Parking Standards	Core Policy 21: Accessibility and Parking	Unclear whether the SA influenced the preferred policy option and reference to residential parking standards removed from preferred policy wording. Emphasis more on accessibility and assessed on a case by case basis according to location, car ownership, land use, accessibility zones and travel plans rather than on standards.
Rights of Way / Greenways / Watling Chase	Core Policy 12: Promoting recreational access to the countryside.	Preferred option generally in line with the SA options appraisal recommendations.
Travel Plans	Merged into Core Policy 21: Accessibility and Parking (criterion v)	Generally in line with SA options appraisal recommendations but may be not in correct context and/or policy.
Protecting the Urban and Rural Environment		
Allotments	Not transposed into specific policy (included in open land in CS11)	
Listed buildings, conservation areas, historic parks etc.	Core Policy 11: Protection and enhancement of the natural and built environment.	Preferred option generally in line with the SA options appraisal recommendations.
Playing Fields	Not transposed into specific policy (included in open land in CS11).	
Safeguarded Mineral Land	Not transposed into specific policy.	
Trees and Hedgerows	Not transposed into specific policy (included in open land in CS11)	
Urban Open Land	Not transposed into specific policy (included in open land in CS11)	
Wildlife Sites and Protected Species	Not transposed into specific policy (included in open land in CS11)	

Core Strategy Theme	Preferred Core Policy	Conformity with SA Options appraisal
Environmental Protection	Core Policy 13: Environmental Impact of new development Core Policy 14: Efficient use of natural resources.	Unclear whether the SA influenced the preferred policy option due to ambiguity of option wording.
Protecting Local Character	Not transposed into specific policy.	
Sustainable Transport	Core Policy 20: Development and Accessibility Core Policy 22: Promoting alternatives to the car	Preferred option 1 from SA options appraisal has been split into the preferred policies 20 and 22.
New	Core Policy 2: Phasing of new Development	This option was not appraised at the options stage.
New	Core Policy 8: Local Significant employment sites	This option was not appraised at the options stage.
New	Core Policy 9: Land Use within employment areas	This option was not appraised at the options stage.
New	Core Policy 10: Promoting film and television production in Hertsmere	This option was not appraised at the options stage.
New	Core Policy 15: Access to services	This policy was appraised to a certain extent through assessing Core Strategy Theme 16: Provision of Community and Leisure Facilities
New	Core Policy 18: Securing mixed use development	This option was not appraised at the options stage.
New	Core Policy 26: Safe and attractive evening economy	This option was not appraised at the options stage.

Table 4.3 - Summary of Assessment of Alternative Growth Options (2010)

No	Option	Performance			Comments
		Economic	Environmental	Social	
1.	2,300 dwellings	+/-	++	+/-	<p>All options are assessed as having a mixture of negative and positive effects, however, option 2 stands out as an option delivering best sustainability results overall.</p> <p>Option 1 is scored the best against the SA environmental objectives due to the lowest land take involved, the sole use of brownfield sites and location of development within the existing urban areas. However, this option is rated lower than option 2 in economic and social terms, as it may fail to deliver the required numbers of affordable homes and housing for workers.</p> <p>Option 3 performs well in economic and social terms, as it should deliver an appropriate number of housing to support the local economy and accommodate affordable housing as part of new development. However, its environmental performance is lower than that of option 2 due to a higher level of land take involved, including some use of greenfield land within the Green Belt.</p> <p>Options 4 and 5 are less environmentally sustainable, as they would require a significant land take of greenfield land within the Green Belt and development of urban extensions, affecting strategic gaps between the settlements, or development of a new 'mini-village' in the case of Option 5. These two options perform well in economic terms, as the assumption behind their development is a higher economic growth rate.</p>
2.	3,200 dwellings	+	+/-	++	
3.	3,900 dwellings	+	-	++	
4.	5,300 dwellings	++	--	+/-	
5.	6,750 dwellings	++	---	+/-	

Table 4.4 – Linkage of Alternative Growth Options with Preferred Approach (2010)

Core Strategy Theme	Preferred Core Policy	Conformity with SA Options appraisal
Distribution and level of development		
Level of development	Policy CS1: The supply of new homes	Preferred option in line with the SA options appraisal findings (option 2 – 3,200 dwellings).

5. Assessment of Significant Effects of the Core Strategy Policies

Introduction

- 5.1 The SEA Directive states that in the Environmental Report, *'the likely significant effects on the environment of implementing the plan or programme....and reasonable alternatives....are [to be] identified, described and evaluated'* (Article 5.1). *The Environmental Report should include information that may 'reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme [and] its stage in the decision-making process'* (Article 5.2).
- 5.2 In addition, the SEA Directive requires the Environmental Report to outline measures to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme (Annex I (g)).
- 5.3 Existing SA guidance recognises that the most familiar form of SA prediction and evaluation is generally broad-brush and qualitative. It is recognised that quantitative predictions are not always practicable and broad-based and qualitative predictions can be equally valid and appropriate. Examples of the prediction and evaluation techniques for assessing significance of effects are expert judgement, dialogue with stakeholders and public participation, geographical information systems, reference to legislation and regulations and environmental capacity.
- 5.4 This section outlines the preferred Core Strategy policies that have been assessed, the methodology that has been used for the assessment of significant effects as part of Stage B of the SA process and provides a qualitative assessment of the policies.

Assessed Core Policies

- 5.5 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 5.1 - 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: <ul style="list-style-type: none"> i) environmental constraints; ii) the density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations; v) the settlement hierarchy identified in the Hertsmere Core Strategy; and vi) the need to locate development within the boundaries of existing built-up areas.
	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: <ul style="list-style-type: none"> - 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
	<p>- Up to 841 new homes in Phase 3 between March 2016 and April 2021 (equivalent to 280 homes per year)³</p> <p>Should a total housing target of 5,000 homes be set in the East of England Plan, additional sites should be identified in the Site Allocations DPD to enable the provision of a further 103 homes in Phase 2 and 462 homes in Phase 3.</p> <p>Housing sites will be phased on this basis in the Site Allocations DPD to facilitate the required levels of housebuilding sought in the East of England Plan. Based on the findings of the Annual Monitoring Report, allocated land in later phases will be brought forward, where necessary, to maintain the five year supply of land for housing. In order to prevent the overdevelopment of housing in the Borough, the phasing and release of land allocated in the Site Allocations DPD will be reviewed where the number of units permitted on different sites, over any period of three years, significantly exceeds the maximum amounts sought over that period under the terms of this policy. Should the total East of England Plan housebuilding requirements be met during the Plan period, further residential development will not be permitted in the Borough where it results in the net development of more than 15 new units.</p>
CS3 - Affordable Housing	<p>In order to optimise the supply of affordable housing, developments involving more than 15 residential units, or residential sites of more than 0.5 hectares, 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.</p>
CS4 - Affordable housing in rural areas on exception sites	<p>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.</p>
CS5 - Gypsies and Travellers	<p>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:</p> <ul style="list-style-type: none"> 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

³ Annual equivalents may not tally due to rounding

Policy	Description
	<p>contaminated land;</p> <p>vi) an ability to receive essential services including water, sewerage, drainage and water disposal;</p> <p>vii) location within reasonable proximity to key local services; and</p> <p>viii) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing.</p>
CS6 - Housing Mix	<p>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:</p> <p>i) 100% of new homes on all sites are built to Lifetime Homes standards, with the exception of schemes involving the conversion of existing buildings resulting in six new units or less;</p> <p>ii) Housing developments in excess of 10 units contain sufficient variation within their housing mix, with sites of at least 25 units or 1 hectare reflecting identified variation within the Borough's housing need; and</p> <p>iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix.</p> <p>The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development.</p>

Policy	Description
Economy	
CS7 - Scale and distribution of employment land	<p>In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least xx ha of designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram:</p> <p><u>Employment Areas</u></p> <ul style="list-style-type: none"> i) Elstree Way, Borehamwood ii) Stirling Way, Borehamwood iii) Cranborne Road, Potters Bar iv) Station Close, Potters Bar v) Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> i) Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD including the release of existing sites within these areas for new housing or housing-led mixed-use development where appropriate. Any release of designated employment land for housing-led or mixed-used development, during the plan period, will be based on an assessment of whether:</p> <ul style="list-style-type: none"> i) there is any realistic prospect of that land being developed or occupied for employment purposes during the plan period; ii) the development of a particular site during the plan period would lead to an over-supply of housing; iii) the environmental, locational and physical characteristics of the current site or use are appropriate for continued employment use; iv) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; v) a housing-led development would prejudice the ability of nearby businesses to operate; and whether vi) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies.
CS8 - Local significant employment sites	<p>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.</p>
CS9 - Land use within employment areas	<p>Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p> <p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios</p>

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	<p>To promote the retention and growth of the film and television production industry in the Borough, the Council will support proposals relating to film and television production and ancillary or associated uses in Borehamwood. Proposals to refurbish and upgrade the Elstree Film Studios and BBC Elstree Centre will be supported subject to environmental constraints and other relevant policies.</p> <p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small-scale changes within these sites relating to their primary use as locations for film and television production.</p>
Open Land and Environment	
CS11 - Protection and enhancement of the natural and historic environment	<p>All development proposals must conserve and enhance the historic and natural environment, landscape character and bio-diversity in order to maintain and improve environmental quality. Development proposals should be designed to a high quality and not result in significant harm to the openness and appearance of the Green Belt and to identified, protected sites of ecological, geological, historic or archaeological value and will not be permitted unless:</p> <ul style="list-style-type: none"> 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	<p>The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to the local countryside. Measures which secure the provision of safer and more secure car-free access to Watling Chase Community Forest Gateway Sites, Historic Parks and Gardens and countryside attractions will be actively sought. The provision of or enhancement of visitor facilities in the countryside will be encouraged where this:</p> <ul style="list-style-type: none"> 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	<p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk from the impact of natural forces or human activity on occupiers of a site, the local community and the wider environment. Proposals must take particular account of the need to:</p> <ul style="list-style-type: none"> 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. <p>Development proposals must demonstrate that any adverse effects can be overcome by appropriate alleviation and mitigation, which are</p>

Policy	Description
	capable of being secured through planning conditions or an obligation.
CS14 - Efficient use of natural resources	<p>Development proposals should ensure that efficient use is made of natural resources through their layout, design, construction and measures for waste disposal, by incorporating conservation measures and by making the best use of renewable resources. Developments larger than 1,000 sq m or 10 new homes will be required to include measures to off-set 10% of total predicted carbon emissions through a combination of sustainable design and construction and on-site renewable energy generation.</p> <p>To facilitate these requirements, the Council will support the development of on-site recycling facilities and new sources of renewable energy generation where there is no adverse environmental impact on nearby communities.</p>
Building Sustainable Communities	
CS15 - Access to services	<p>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.</p>
CS16 - Key community facilities	<p>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.</p> <p>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.</p>
CS17 Securing mixed use development	<p>Mixed-development will be sought on major development sites in Borehamwood and Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site. <p>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.</p>
CS18 - Planning tariff and obligations	<p>Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, will be secured through a fixed tariff on the approval of each new home. The tariff will be set at a suitable level to ensure that the development of new housing does not adversely affect existing facilities and services, having regard to the viability of developing land in the Borough.</p> <p>The provision of affordable housing together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>Specific details on arrangements for securing a planning tariff and planning obligation will be set out in the Planning Tariffs and Obligations</p>

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	<p>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:</p> <ul style="list-style-type: none"> 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;
	<ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> 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 <p>together with the detailed criteria set out in the Parking Supplementary Planning Document.</p>
CS22 - Promoting alternatives to the car	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>

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	<p>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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>
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

- 5.6 As already discussed in Section 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 have been 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 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.
- 5.7 In addition to the assumptions above the assessment was undertaken taking into account the following more detailed decision making criteria outlined in Table 5.2. 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 5.2 - 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.
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.

	SA Objective	Assessment Rationale
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	<p>Consideration given to policies that will have a direct effect on designated Conservation Areas, listed buildings, locally listed buildings and their settings.</p> <p>In addition the extent to which there is a sympathetic integration of development on local character will be assessed.</p> <p>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.</p> <p>Assessment of the policies against landscape character areas.</p>
10	To maintain and enhance the quality of countryside and landscape	<p>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.</p> <p>Assessment of the policies against landscape character areas and the extent to which the quality and quantity of the character areas are affected.</p> <p>Potential loss to the quality/quantity of tranquil areas.</p>
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	<p>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.</p>
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	<p>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.</p>
13	To improve the quality of surface and ground waters	<p>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.</p>
14	To minimise water consumption	<p>Consideration of whether policies will be efficient in their use of water.</p>
15	To minimise the risk of flooding taking account of climate change	<p>Consideration of whether policies will have positive or negative effects on tidal and fluvial flood risk.</p> <p>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.</p>

	SA Objective	Assessment Rationale
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	<p>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.</p> <p>A focus on sustainable development, accompanied by strategies for public transport, community infrastructure and a mix of uses</p> <p>Consideration of whether policies will reduce the number of vacant units and/or add to the diversity of the area.</p> <p>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.</p>
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)

- 5.8 Appendix E presents 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. The section below 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. Suggestions for mitigation of adverse effects are set out in Section 7.
- 5.9 Table 5.3 presents a summary of the significance of direct effects from the detailed appraisal.

General Comments

- 5.10 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.
- 5.11 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].

- 5.12 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.
- 5.13 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

- 5.14 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.
- 5.15 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.
- 5.16 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.

- 5.17 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.
- 5.18 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)***

- 5.19 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

- 5.20 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.
- 5.21 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.
- 5.22 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.
- 5.23 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

- 5.24 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.
- 5.25 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

- 5.26 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).
- 5.27 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

- 5.28 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

- 5.29 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).

- 5.30 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

- 5.31 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.
- 5.32 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

- 5.33 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

- 5.34 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.
- 5.35 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.

- 5.36 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

- 5.37 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.

- 5.38 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

- 5.39 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.

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

- 5.40 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

- 5.41 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.
- 5.42 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.

- 5.43 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

- 5.44 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.
- 5.45 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

- 5.46 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.
- 5.47 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.
- 5.48 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’

- 5.49 This was the preferred policy option during the SA options appraisal.

- 5.50 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.
- 5.51 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

5.52 See above assessment of CS13.

Building Sustainable Communities

Core Strategy Policy 15: Access to Services

5.53 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).

5.54 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

5.55 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.

5.56 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

- 5.57 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.
- 5.58 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.
- 5.59 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

- 5.60 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.
- 5.61 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.
- 5.62 The scale and significance of the effects identified will be confirmed through the Planning Tariffs and Obligations DPD.
- 5.63 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

- 5.64 See assessment of CS Policy 6 - Housing Mix. It is recommended that this policy is deleted and is the 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

- 5.65 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.
- 5.66 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

- 5.67 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 5.3 - 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	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	0	0	0	0	0	0
SA02	Improved accessibility	0	++	+	0	0	++	++	0	+	++	+	++	+	+	0
SA03	Housing	0	0	0	0	+++	++	++/-	++	++	+/-	++	+	0	0	0
SA04	Poverty and social exclusion	0	+	+	+	+	++	++/-	++	+	++	++	0	0	0	0
SA05	Crime and fear of crime	0	+++	+	0	0	0	0	0	0	++	0	0	0	0	0
SA06	Improving health	0	+	+++	0	+	0	0	0	0	++	0	0	0	0	0
SA07	Efficient use of PDL	+	0	0	+	+	++/-	+/-	0	0	+/-	0	+/-	0	0	0
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	0
SA10	Maintain and enhance the quality of countryside and landscape	+++	0	0	0	+	-	+/-	0	0	-	0	--	0	0	0
SA11	Promote sustainable modes of transport	+	+	+	0	+	+/-	+/-	0	+	+/-	+	+	+/-	0	0
SA12	Protect and enhance biodiversity	++	0	0	0	0	--	+/-	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	0	0	0
SA15	Minimise the risk of flooding	+++	0	0	0	+	--	-	0	0	-	0	-	0	0	0
SA16	Improve local air quality	++	0	0	0	+	-	--	+	+	0	0	+/-	+/-	0	+
SA17	Reduce greenhouse gas emissions	+	0	0	0	+	-	+/1	+	+	0	0	+	+	0	+
SA18	Increase energy efficiency and renewables	+++	0	0	0	0	-	-	0	0	0	0	0	0	0	0
SA19	Reduce waste generation	+	0	0	0	0	-	+/-	-	0	0	0	0	0	0	0
SA20	Provide a prosperous, balanced economy	+	+	0	+++	0	+	++	++	++	0	+	+++	++	++	++
SA21	Create vibrant towns and villages	+	+++	+	+	0	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

		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	++
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 flooding	0	0	+	+	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	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

6. Revised Core Strategy Policies

Core Strategy April 2007

- 6.1 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 Chapter 5.
- 6.2 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.
- 6.3 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.
- 6.4 Table 6.1 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 6.2). The set of Core Policies that were subject to Regulation 26 consultation in October 2007 are outlined in Table 6.2.
- 6.5 Revised assessment tables can be found in Appendix F of the Appendices volume which is a separate report.
- 6.6 The first iteration in April 2007 proved to be the most valuable out of all the iterations and influenced the Core Strategy policies to a significant degree.

Changes to Spatial Policies

- 6.7 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.
- 6.8 As such, the Council included a new spatial policy on sustainable development, in place of their previous spatial objective relating to improving and sustaining the quality of the local environment.
- 6.9 It is considered that this policy ensured that there is a stronger emphasis on sustainable development throughout the plan than the original policy SP1.
- 6.10 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.
- 6.11 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

- 6.12 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).
- 6.13 As such these policies were subject to a second appraisal. Detailed tables are presented in Appendix E.
- 6.14 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.
- 6.15 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.
- 6.16 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.
- 6.17 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.
- 6.18 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.
- 6.19 The original CS Policy 3, which became CS Policy 4, on affordable housing, had also been revised following internal discussions.
- 6.20 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).

- 6.21 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.
- 6.22 Hertsmere made no changes to the original CS Policy 4: Affordable Housing in rural areas on exception sites (now CS 5).
- 6.23 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'.
- 6.24 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.
- 6.25 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

- 6.26 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.
- 6.27 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.
- 6.28 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.
- 6.29 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

- 6.30 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.
- 6.31 It is considered that this has strengthened the performance of the plan on the physical and built environment.
- 6.32 Original Core Policy 12 (now CS14) has taken into consideration the SA recommendations.
- 6.33 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.
- 6.34 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

- 6.35 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 6.1 - 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: <ul style="list-style-type: none"> 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 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	<p>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:</p> <ul style="list-style-type: none"> 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. <p>The identification of land beyond existing built-up areas for any increased housing target should continue to be based on criteria (i) to (v) 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.</p>
CS2 - Phasing of Housing Development	<p>To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for:</p> <ul style="list-style-type: none"> - Up to 656 additional new homes 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)⁴ <p>Should a total housing target of 5,000 homes be set in the East of England Plan, additional sites should be identified in the Site Allocations DPD to enable the provision of a further 103 homes in Phase 2 and 462 homes in Phase 3.</p>

⁴ Annual equivalents may not tally due to rounding

Policy	Description
	<p>Housing sites will be phased on this basis in the Site Allocations DPD to facilitate the required levels of housebuilding sought in the East of England Plan. Based on the findings of the Annual Monitoring Report, allocated land in later phases will be brought forward, where necessary, to maintain the five year supply of land for housing. In order to prevent the overdevelopment of housing in the Borough, the phasing and release of land allocated in the Site Allocations DPD will be reviewed where the number of units permitted on different sites, over any period of three years, significantly exceeds the maximum amounts sought over that period under the terms of this policy. Should the total East of England Plan housebuilding requirements be met during the Plan period, further residential development will not be permitted in the Borough where it results in the net development of more than 15 new units.</p>
<p>CS3 - Affordable Housing</p>	<p>In order to optimise the supply of affordable housing, developments involving more than 15 residential units, or residential sites of more than 0.5 hectares, 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.</p>
<p>CS4 - Affordable housing in rural areas on exception sites</p>	<p>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.</p>
<p>CS5 - Gypsies and Travellers</p>	<p>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:</p> <ul style="list-style-type: none"> 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
	<p>v) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land;</p> <p>vi) an ability to receive essential services including water, sewerage, drainage and water disposal;</p> <p>vii) location within reasonable proximity to key local services; and</p> <p>viii) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing.</p> <p>x) the potential risk of flooding or the ability to mitigate this risk; and</p> <p>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).</p>
<p>CS6 - Housing Mix</p>	<p>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:</p> <p>i) 100% of new homes on all sites are built to Lifetime Homes standards, with the exception of schemes involving the conversion of existing buildings resulting in six new units or less;</p> <p>ii) Housing developments in excess of 10 units contain sufficient variation within their housing mix, with sites of at least 25 units or 1 hectare reflecting identified variation within the Borough's housing need; and</p> <p>iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix.</p> <p>The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development.</p>
<p>Economy</p>	
<p>CS7 - Scale and distribution of employment land</p>	<p>In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least xx ha of designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram:</p> <p><u>Employment Areas</u></p> <ul style="list-style-type: none"> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranborne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> • Centennial Park, Elstree

Policy	Description
	<p>The boundaries of these locations will be clarified in the Site Allocations DPD including the release of existing sites within these areas for new housing or housing-led mixed-use development where appropriate. Any release of designated employment land for housing-led or mixed-used development, during the plan period, will be based on an assessment of whether:</p> <ul style="list-style-type: none"> i) there is any realistic prospect of that land being developed or occupied for employment purposes during the plan period; ii) the development of a particular site during the plan period would lead to an over-supply of housing; iii) the environmental, locational and physical characteristics of the current site or use are appropriate for continued employment use; iv) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; v) a housing-led development would prejudice the ability of nearby businesses to operate; and whether vi) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies. <p>vii) any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated.</p>
CS8 - Local significant employment sites	<p>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.</p>
CS9 - Land use within employment areas	<p>Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p> <p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships and trade counter operations where the extent of any (non-trade) retail or sales activity display remains ancillary to the principal use of the site. All development should meet the requirements of Policies CS11 and CS14 to ensure that potential contamination is minimised and remediated.</p>
CS10 - Promoting film and television production in Hertsmere	<p>To promote the retention and growth of the film and television production industry in the Borough, the Council will support proposals relating to film and television production and ancillary or associated uses in Borehamwood. Proposals to refurbish and upgrade the Elstree Film Studios and BBC Elstree Centre will be supported subject to environmental constraints and other relevant policies.</p>
	<p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small-scale changes within these sites relating to their primary use as locations for film and television production.</p>
Open Land and Environment	
CS11 – Protection and enhancement of the natural and historic environment	<p>All development proposals must conserve and enhance the historic and natural environment, landscape character and bio-diversity in order to maintain and improve environmental quality. Development proposals should be designed to a high quality and not result in significant harm to the openness and appearance of the Green Belt and to identified, protected sites of ecological, geological, historic or archaeological</p>

Policy	Description
	<p>value and will not be permitted unless:</p> <ul style="list-style-type: none"> 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.
<p>CS11 - Protection and Enhancement of the Natural Environment</p>	<p>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.</p>
<p>CS12 - Protection and enhancement of historic assets</p>	<p>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.</p>
<p>CS12 3 - Promoting recreation access to the countryside</p>	<p>The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to the local countryside. Measures which secure the provision of safer and more secure car-free access to Watling Chase Community Forest Gateway Sites, Historic Parks and Gardens and countryside attractions will be actively sought 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:</p> <ul style="list-style-type: none"> 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.
<p>CS13 4 - Environmental Impact of new development</p>	<p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk from the impact of natural forces or human activity on occupiers of a site, the local community and the wider environment. Proposals must take particular account of the need to: 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:</p> <ul style="list-style-type: none"> (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
	<p>Urban Drainage Systems (SUDS);</p> <ul style="list-style-type: none"> (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. <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> 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. <p>Development proposals must demonstrate that any adverse effects can be overcome by appropriate alleviation and mitigation, which are capable of being secured through planning conditions or an obligation.</p>
<p>CS14 – Efficient use of natural resources</p>	<p>Development proposals should ensure that efficient use is made of natural resources through their layout, design, construction and measures for waste disposal, by incorporating conservation measures and by making the best use of renewable resources. Developments larger than 1,000 sq m or 10 new homes will be required to include measures to off set 10% of total predicted carbon emissions through a combination of sustainable design and construction and on site renewable energy generation.</p> <p>To facilitate these requirements, the Council will support the development of on-site recycling facilities and new sources of renewable energy generation where there is no adverse environmental impact on nearby communities.</p>
<p>Building Sustainable Communities</p>	
<p>CS15 - Access to services</p>	<p>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.</p>

Policy	Description
CS16 - Key community facilities	<p>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.</p> <p>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.</p>
CS17 - Securing mixed use development	<p>Mixed-development will be sought on major development sites in Borehamwood and Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site. <p>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.</p>
CS18 - Planning tariff and obligations	<p>Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, will be secured through a fixed tariff on the approval of each new home. The tariff will be set at a suitable level to ensure that the development of new housing does not adversely affect existing facilities and services, having regard to the viability of developing land in the Borough.</p> <p>The provision of affordable housing together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>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.</p>
CS19 - Physically Accessible buildings	<p>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.</p>
CS20 - Development and accessibility	<p>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:</p> <ul style="list-style-type: none"> i) it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (2006 – 2011) and associated Accessibility Strategy;

Policy	Description
	<ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> 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 <p>together with the detailed criteria set out in the Parking Supplementary Planning Document.</p>
CS22 - Promoting alternatives to the car	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>
CS23 - Town Centre Strategy	<p>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.</p>

Policy	Description
CS24 - Strengthening Town Centres	<p>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.</p>
CS25 - Retail and commercial development in Shenley	<p>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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>
CS26 - Safe and attractive evening economy	<p>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.</p>

Table 6.2 - 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	<p>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:</p> <ul style="list-style-type: none"> 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 SP4 - Employment	The Council will support proposals which attract commercial investment, maintain	Now become SP5

Policy	Description	Revised Policies April 2007
opportunities and economic development	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.	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.	<p>Now reordered to become SP2:</p> <p>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.</p> <p>Unless there are exceptional circumstances, no more than 40% of new housing will be sought in Borehamwood, up to 30% in Potters Bar, up to 30% in Bushey and up to 15% in Radlett and other suitable locations.</p> <p>Development proposals should ensure that any adverse effects on the built and natural environment are avoided and / or mitigated. Windfall developments will be supported on appropriate sites in all towns, subject to the environmental constraints and requirements of Policies SP1, CS 12, 14, 15 and other relevant planning policies.</p> <p>The provision of adaptable and affordably priced homes for the local community will be sought in all locations and suitable proposals from social rented landlords will be supported, where required, on qualifying development sites.</p>
		<p>New Policy SP6: securing high quality design</p> <p>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.</p> <p>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.</p>
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	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 the final Plan, up to a maximum of 5,000 new homes. In providing

Policy	Description	Revised Policies April 2007
	<p>account of:</p> <ul style="list-style-type: none"> i) environmental constraints; ii) the density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations; v) the settlement hierarchy identified in the Hertsmere Core Strategy; and vi) the need to locate development within the boundaries of existing built-up areas. <p>The identification of land beyond existing built-up areas for any increased housing target should continue to be based on criteria (i) to (v).</p>	<p>for a target of 4,200 homes and identifying new locations for development, the Council will take account of:</p> <ul style="list-style-type: none"> i) environmental constraints 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
		<p>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:</p> <p><u>Borehamwood:</u></p> <ul style="list-style-type: none"> • Land to the west of Cowley Hill and Rowley Lane • Land to the north of Barnet Lane between Furzehill Road and Hartfield Avenue • 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 <p>The identification of individual sites will be based on a range of criteria including (but not restricted to):</p> <ol style="list-style-type: none"> 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

Policy	Description	Revised Policies April 2007
<p>CS2 - Phasing of Housing Development</p>	<p>To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policy CS1, the Council will make provision for:</p> <ul style="list-style-type: none"> - Up to 656 additional new homes 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)⁵ <p>Should a total housing target of 5,000 homes be set in the East of England Plan, additional sites should be identified in the Site Allocations DPD to enable the provision of a further 103 homes in Phase 2 and 462 homes in Phase 3.</p> <p>Housing sites will be phased on this basis in the Site Allocations DPD to facilitate the required levels of housebuilding sought in the East of England Plan. Based on the findings of the Annual Monitoring Report, allocated land in later phases will be brought forward, where necessary, to maintain the five year supply of land for housing. In order to prevent the overdevelopment of housing in the Borough, the phasing and release of land allocated in the Site Allocations DPD will be reviewed where the number of units permitted on different sites, over any period of three years, significantly exceeds the maximum amounts sought over that period under the terms of this policy. Should the total East of England Plan housebuilding requirements be met during the Plan period, further residential development will not be permitted in the Borough where it results in the net development of more than 15 new units.</p>	<p>CS3: Phasing of Development</p> <p>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:</p> <ul style="list-style-type: none"> • Phase 1: Up to 2,740 new homes by March 2011 (equivalent to 330 homes per year between April 2006 and March 2011) • Phase 2: Up to 3,690 new homes by March 2016 (equivalent to 190 homes per year between April 2011 and March 2016) • Phase 3: Up to 5,000 new homes by March 2021 (equivalent to 262 homes per year between April 2016 and March 2021) <p>Housing sites will be phased on this basis in the Site Allocations DPD to facilitate the required levels of 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</p>

Policy	Description	Revised Policies April 2007
CS3 - Affordable Housing	<p>In order to optimise the supply of Affordable Housing, developments involving more than 15 residential units, or residential sites of more than 0.5 hectares, in Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations, should make provision for an element of affordable housing.</p> <p>The 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.</p> <p>On sites requiring the provision of affordable housing and subject to other relevant DPD / Local Plan policies, the Council will seek to maximise the provision of affordable, rented accommodation with at least 75% of Affordable Homes to be provided in the form of social rented housing, managed through a Registered Social Landlord.</p>	<p>Policy CS4 Affordable Housing</p> <p>In order to optimise the supply of Affordable Housing, developments involving more than 15 residential units, or residential sites of more than 0.5 hectares, in Borehamwood, Bushey, Potters Bar, Radlett and other accessible locations, should make provision for an element of affordable housing.</p> <p>The Council will continue to seek the provision of at least 25% on qualifying sites, pending the finalisation of Affordable Housing requirements in the East of England Plan, equating to an overall Affordable Housing target of 840 homes (out of an overall housing target of 5,000 homes).</p> <p>On sites requiring the provision of affordable housing and subject to other relevant DPD / Local Plan policies, the Council will seek to maximise the provision of affordable, rented accommodation with at least 75% of Affordable Homes to be provided in the form of social rented housing, managed through a Registered Social Landlord.</p>
CS4 - Affordable housing in rural areas on exception sites	<p>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.</p>	<p>Policy CS5 Affordable housing in rural areas on exception sites</p> <p>No significant changes.</p>
CS5 - Gypsies and Travellers	<p>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:</p>	<p>CS6 Gypsy and Traveller Sites</p> <p>No significant changes. Taken on board SA recommendations.</p>
	<ul style="list-style-type: none"> 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, 	

Policy	Description	Revised Policies April 2007
	<p>excessive noise, lighting, traffic generation or activity at unsocial hours;</p> <p>iv) avoiding overdominating and respecting the size and scale of the nearest settled community;</p> <p>v) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land;</p> <p>vi) an ability to receive essential services including water, sewerage, drainage and water disposal;</p> <p>vii) location within reasonable proximity to key local services; and</p> <p>viii) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing.</p>	
CS6 - Housing Mix	<p>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:</p> <p>i) 100% of new homes on all sites are built to Lifetime Homes standards, with the exception of schemes involving the conversion of existing buildings resulting in six new units or less;</p> <p>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</p>	<p>CS7 - Housing Mix</p> <p>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:</p> <p>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</p>
	<p>iii) On particularly large development sites, a proportion of sheltered housing is provided as part of the overall housing mix.</p> <p>The Council will seek to identify land, through the Site Allocations DPD, where sheltered housing can be included as part of any future development</p>	<p>ii) On development sites of 100 or more units (gross), a proportion of sheltered housing is provided as part of the overall housing mix.</p>
CS7 - Scale and distribution of employment land	<p>In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least xx ha of designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram:</p> <p><u>Employment Areas</u></p> <ul style="list-style-type: none"> • Elstree Way, Borehamwood 	<p>Policy CS8 Scale and distribution of employment land</p> <p>In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least 102ha of designated employment land for B-class development within the Borough up to 2021, focused on the following locations and as identified on the Key Diagram:</p> <ul style="list-style-type: none"> • Employment Areas

Policy	Description	Revised Policies April 2007
	<ul style="list-style-type: none"> • Stirling Way, Borehamwood • Cranborne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> • Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD including the release of existing sites within these areas for new housing or housing-led mixed-use development where appropriate. Any release of designated employment land for housing-led or mixed-used development, during the plan period, will be based on an assessment of whether:</p> <ul style="list-style-type: none"> i) 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; 	<ul style="list-style-type: none"> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranborne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> • Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD including the limited release of up to 4 hectares of previously designated land within the Elstree Way Employment Area for new housing or housing-led mixed-use development where appropriate. The precise boundary of individual sites to be released will be based on an assessment of whether:</p> <ul style="list-style-type: none"> i) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels;
	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
<p>CS8 - Local significant employment sites</p>	<p>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</p>	<p>Policy CS9 Local Significant Employment Sites No significant changes.</p>

Policy	Description	Revised Policies April 2007
	assessment of the criteria in Policy CS7.	
CS9 - Land use within employment areas	<p>Activities within designated Employment Areas will be limited to office, industrial, warehousing and other B-class uses. Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p> <p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships and trade counter operations where the extent of any (non-trade) retail or sales activity display remains ancillary to the principal use of the site.</p>	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.
	<p>Borehamwood. Proposals to refurbish and upgrade the Elstree Film Studios and BBC Elstree Centre will be supported subject to environmental constraints and other relevant policies.</p> <p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small-scale changes within these sites relating to their primary use as locations for film and television production.</p>	
Open Land and Environment		
CS11 - Protection and enhancement of the natural and historic environment	<p>All development proposals must conserve and enhance the historic and natural environment, landscape character and bio-diversity in order to maintain and improve environmental quality. Development proposals should be designed to a high quality and not result in significant harm to the openness and appearance of the Green Belt and to identified, protected sites of ecological, geological, historic or archaeological value and will not be permitted unless:</p> <ul style="list-style-type: none"> 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; <p>in the case of the highest quality agricultural land (Grades 1, 2 and 3a) and</p>	Policy CS12 Protection and enhancement of the natural environment No significant changes. Taken on board SAR recommendations.

Policy	Description	Revised Policies April 2007
	Preferred Areas of mineral extraction, there is no likelihood of the land being sterilised.	
	<p>New Policy CS13 Protection and enhancement of historic assets</p> <p>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.</p>	<p>New Policy CS13 Protection and enhancement of historic assets</p> <p>No significant changes. Taken on board SA recommendations.</p>
CS12 - Promoting recreation access to the countryside	<p>The Council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to the local countryside. Measures which secure the provision of safer and more secure car-free access to Watling Chase Community Forest Gateway Sites, Historic Parks and Gardens and countryside attractions will be actively sought. The provision of or enhancement of visitor facilities in the countryside will be encouraged where this:</p> <ul style="list-style-type: none"> i) specifically enhances access for the local population ii) does not harm the character, appearance and openness of the Green Belt; and iii) does not cause or add significantly to local road congestion. 	<p>Policy CS14 Promoting recreational access to open spaces and the countryside</p> <p>No significant changes. Taken on board SA recommendations.</p>
CS13 - Environmental Impact of new development	<p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk on occupiers of a site, the local community and the wider environment.</p> <p>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:</p> <ul style="list-style-type: none"> 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 on-site renewable energy generation; iii) Minimising water consumption through measures such as water saving 	<p>Policy CS15 Environmental impact of development</p> <p>No significant changes. Taken on board SA recommendations.</p>

Policy	Description	Revised Policies April 2007
	<p>devices and incorporating the use of Sustainable Urban Drainage Systems (SUDS);</p> <p>iv) Ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise);</p>	
	<p>v) Remediating land affected by contamination;</p> <p>vi) Ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible;</p> <p>vii) Achieving reduced levels of energy consumption and the use of energy from renewable resources;</p> <p>viii) Making provision for waste minimisation and recycling within the development; and</p> <p>ix) Seeking to exceed the minimum standards as set out in the Code for Sustainable Homes within new residential developments.</p> <p>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.</p> <p>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.</p>	
<p>CS14 - Efficient use of natural resources</p>	<p>Development proposals should ensure that efficient use is made of natural resources through their layout, design, construction and measures for waste disposal, by incorporating conservation measures and by making the best use of renewable resources. Developments larger than 1,000 sq m or 10 new homes will be required to include measures to off-set 10% of total predicted carbon emissions through a combination of sustainable design and construction and on-site renewable energy generation.</p> <p>To facilitate these requirements, the Council will support the development of on-site recycling facilities and new sources of renewable energy generation where there is no adverse environmental impact on nearby communities.</p>	<p>Policy deleted.</p>

Policy	Description	Revised Policies April 2007
CS15 - Access to services	<p>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.</p>	<p>Policy CS16 - Access to services No significant changes. Taken on board SA recommendations.</p>
CS16 - Key community facilities	<p>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.</p> <p>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.</p>	<p>Policy CS17 - Key Community Facilities No significant changes. Taken on board SA recommendations.</p>
CS17 - Securing mixed use development	<p>Mixed-development will be sought on major development sites in Borehamwood and Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site. <p>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.</p>	<p>Policy CS18 - Securing mixed use development No significant changes. Taken on board SA recommendations.</p>

Policy	Description	Revised Policies April 2007
CS18 - Planning tariff and obligations	<p>Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, will be secured through a fixed tariff on the approval of each new home. The tariff will be set at a suitable level to ensure that the development of new housing does not adversely affect existing facilities and services, having regard to the viability of developing land in the Borough.</p> <p>The provision of affordable housing together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>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.</p>	<p>Policy CS19 - Planning tariff and obligations</p> <p>Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, will be secured through:</p> <ul style="list-style-type: none"> 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). <p>The tariff will be set at a suitable level to ensure that the development of new housing does not adversely affect existing facilities and services, having regard to the viability of developing land in the Borough.</p> <p>The provision of affordable housing, together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>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.</p>
CS19 - Accessible buildings	<p>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.</p>	<p>Policy CS20 - Physically accessible buildings</p> <p>No significant change. Taken on board SAR recommendations.</p>
Transport		
CS20 - Development and accessibility	<p>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:</p>	<p>Policy CS21 - Development and accessibility to services and employment</p> <p>No significant changes. Taken on board SA recommendations.</p>

Policy	Description	Revised Policies April 2007
	<ul style="list-style-type: none"> 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. 	
<p>CS21 - Accessibility and parking</p>	<p>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:</p> <ul style="list-style-type: none"> 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 <p>together with the detailed criteria set out in the Parking Supplementary Planning Document.</p>	<p>Policy CS22 - Accessibility and parking</p> <p>No significant changes. Taken on board SAR recommendations.</p>

Policy	Description	Revised Policies April 2007
CS22 - Promoting alternatives to the car	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<p>CS23 - Promoting alternatives to the car</p> <p>No significant changes. Taken on board SAR recommendations.</p>
CS23 - Town Centre Strategy	<p>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.</p>	<p>CS24 - Town Centre Strategy</p> <p>No significant changes.</p>
CS24 - Strengthening Town Centres	<p>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.</p>	<p>CS25- Strengthening town centres</p> <p>No significant changes.</p>
CS25 - Retail and commercial development in Shenley	<p>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:</p>	<p>CS26 - Retail and commercial development in Shenley</p> <p>No significant changes.</p>

Policy	Description	Revised Policies April 2007
	<ul style="list-style-type: none"> • 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). <p>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.</p>	
<p>CS26 - Safe and attractive evening economy</p>	<p>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.</p>	<p>CS27 - Safe and attractive evening economy</p> <p>No significant changes.</p>

Preferred Options October 2007

- 6.36 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.
- 6.37 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.
- 6.38 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.

6.39 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

6.40 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

6.41 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.

6.42 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.

6.43 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

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

CS4: Affordable Housing

- 6.45 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

- 6.46 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

- 6.47 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

- 6.48 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

- 6.49 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.

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

- 6.50 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

- 6.51 There was minor rewording to the overall Core Strategy spatial objectives and the spatial objectives for each settlement however, these changes were not significant.
- 6.52 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.*
- 6.53 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.

- 6.54 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:

- 6.55 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, CS14, CS15 and other relevant planning policies.

- 6.56 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.

- 6.57 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

- 6.58 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

- 6.59 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

- 6.60 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.

- 6.61 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.

- 6.62 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.

- 6.63 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.

- 6.64 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'.

- 6.65 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.

- 6.66 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 6.3 – Set of Core Strategy Policies (2008)

Policy	
Policy SP1 -Creating Sustainable Development	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, 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. <p>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.</p>
CS2 - Housing beyond existing built up areas	<p>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</p>

Policy	
	<p>north-west of Potters Bar. The identification of individual sites will be based on a range of criteria including (but not restricted to):</p> <ul style="list-style-type: none"> i) Air quality; ii) Noise; iii) Transport impact; iv) Flood risk; v) Nature conservation value 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
<p>CS3 – Phasing of New Development</p>	<p>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:</p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p>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.</p> <p>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</p> <ul style="list-style-type: none"> • 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 <p>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.</p>
<p>CS4 - Affordable Housing</p>	<p>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.</p> <p>The Council will seek the provision of 35% Affordable Housing on qualifying sites, pending the finalisation of Affordable Housing requirements in the</p>

Policy	
	<p>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).</p> <p>On sites requiring the provision of Affordable Housing and subject to other relevant DPD / Local Plan policies, the Council will seek to maximise the provision of affordable, rented accommodation 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.</p>
<p>CS5 - Affordable Housing in rural exception sites</p>	<p>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 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.</p>

Policy	
CS6 - Gypsies and Travellers	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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</p>

Policy	
	<p>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:</p> <p><u>Employment Areas</u></p> <ul style="list-style-type: none"> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranbourne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <p><u>Key Employment Site</u></p> <ul style="list-style-type: none"> • Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD including the limited release of 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:</p> <ol style="list-style-type: none"> i) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; ii) a housing-led development would prejudice the ability of nearby businesses to operate; iii) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies; and whether iv) any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated <p>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.</p>
<p>CS9 - Local significant employment sites</p>	<p>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.</p>
<p>CS10 - Land use within employment areas</p>	<p>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.</p> <p>Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p>

Policy	
	<p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships and trade counter operations where the extent of any (non-trade) retail or sales activity display remains ancillary to the principal use of the site. All development should meet the requirements of Policies CS12 and CS15 to ensure that potential contamination is minimised and remediated.</p>
<p>CS11 - Promoting film and television production in Hertsmere</p>	<p>To promote the retention and growth of the film and television production industry in the Borough, the Council will support proposals relating to film and television production and ancillary or associated uses in Borehamwood. Proposals to develop, refurbish and upgrade film and television studios will be supported subject to environmental constraints and other relevant policies.</p> <p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small-scale changes within these sites relating to their primary use as locations for film and television production.</p>
<p>CS12 - Protection and enhancement of the natural environment</p>	<p>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.</p>
<p>CS13 Protection and enhancement of historic assets</p>	<p>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.</p>
<p>CS14 - Promoting recreation access to the countryside</p>	<p>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:</p> <ul style="list-style-type: none"> 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
<p>CS15 - Environmental Impact of new development</p>	<p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk to occupiers of a site, the local community and the wider environment. Development proposals should take</p>

Policy	
	<p>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:</p> <ul style="list-style-type: none"> 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 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	<p>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.</p>
CS17 - Key Community Facilities	<p>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</p>

Policy	
	demonstrated that there are no other suitable sites or buildings within the service provider catchment.
CS18 - Securing mixed use development	<p>Mixed-development will be sought on major development sites in Borehamwood and Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site. <p>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.</p>
CS19 - Planning tariff and obligations	<p>Provision for on and off-site facilities, services and improvements, for which a need is known to arise from new residential development, in addition to contributions towards off-site Affordable Housing, will be secured through:</p> <ul style="list-style-type: none"> (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). <p>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.</p> <p>The provision of Affordable Housing, together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>Specific details on arrangements for securing developer contributions will be set out in the Planning Obligations Supplementary Planning Document.</p>
CS20 - Securing a high quality and accessible environment	<p>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.</p>

Policy	
CS21 - Development and accessibility	<p>Policy CS21 Development and accessibility to services and employment</p> <p>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:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> 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

Policy	
CS23 - Promoting alternatives to the car	<p>Policy CS23 Promoting alternatives to the car</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>
CS24 - Town Centre Strategy	<p>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.</p>
CS25 - Strengthening Town Centres	<p>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.</p>
CS26 - Retail and commercial development in Shenley	<p>Policy CS26 Retail and commercial development in Shenley</p> <p>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:</p> <ul style="list-style-type: none"> • 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).
	<p>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.</p>
CS27 - Safe and attractive	<p>The Council wishes to promote a range of uses in town centres for the whole community, creating a balanced evening economy including</p>

Policy	
evening economy	<p>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.</p> <p>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.</p>

Revised Core Strategy for Consultation, 2010

6.67 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 takes 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 have been identified, the previous assessment results have been 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 have been subject to full assessment presented in Appendix H.

SP1 - Creating Sustainable Development

6.68 There have been 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. This overarching policy on all 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

6.69 This policy has been 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 is no longer anticipated that Green Belt land will be required.

6.70 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 will be a number of changes to the assessment as discussed below.

6.71 In terms of social objectives, there is 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 are to be provided, this is based on the recent 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 equates to 218 dwellings per annum, meeting realistic local housing needs.

6.72 In terms of environmental objectives there have been the following changes to the assessment:

- As the Policy no longer requires the release of greenfield land in the Green Belt and given that the new target of 3,200 homes reflects the predicted availability of previously developed sites, its performance against objective 7 (making use of previously developed land) is likely to improve to moderately positive effects from uncertain effects in the previous assessment.
- Similarly the Policy's performance is now 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 will no longer require release of greenfield land in the Green Belt, this is now 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 will not be on the Green Belt land, this effect is now 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 has been tempered and it is now assessed as having only a slight negative effect as the loss of

significant quantities of greenfield land, and thus loss and severance of habitats, will 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 has been reduced by 13%, the increase in hardstanding and impermeable surfaces associated with their delivery will be reduced. This will lessen the predicted effects on the water cycle and rate of runoff, thus improving the Policy's performance against these objectives, which is now deemed neutral overall for both objectives.
- The significance of previously predicted strong negative effects against objectives 16 (air quality) and 17 (greenhouse gas emissions) is likely to lessen due the decreased number of housing provision, as the level of GHG emissions from new development and related transport will be lower. Therefore, the re-appraised effects against these objectives are likely to be moderately negative.
- The significance of previously predicted strong negative effects against objectives 19 (waste) is 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 will help mitigate effects against this objective. Therefore, the re-appraised effects against this objective are likely to be minor negative.

6.73 There is no change to the assessment of the economic objectives.

Former CS2 – Housing beyond existing built up areas

6.74 The former policy CS2 'Housing beyond existing built up areas' has been recalled, as the identification of new sites within the Green Belt is 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

6.75 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 has been slightly revised to reflect the findings of the Council's Strategic Housing Land Availability Assessment (SHLAA). This does 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 apply to Policy CS2.

CS3 – Phasing of Development

6.76 Policy CS3 on Phasing of Development has been 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 states that Housing sites will be phased in five year periods from 2011 and it also makes reference to Annual Monitoring Reports for land allocation in later phases, which will be brought forward if necessary to meet targets. As the updates on this policy relate mainly to the removal of the reference to the East of England Plan, they do not affect the policy's sustainability performance.

6.77 A phased programme for housing 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. 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 apply to Policy CS3.

CS4 - Affordable Housing

- 6.78 Policy CS4 has been updated to ensure that the targets for the affordable housing provision and thresholds are realistic and that they take account of a recent study, examining the impact of affordable housing requirements on the viability of development. The Council aims to balance the need to maximise provision with deliverability. The level of affordable housing required is still set at 35%, however, the threshold for requiring an affordable contribution has been 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 will be lower due to fewer houses being delivered in total; this is considered to be counterbalanced by lowering the threshold for an affordable contribution. For that reason, the findings of the previous assessment are deemed to remain valid. Specifically, this includes 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

- 6.79 There have been 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, similar to Policy CS4, significant positive effects are expected in relation to sufficient affordable housing provision (SA03) and help in tackling poverty and social exclusion (SA04).

CS6 – Gypsy and Travellers sites

- 6.80 Policy CS6 has been updated to indicate that the East of England Plan requirement based on the Gypsy and Traveller Accommodation Assessment (2005) will be rolled forward to around 2015, which will 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 will be reviewed in line with the government’s future intentions. These changes do not materially affect the previous assessment which indicated that the policy will 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

- 6.81 Policy CS7 has been updated to include reference to minimum floorspace guidance in the Planning and Design Guide SPD. This change does not materially affect the previous assessment which is 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 is 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

- 6.82 This policy has been 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 are detailed in the new Policy CS22. These changes do not materially affect the previous assessment which is still valid. Specifically, the policy is expected to deliver moderate positive effects against the SA economic objectives and minor positive effects SA objective 3 (housing), as the policy allows 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

- 6.83 This policy has been updated to include the list of those sites that were identified as local significant employment sites indicated on the Key Diagram. This change improves clarity of the policy. However, the previous assessment remains valid, as the boundaries of these locations will 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

- 6.84 There has been 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 allows for flexibility of uses within employment sites and seeks to provide training opportunities.

CS11 - Promoting film and television production in Hertsmere

- 6.85 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

- 6.86 There have been 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 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

- 6.87 There have been 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, 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 are 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

- 6.88 There have been 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 is also expected to result in minor positive effects on the environmental objectives 9 (heritage), 10 (countryside) and 11 (biodiversity).

CS15 - Environmental Impact of development

- 6.89 This policy has been 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, has also been moved and assessed as part of Policy CS16. Given that the changes have been reassessed as part of Policy CS16 and that these changes do not weaken the overall message and requirements of the Core Strategy, the previous assessment for Policy CS15 remains valid. This assessment indicated that this policy encompassing all environmental considerations for new development is likely to deliver significant beneficial effects against SA environmental objectives.

CS16- Energy and CO₂ Reductions

- 6.90 This is a new policy that has been included in the updated Core Strategy and therefore has been 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.
- 6.91 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.
- 6.92 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.
- 6.93 Moderate positive effects have been 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 will 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

- 6.94 There has been no change to this policy (apart from policy numbering) and thus the previous assessment remains valid. It demonstrated that the policy is 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

- 6.95 There has been 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

- 6.96 There have been 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

- 6.97 There have been 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

- 6.98 This policy has 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 scores 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 remain unchanged. The rest of the previous assessment also remains 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 is likely to result in positive effects on objective SA09 (enhance the landscape character, historic buildings, archaeological sites and cultural features).

CS22 - Elstree Way Corridor

- 6.99 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.
- 6.100 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).

6.101 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.

6.102 By promoting employment and a mixture of uses within the corridor, the policy scores 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

6.103 There have been 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 (see below).

CS24 - Accessibility and parking

6.104 There have been 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 (see below).

CS25 - Promoting alternatives to the car

6.105 There have been 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.

6.106 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 will be dependent on the measures outlined in the review of Hertfordshire's Local Transport Plan and behavioural change.

CS26 - Town Centre Strategy

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

CS27 - Strengthening Town Centres

6.108 The wording of this policy has been 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

- 6.109 There has been no change to this policy (apart from policy numbering) and thus the previous assessment remains valid (see below).

CS29 - Safe and attractive evening economy

- 6.110 There have been 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.
- 6.111 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 6.4: 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
<p>Policy SP1 -Creating Sustainable Development</p> <p>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:</p> <ul style="list-style-type: none"> 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 	<p>Policy SP1 - Creating Sustainable Development</p> <p>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:</p> <ul style="list-style-type: none"> (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;
<p>CS1 -The location and supply of new homes</p> <p>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:</p> <ul style="list-style-type: none"> i) environmental constraints and compliance with the key environmental policies set 	<p>CS1 -The location and supply of new homes</p> <p>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.</p> <p>In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of:</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>out in the Core Strategy (including Policies CS11, CS12, CS14 and CS15);</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<ul style="list-style-type: none"> i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12, 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. <p>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.</p>
<p>CS2 - Housing beyond existing built up areas</p> <p>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):</p> <ul style="list-style-type: none"> 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 	<p>CS2 – The location of new homes</p> <p>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.</p> <p>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.</p> <p>Housing beyond existing built up areas</p> <p>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):</p> <ul style="list-style-type: none"> i) Air quality;

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
	<ul style="list-style-type: none"> 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
<p>CS3 – Phasing of New Development</p> <p>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:</p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p>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.</p> <p>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</p> <ul style="list-style-type: none"> • 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 <p>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</p>	<p>CS3 – Phasing of New Development</p> <p>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.</p> <p>the Council will permit phased levels of new housing development, measured from the start of the plan period in 2001:</p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p>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.</p> <p>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</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>allocations will be undertaken.</p>	<p>over the following three years; or the East of England Plan target of 5,000 before 2021.</p> <p>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.</p>
<p>CS4 - Affordable Housing</p> <p>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.</p> <p>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).</p> <p>On sites requiring the provision of Affordable Housing and subject to other relevant DPD / Local Plan policies, the Council will seek to maximise the provision of affordable, rented accommodation 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.</p>	<p>CS4 - Affordable Housing</p> <p>In order To optimise increase the supply of Affordable Housing, developments involving more than of 105 or more residential units (gross), or residential sites of more than 0.35 hectares, should make provision for an element of Affordable Housing.</p> <p>On qualifying sites, 35% of the housing units should be affordable, equating to an 1 affordable housing target of 975 homes from 2011 to 20026.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>On sites requiring the provision of Affordable Housing and subject to other relevant DPD / Local Plan policies, the Council will seek to maximise the provision of affordable, rented accommodation 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.</p>
<p>CS5 - Affordable Housing in rural exception sites</p> <p>The inclusion of small scale Affordable Housing schemes, as an exception to normal</p>	<p>CS5 - Affordable Housing in rural areas on “eException” sites</p> <p>The inclusion of small scale Affordable Housing schemes, as an exception to normal</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>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.</p>	<p>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.</p>
<p>CS6 - Gypsies and Travellers</p> <p>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:</p> <ul style="list-style-type: none"> 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; 	<p>CS6 – Gypsies and Travellers sites</p> <p>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 and a further 8 pitches by 2015 through the identification of land in the Site Allocations DPD.</p> <p>In identifying any required potential sites, as well as accommodating identified needs, after 2011 consideration will be based on a range of criteria including:</p> <ul style="list-style-type: none"> 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;

<p align="center">Core Strategy Policies - December 2008</p>	<p align="center">Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text</p>
<p>ix) a location within reasonable proximity to key local services;</p> <p>x) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing;</p> <p>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.</p>	<p>ix) a location within reasonable proximity to key local services;</p> <p>x) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing;</p> <p>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.</p>
<p>CS7 - Housing Mix</p> <p>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:</p> <p>iii) 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</p> <p>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.</p>	<p>CS7 - Housing Mix</p> <p>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.</p> <p>Development proposals will be permitted, subject to the requirements of other relevant DPD / Local Plan policies, so long as:</p> <p>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</p> <p>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.</p> <p>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.</p>
<p>CS8 - Scale and distribution of employment land</p> <p>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:</p> <p>Employment Areas</p>	<p>CS8 - Scale and distribution of employment land</p> <p>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 2021⁴, focused on the following locations and as indicated identified on the Key Diagram:</p> <p>Employment Areas</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<ul style="list-style-type: none"> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranbourne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <p>Key Employment Site</p> <ul style="list-style-type: none"> • Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD including the limited release of 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:</p> <ol style="list-style-type: none"> i) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; ii) a housing-led development would prejudice the ability of nearby businesses to operate; iii) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies; and whether iv) any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated <p>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.</p>	<ul style="list-style-type: none"> • Elstree Way, Borehamwood • Stirling Way, Borehamwood • Cranbourne Road, Potters Bar • Station Close, Potters Bar • Otterspool Way, Bushey <p>Key Employment Site</p> <ul style="list-style-type: none"> • Centennial Park, Elstree <p>The boundaries of these locations will be clarified in the Site Allocations DPD, including the limited release of 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:</p> <ol style="list-style-type: none"> i) an acceptable environment can be provided for housing-led development, including its impact on local traffic levels; ii) a housing led development would prejudice the ability of nearby businesses to operate; iii) the employment land release would prejudice the implementation of the Elstree Way Corridor Planning and Design Brief and other Council economic development and regeneration strategies; and whether iv) any adverse effects on the built and natural environment can be avoided, mitigated and/or compensated <p>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.</p> <p>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,</p>
<p>CS9 - Local significant employment sites</p> <p>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,</p>	<p>CS9 - Local significant employment sites</p> <p>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</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>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.</p>	<p>are focused on employment generating uses are located at following locations and are indicated on the Key Diagram:</p> <ul style="list-style-type: none"> • 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 <p>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 clarified 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.</p>
<p>CS10 - Land use within employment areas</p> <p>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.</p> <p>Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p> <p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships and trade counter operations where the extent of any (non-trade) retail or sales activity display remains ancillary to the principal use of the site. All development should meet the requirements of Policies CS12 and CS15 to ensure that potential contamination is minimised and remediated.</p>	<p>CS10 - Land use within employment areas</p> <p>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.</p> <p>Any new office development exceeding 2,500 sq m within Employment Areas will be limited to the Elstree Way, Borehamwood Employment Area, subject to meeting environmental and other relevant DPD / Local Plan Policies.</p> <p>Certain other uses will also be permitted within Employment Areas, comprising waste management, builders merchants, film / television studios and production, and car dealerships and trade counter operations where the extent of any (non-trade) retail or sales activity display remains ancillary to the principal use of the site. All development should meet the requirements of Policies CS12 and CS15 to ensure that potential contamination is minimised and remediated.</p>
<p>CS11 - Promoting film and television production in Hertsmere</p> <p>To promote the retention and growth of the film and television production industry in the</p>	<p>CS11 - Promoting film and television production in Hertsmere</p> <p>To promote the retention and growth of the film and television production industry in</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>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.</p> <p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small-scale changes within these sites relating to their primary use as locations for film and television production.</p>	<p>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.</p> <p>In order to facilitate the operational requirements of the film and television production industry, the Council will also seek to make a Local Development Order (LDO) on the principal studio sites. The LDO will grant permission for future, small scale changes within these sites relating to their primary use as locations for film and television production.</p>
<p>CS12 - Protection and enhancement of the natural environment</p> <p>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.</p>	<p>CS12 - Protection and enhancement of the natural environment</p> <p>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 PProposals 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.</p>
<p>CS13 Protection and enhancement of historic assets</p> <p>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.</p>	<p>CS13 Protection or and enhancement of historic assets</p> <p>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.</p>
<p>CS14 - Promoting recreation access to the countryside</p> <p>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</p>	<p>CS14 - Promoting recreational access to open spaces and the countryside</p> <p>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</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>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:</p> <ul style="list-style-type: none"> 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
<p>CS15 - Environmental Impact of new development</p> <p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk 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:</p> <ul style="list-style-type: none"> 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; 	<p>CS15 - Environmental Impact of new development</p> <p>The Council will work with key partners, including the Environment Agency and Natural England, to ensure that development proposals do not create an unacceptable level of risk 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.</p> <p>Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by measures including:</p> <ul style="list-style-type: none"> 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) v) ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise);

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>vi) ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible;</p> <p>vii) achieving reduced levels of energy consumption and the use of energy from renewable resources;</p> <p>viii) making provision for waste minimisation and recycling within the development; and</p> <p>ix) seeking to exceed the minimum standards as set out in The Code for Sustainable Homes within new residential developments.</p> <p>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.</p> <p>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</p>	<p>iv) remediating land affected by instability and contamination, and maintaining appropriate distance from establishments containing hazardous substances;</p> <p>vi) ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible;</p> <p>vii) achieving reduced levels of energy consumption and the use of energy from renewable resources;</p> <p>viii) making provision for waste minimisation and recycling within the development; and</p> <p>ix) seeking to exceed the minimum standards as set out in The Code for Sustainable Homes within new residential developments.</p> <p>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.</p> <p>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</p>
<p>CS16- -</p>	<p>Policy CS16: Energy and CO₂ Reductions</p> <p>All new residential developments will be required to achieve the following levels of the Code for Sustainable Homes (Code) as a minimum as and when successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> • 2010 – Code level 3 • 2013 - Code level 4 once updates to Part L come into effect. • 2016 - Code level 6 once updates to Part L and the national Zero Carbon Homes policy come into effect. <p>All new non-domestic will be expected as a minimum to achieve CO₂ emissions reductions in-line with the Building Regulations Part L. This requirement will not come into effect until successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> • 2010 – 25% reduction in the Building Emission Rate compared to the Target Emission Rate defined by the Building Regulations • 2013 – 44% reduction in the Building Emission Rate compared to the Target Emission Rate defined by the Building Regulations (reductions above 70% can be delivered using allowable solutions).

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
	<ul style="list-style-type: none"> • 2019 Zero Carbon – no additional requirement. <p>The Council will further encourage all new development or major refurbishment to incorporate energy from decentralised and renewable or low carbon sources. All large scale development will be required to incorporate on-site renewable energy generation, unless it is not feasible or viable or alternative decentralised and renewable, low carbon sources can be identified. The Council will also permit new development of sources of renewable energy generation subject to:</p> <ul style="list-style-type: none"> • local designated environmental assets and constraints, important landscape features and significant local biodiversity; • minimising any detriment to the amenity of neighbouring residents and land uses; and • meeting high standards of sustainable design and construction
<p>CS16 - Access to services</p> <p>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.</p>	<p>CS176 - Access to services</p> <p>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.</p>
<p>CS17 - Key Community Facilities</p> <p>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.</p>	<p>CS178 - Key Community Facilities</p> <p>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.</p>
<p>CS18 - Securing mixed use development</p> <p>Mixed-development will be sought on major development sites in Borehamwood and</p>	<p>CS189 - Securing mixed use development</p> <p>Mixed-development will be sought on major development sites in Borehamwood and</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site. <p>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.</p>	<p>Potters Bar town centres and in any other locations capable of satisfactorily accommodating a range of uses. The ability of any site to accommodate a mix of uses will be assessed on:</p> <ul style="list-style-type: none"> i) the need for additional services and facilities in an area; ii) the potential to create linkages with other nearby land uses; iii) public transport accessibility and local road capacity; and iv) the impact on the environment within and around the development site. <p>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.</p>
<p>CS19 - Planning tariff and obligations</p> <p>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:</p> <ul style="list-style-type: none"> (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). <p>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.</p> <p>The provision of Affordable Housing, together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>Specific details on arrangements for securing developer contributions will be set out in the Planning Obligations Supplementary Planning Document.</p>	<p>CS2019 – Standard charges and other pPlanning tariff and obligations</p> <p>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:</p> <ul style="list-style-type: none"> (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). <p>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.</p> <p>The provision of Affordable Housing, together with on and off-site facilities, training, services and improvements necessitated by new commercial development, will be secured through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act and related or equivalent legislation.</p> <p>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 a separate Local Development Document.</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>CS20 - Securing a high quality and accessible environment</p> <p>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.</p>	<p>CS210 - Securing a high quality and accessible environment</p> <p>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.</p>
	<p>Policy CS22 Elstree Way Corridor</p> <p>Within the Elstree Way Corridor the continued development and refurbishment of Employment, Civic and Community uses will be actively encouraged. Residential development on appropriate sites will accepted, in accordance the Elstree Way SPG and any subsequent guidance or agreed masterplan.</p> <p>Development should be brought forward in a coordinated manner and proposals likely to result in a piecemeal or fragmented redevelopment of the corridor will be refused. Development should also provide active frontages to Elstree Way where possible to promote the identity of the corridor as a civic and commercial gateway to the borough and to ensure an appropriate demarcation of residential and non-residential uses within this part of the town.</p>
<p>CS21 - Development and accessibility to services and employment</p> <p>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:</p> <ul style="list-style-type: none"> 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 	<p>CS2423 - Development and accessibility to services and employment</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> i) it does not conflict with the Transport Objectives of the Hertfordshire Local

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>set out in the Parking Supplementary Planning Document;</p> <p>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</p> <p>iv) it contributes, where required, to the provision or funding of new or improved public transport and non-motorised pedestrian and cycle routes.</p>	<p>Transport Plan (2006 – 2011) and associated Accessibility Strategy;</p> <p>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;</p> <p>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</p> <p>iv) it contributes, where required, to the provision or funding of new or improved public transport and non-motorised pedestrian and cycle routes.</p>
<p>CS22 - Accessibility and parking</p> <p>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:</p> <p>i) a site's location;</p> <p>ii) local car ownership;</p> <p>iii) the proposed land use (having regard to Table 18 for residential development);</p> <p>iv) housing tenure</p> <p>v) the potential for shared parking, over various times of the day and week, with other uses</p> <p>vi) local on-street parking conditions and controls;</p> <p>vii) highway and pedestrian safety considerations;</p> <p>viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted;</p> <p>ix) the Accessibility Zones for the Borough; together with the extent of compliance with requirements set out in the Parking Supplementary Planning Document; and</p> <p>x) the extent to which permeable and semi-permeable surfaces are incorporated into the area of off-street parking to be provided</p>	<p>CS2224 - Accessibility and parking</p> <p>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:</p> <p>i) a site's location;</p> <p>ii) local car ownership;</p> <p>iii) the proposed land use (having regard to Table 48 <u>17</u> for residential development);</p> <p>iv) housing tenure</p> <p>v) the potential for shared parking, over various times of the day and week, with other uses</p> <p>vi) local on-street parking conditions and controls, including those likely to be available within the new development;</p> <p>vii) highway and pedestrian safety considerations; including whether roads have been designed to an adoptable standard;</p> <p>viii) incentives to reduce dependency on the car and the provisions of any Travel Plan submitted;</p> <p>ix) the Accessibility Zones for the Borough; together with the extent of compliance with requirements set out in the Parking Supplementary Planning Document; and</p> <p>x) the extent to which permeable and semi-permeable surfaces are incorporated into the area of off-street parking to be provided.</p>
<p>CS23 - Promoting alternatives to the car</p> <p>The Council will support a wide range of measures to provide safer and more reliable</p>	<p>CS2325 - Promoting alternatives to the car</p> <p>The Council will support a wide range of measures to provide safer and more reliable</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>alternatives to the car for accessing new development and existing development and other destinations across the Borough including:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<p>alternatives to the car for accessing new development and existing development and other destinations across the Borough including:</p> <ul style="list-style-type: none"> 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. <p>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.</p>
<p>CS24 - Town Centre Strategy</p> <p>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.</p>	<p>CS2426 - Town Centre Strategy</p> <p>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 Ffloorspace 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, 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.</p>
<p>CS25 - Strengthening Town Centres</p> <p>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</p>	<p>CS2527 - Strengthening Town Centres</p> <p>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</p>

Core Strategy Policies - December 2008	Core Strategy Policies – November 2010 Additions are shown as red text Deletions are shown as strikethrough text
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>	<p>CS262628 - 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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>
<p>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.</p> <p>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.</p>	<p>CS272729 - 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.</p> <p>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.</p>

7. Mitigation

7.1 The term mitigation encompasses any approach which is aimed at preventing, reducing or offsetting significant adverse sustainability effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the Hertsmere Core Strategy. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.

7.2 However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.

7.3 Mitigation can take a wide range of forms, including:

- Changes to the Core Strategy options, including bringing forward new options to address specific elements that cause adverse effects, or adding or deleting options;
- Refining options in order to improve the likelihood of positive effects and to minimise adverse effects;
- Technical measures (such as setting guidelines) to be applied during the implementation stage;
- Identifying issues to be addressed in project environmental impact assessments for certain projects or classes of projects;
- Proposals for changing other plans and programmes; and
- Contingency arrangements for dealing with possible adverse effects.

7.4 However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.

7.5 Mitigation measures for each Core Policy have been identified in the individual assessments in Appendix E and are highlighted in the summaries of assessment in Chapters 5 and 6. Given the high level of the document being assessed, the following general measures have been proposed in order to mitigate the adverse sustainability effects identified in the sustainability assessment.

- Suggested re-wording of some core policies to strengthen identified positive effects or minimise negative effects;
- The effective implementation of other relevant Core Policies within the Core Strategy, in particular those, pertaining to the protection of natural and built environment;
- Reference to forthcoming DPDs, SPDs, design codes and other good practice guidance which will provide a more detailed assessment, further guidance and identification of mitigation measures; and
- Project level Environmental Impact Assessments, where applicable.

8. Monitoring

- 8.1 The SEA Directive states that *'member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'* (Article 10.1). In addition, the Environmental Report should provide information on a *'description of the measures envisaged concerning monitoring'* (Annex I (i)) (Stage E).
- 8.2 SA monitoring must cover significant social and economic effects as well as significant environmental effects and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effects (both positive and negative) being monitored. In line with the SEA Directive, these significant positive and negative effects should be monitored during the implementation of the Hertsmere Core Strategy.
- 8.3 Through the iterations between the SA and the Core Strategy, the SA objectives that require monitoring have been identified. The significant effects of the policies with regards to certain SA objectives (see Table 5.3) which will require monitoring are:
- Effect on SA02 – to ensure ready access to essential services and facilities for all residents (positive);
 - Effect on SA03 – to meet identified housing needs and improve the quality and affordability of housing (positive)
 - Effect on SA04 – to reduce poverty and social exclusion and promote equality of opportunities (positive);
 - Effect on SA05 - To reduce and prevent crime, fear of crime and anti social behaviour (positive);
 - Effect on SA06 – to improve population's health and reduce inequalities both geographically and demographically (positive);
 - Effect on SA07 – to make the most efficient use of previously developed land and existing buildings before Greenfield Sites (positive);
 - Effect on SA09 – to protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community (positive);
 - Effect on SA10 – to maintain and enhance the quality of the countryside and landscape (positive);
 - Effect on SA11 – to reduce dependence on the private car and achieve modal shift to more sustainable transport modes (positive);
 - Effect on SA12 – to protect and enhance wildlife and habitats which are important on an international, national and local scale (positive);
 - Effect on SA15 – to minimise the risk of flooding taking account of climate change (positive);
 - Effect on SA16 – to improve local air quality (positive and negative);
 - Effect on SA17 - To reduce greenhouse gas emissions (positive and negative);
 - Effect on SA18 – to minimise the need for energy, increase in energy efficiency, and to increase the use of renewable energy (positive);
 - Effect on SA19 - To reduce the generation of waste and encourage re-use and recycling of waste (positive);
 - Effect on SA20 – to provide a prosperous, balanced and stable economy (positive);

- Effect on SA21 – to sustain and enhance the viability and vitality of town centres (positive)

- 8.4 The SA framework contains indicators which could be used to monitor significant effects post implementation. Some of these indicators have now used as the basis for preparing the monitoring programme. Other indicators utilised are from the Core Strategy Annual Monitoring Framework (AMR) as they are believed to be suitable sustainability indicators.
- 8.5 The monitoring framework is provided in Table 8.1 (indicators in bold denote those from the AMR).
- 8.6 The SA guidance recommends SA monitoring to be incorporated into the Local Authority's existing monitoring arrangements. In accordance with Regulation 48 of the Town and Country Planning Regulations, the Council is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Framework and the extent to which core policies are being achieved and to identify any changes if a policy is not working or if the targets are not met. It is recommended that the Council seeks to integrate the monitoring of the Core Strategy's significant sustainability effects in these wider monitoring arrangements.

Table 8.1 - Monitoring Framework

Bold - indicator outlined in Core Strategy monitoring framework

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
Social					
02	Effect on ensuring ready access to essential services and facilities (positive)	Proximity of Services to population - % of population within threshold distance from services.	To increase year on year	Annual	HBC
		% of approved commercial developments with Green Travel Plan and cycling measures.	100%	Annual	HBC/AMR
		% of dwelling completions within 30mins public transport of key services	100%	Annual	HBC/AMR
		% of major developments in Borehamwood and Potters Bar Town Centre including mix of uses	For 66% of major developments in Borehamwood and Potters Bar to incorporate a mix of uses	Annual	HBC/AMR
		Number of hospitals/doctors/dentists by town	No net loss of identified community facilities	Annual	HBC/AMR
		% of Borough deficient in various types of open space.	Decrease during plan period	Annual	HBC
03	Effect on meeting housing needs and improving the quality and affordability of housing (positive)	Anticipated housing surplus/shortfall against strategic housing target	To allocate sufficient land to meet housing target requirements	Annual	HBC/AMR
		% of completed homes that are affordable	For 30% of dwelling completions to be affordable	Annual	HBC/AMR

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
		% of dwelling approvals on sites of 15 or more units that are affordable	For 40% of dwellings approved on qualifying sites to be for affordable housing	Annual	HBC/AMR
		Number/% of gypsy sites on authorised sites	For 100% of gypsy pitches to be sited on authorised sites	Annual	HBC/AMR
		House price to income ratio	Decrease year on year	Annual	HBC/AMR
		Number of dwellings completed by size and type	None identified	Annual	HBC/AMR
04	Effect on reducing poverty and social exclusion	% of people claiming job seekers allowance who have done so far for a year or more	Decrease year on year	Annual	HBC
		Houses by Council Tax band	No target identified	Annual	HBC/AMR
		Number/% of SOAs among the 20% most deprived in England	None identified	Annual	HBC/AMR
		% of under 16s living in income deprived families	Decrease year on year	Annual	HBC
05	To reduce and prevent crime, fear of crime and anti-social behaviour	Total crime per 1000 population	Decrease year on year	Annual	HBC with input from local police
		Crime by type (vehicle, burglary, violent) per 1000 population	Decrease year on year	Annual	HBC with input from local police
		Fear of crime: % of residents that feel safe/very safe living in Hertsmere	Increase year on year	Annual	HBC with input from local police
06	Effects on improving	Life expectancy (by gender)	Increase during plan period	Census 2011	Office for National Statistics

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
	populations health	General health: % of people describing their health as a) Good, b) fairly good, c) not good	Increase % describing their health as good during the plan period	Census 2011	Office for National Statistics
		Death rate by type	Decrease rate during plan period	Census 2011	Office for National Statistics
Environmental					
07	Effect on making the most efficient use of PDL and existing buildings	% of gross dwelling completions in Borehamwood, Bushey and Potters Bar	For the majority of residential development to take place in the Borough's main towns	Annual	HBC/AMR
		% of new homes on PDL	To provide 90% of new dwellings on PDL (as per BVPI)	Annual	HBC/AMR
		Average dwelling density of gross dwelling completions	To achieve a borough-wide average of at least 30 dwellings per hectare (dph)	Annual	HBC/AMR
		Average dwelling density of gross dwelling completions in identified accessibility zones	For housing densities in identified accessibility zones to be higher than the Borough average	Annual	HBC/AMR
09	Effect on protecting and enhancing landscape character, historic buildings, cultural features of importance to local community (positive and negative)	% of listed buildings to be identified as 'at risk'	For no listed buildings to be identified as 'at risk'	Annual	HBC/AMR
		Number of buildings on the local list	To maintain an up to date local list	Annual	HBC/AMR
		% of Conservation Area consents for demolition approved with no detailed scheme for replacement	For Conservation Area Consents for demolition only to be approved where there is an approved detailed scheme for its replacement	Annual	HBC/AMR

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
10	To maintain and enhance the quality of the countryside and landscape (positive and negative)	% of open space managed to green flag standards	Target to be developed	Annual	HBC/AMR
		Number of TPOd trees lost or damaged	No loss or damage to TPOd trees	Annual	HBC/AMR
		Landscape character areas (quality/quantity) affected by policies/proposals (using LCA tool)	No net loss in landscape character areas	Annual	DEFRA/HBC
		% of Hertsmere designated as green belt	No loss of designated green belt	Annual	HBC/AMR
11	Effect on reducing the dependence on the private car and achieve modal shift to more sustainable modes of transport (positive)	Modal split	Increase the % of journeys to work by non-car modes year on year	Annual	HBC/Hertfordshire County Council
		Average daily traffic counts on identified routes in Hertsmere	No target identified	Annual	HBC/AMR
		Number/length of new routes implemented	To provide at least 2 new Greenways or cycle routes per year	Annual	HBC/AMR
		Car parking provision on approved development in/outside of accessibility zones	To achieve a lower car parking provision in identified accessibility zones than elsewhere in the Borough	Annual	HBC/AMR
		% of completed non-residential developments meeting parking standards	For 100% of completed non-residential development to comply with parking standards	Annual	HBC/AMR

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
		% of approved major commercial developments to have a Green Travel Plan and cycling measures	For 100% of approved major commercial developments to have a Green Travel Plan and incorporated cycling facilities	Annual	HBC/AMR
12	Effect on protecting and enhance wildlife and habitats which area important on an international, national and local scale (positive and negative)	Number/area of designated environmental sites	No net loss in areas designated for their environmental value	Annual	HBC/AMR
		Number, area and condition of international, national, regional and locally designated sites	No loss of sites and improve condition during plan period	Annual	HBC/Natural England
		Population of protected species	Increase during plan period	Annual	HBC/Natural England
		Number, area and condition of all BAP habitats	No loss of sites and improve condition during plan period	Annual	HBC/Natural England
		Number of proposals which provide opportunities for building in-beneficial features as part of good design	% increase year on year	Annual	HBC/Natural England
15	Effects on minimising the risk of flooding taking account of climate change (positive and negative)	% of permissions granted contrary to EA advice	For no permissions to be granted contrary to EA advice	Annual	HBC/AMR/Environment Agency
16	Effects on improving local air quality (positive and negative)	Number of days when air pollution is moderate or high for PM10	To meet National Air Quality Standards	Annual	HBC/national Air Quality Archive
		Levels of main air pollutants	To meet National Air Quality Standards	Annual	HBC/national Air Quality Archive
		Number and area of AQMAs	To meet National Air Quality Standards	Annual	HBC/national Air Quality Archive

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
17	To reduce greenhouse gas emissions	CO ₂ emissions per sector	To help contribute towards the UK target of 20% reduction in CO ₂ emissions by 2010	Annual	HBC
		CO ₂ emissions per capita		Annual	HBC
18	Effects on minimising the need for energy, increase energy efficiency, and to increase the use of renewable energy	% of approved major developments incorporating measures to reduce carbon emissions	For 100% of major developments to incorporate measures to reduce carbon emissions	Annual	HBC/AMR
		Installed renewable capacity as a % of total energy use	To meet RSS target of 10% production from renewable sources by 2010	Annual	HBC/AMR
19	To reduce the generation of waste and encourage re-use and recycling of waste	Household, commercial, construction, demolition and industrial tonnage per year	Reduce tonnages year on year	Annual	HBC/Hertfordshire County Council
		% of waste arisings by type recycled	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	Annual	HBC/Hertfordshire County Council
		% of waste arisings by type composted	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	Annual	HBC/Hertfordshire County Council
Economic					
20	To provide a prosperous, balanced and stable economy	Hectares of land available for employment use	To maintain a supply of at least 103 hectares of employment land in designated sites	Annual	HBC/AMR

	Effect to be monitored	Indicator(s) to be used	Target	Frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring
		Amount of completed employment floorspace	For the majority of completed B-class floorspace to be in designated employment areas	Annual	HBC/AMR
		Breakdown of floorspace approved in employment areas	For the % of approved floorspace in employment areas for permitted users set out in Policy CS9 to remain at or in excess of the previous year	Annual	HBC/AMR
		Hectares of land in locally significant employment sites	No net loss of locally significant employment sites	Annual	HBC/AMR
27	Effect on sustaining and enhancing the vitality and viability of town centres	% of completed commercial floorspace	Target to be developed	Annual	HBC/AMR
		For the % of retail floorspace in town centres to not fall below 2004/05 levels	Retail floorspace by location	Annual	HBC/AMR
		For the proportion of units in A1 use (or with a valid A1 permission) in identified primary frontages to not fall below 66%;	% of units / floorspace in use as, or with a valid permission for A1 use	Annual	HBC/AMR

9. Conclusions

- 9.1 It has been found that the Hertsmere Core Strategy largely provides a basis for future development and land use to meet the range of sustainability objectives identified in the SA Framework, having been the subject of five assessment and policy development iterations between the SA team and the Council and taking into account consultation comments over the development of the Strategy.
- 9.2 Recommendations were made to the November 2006 version of the Core Strategy and these were taken on board by Hertsmere in the April 2007 version to improve the sustainability performance of the Core Strategy. Further changes were made by the Council to the Preferred Options in October 2007 and subsequently between July and October 2008 following the Preferred Options consultation, however; the changes did not significantly alter the original results of the sustainability appraisal and the overall positive sustainability performance of the Core Strategy.
- 9.3 In January 2010, the Hertsmere Core Strategy was formally withdrawn from the Secretary of State following concerns about soundness. The Core Strategy has been revised and this SAR includes a reassessment following changes to form the revised Core Strategy (December 2010) that will be published for public consultation ahead of its resubmission for public examination. The revised Core Strategy includes amendments to the proposed housing target in anticipation of the expected revocation of Regional Spatial Strategies by the Government. Specifically, the target for housing provision has been reduced from 5,000 dwellings to 3,200 dwellings, which equals to a 13% annual reduction. As a result of this change, the Green Belt land release is no longer required. This has improved the performance of the Core Strategy against a number of the SA environmental objectives.
- 9.4 The majority of the Core Policies in the Consultation Document are considered to offer the potential for significant positive outcomes in respect of environmental, social and economic objectives, namely against:
- SA02 – to ensure ready access to essential services and facilities;
 - SA03 – to meet identified housing needs and improve quality and affordability;
 - SA05 - to reduce and prevent crime, fear of crime and anti-social behaviour;
 - SA06 – to improve populations health and reduce inequalities both geographically and demographically;
 - SA07 – to make the most efficient use of previously developed land before Greenfield sites;
 - SA09 – to protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community;
 - SA10 – to maintain and enhance the quality of the countryside and landscape;
 - SA11 – to reduce the dependency on the provide car and achieve modal shift to more sustainable transport modes;
 - SA12 – to protect and enhance wildlife and habitats which are important on a international, national and local scale;
 - SA15 – to minimise the risk of flooding and taking account of climate change;
 - SA18 - to minimise the need for energy, increase in energy efficiency and to increase the use of renewable energy;
 - SA19 - to reduce the generation of waste and encourage re-use and recycling of waste;

- SA20 – to provide a prosperous, balanced and stable economy;
- SA21 – to sustain and enhance the viability and vitality of town centres.

9.5 A mix of significant positive and negative effects has been identified against the following SA objectives:

- SA16 – to improve air quality; and
- SA17 - to reduce greenhouse gas emissions.

9.6 This demonstrates that although the Core Strategy contains mechanisms to improve air quality and mitigate climate change, the sheer volume of new development to be delivered over 15 years will inevitably lead to an increase in air pollutants and CO₂ emissions from new housing and associated trips. However, the predicted significant negative effects are likely to diminish in the longer run due to behavioural change with more people taking up sustainable forms of travel; compliance with the tighter Building Regulations and a higher level of application of renewable and low or zero carbon technologies.

9.7 No significant negative effects, which would not have been counterbalanced by positive effects (as for SA16 and SA17), have been predicted against the SA objectives. The minor negative effects identified can be minimised to a satisfactory degree through the effective implementation and monitoring of other Core Policies, in particular those, pertaining to the protection of natural and built environment, and through identified mitigation measures.

9.8 Another key mitigation measure is reference to forthcoming DPDs, SPDs, design codes and other guidance, which will provide a more detailed assessment, further guidance in terms of best practice approach and identification of mitigation measures.

9.9 The extent of both positive and negative effects and subsequent mitigation will be assessed in greater detail in the assessment of specific DPDs and SPDs. Consequently, careful wording of lower level policies can minimise potential negative effects and enhance positive effects identified in the assessment of the Core Strategy policies as well as ensure that there is adequate provision for the protection of the environment.

10. References

CLG (December 2007) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1,
<http://www.communities.gov.uk/publications/planningandbuilding/ppsclimatechange>

CLG (March 2010) Consultation on a Planning Policy Statement: Planning for a Low Carbon Future in a Changing Climate,
<http://www.communities.gov.uk/publications/planningandbuilding/ppsclimateconsultation>

CLG (March 2010) Draft Planning Policy Statement: Planning for a Natural and Healthy Environment,
<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/ppsnaturalenvironment/>

CLG (March 2010) Planning Policy Statement 5: Planning for the Historic Environment,
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1514132.pdf>

Countryside Council for Wales, et al (June 2004). Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners.
www.rspb.org.uk/policy/planningpolicy/s_e_a.asp

Countryside Council for Wales, et. al (May 2004). Strategic Environmental Assessment and Climate Change: Guidance for Practitioners, updated June 2007.

Environmental Assessments of Plans and Programmes Regulations (Statutory Instrument 2004 no. 1633). www.legislation.hms.gov.uk/si/si2004/20041633.htm

European Commission (2001) Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".
http://europa.eu.int/eur-lex/pri/en/oj/dat/2001/l_197/l_19720010721en00300037.pdf

ODPM (November 2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents <http://www.odpm.gov.uk/index.asp?id=1161341>

ODPM (September 2005). A Practical Guide to the Strategic Environmental Assessment Directive.
www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_029817.pdf

The Town and Country Planning (Local Development)(England) (Amendment) Regulations 2008

